

5916 Triangle Dr. Raleigh, NC 27617

FLEX INDUSTRIAL SUBLEASE

±8,200 SF | Free Standing Flex with Outdoor Storage



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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

5916 Triangle Drive offers a rare opportunity to lease a freestanding flex industrial building in one of Raleigh's most accessible industrial corridors. The property combines renovated office space, functional warehouse areas, four grade-level drive-in doors, and a secured outdoor storage yard, creating an ideal solution for contractors, service providers, distributors, and light industrial users.

Located just minutes from I-540, I-40, RDU International Airport, and Research Triangle Park, the property provides exceptional regional connectivity while remaining convenient for employees and customers. The building offers flexibility rarely found in today's market.

PROPERTY HIGHLIGHTS

- » **±8,200 SF Flex Building**
- » Four (4) Drive-In Doors
- » 14' Clear Warehouse
- » Three-Phase Power
- » Renovated Office Space
- » Secure Outdoor Storage Yard
- » Exclusive Conex Trailer Included

PROPERTY INFORMATION

Available Space	±8,200 SF
Lease Rate	\$16.83 PSF (MG)
Clear Height	±14'
Loading	4 Drive-In Doors
Lease Expiration	September 14, 2030
Zoning	IX-3



PROPERTY BULLETS

LEASE INFORMATION

- » \$16.83 PSF (MG)
- » Tenant pays for utilities, trash, janitorial, etc.
- » Landlord pays Property Tax and Property Insurance
- » Available Through September 2030

BUILDING FEATURES

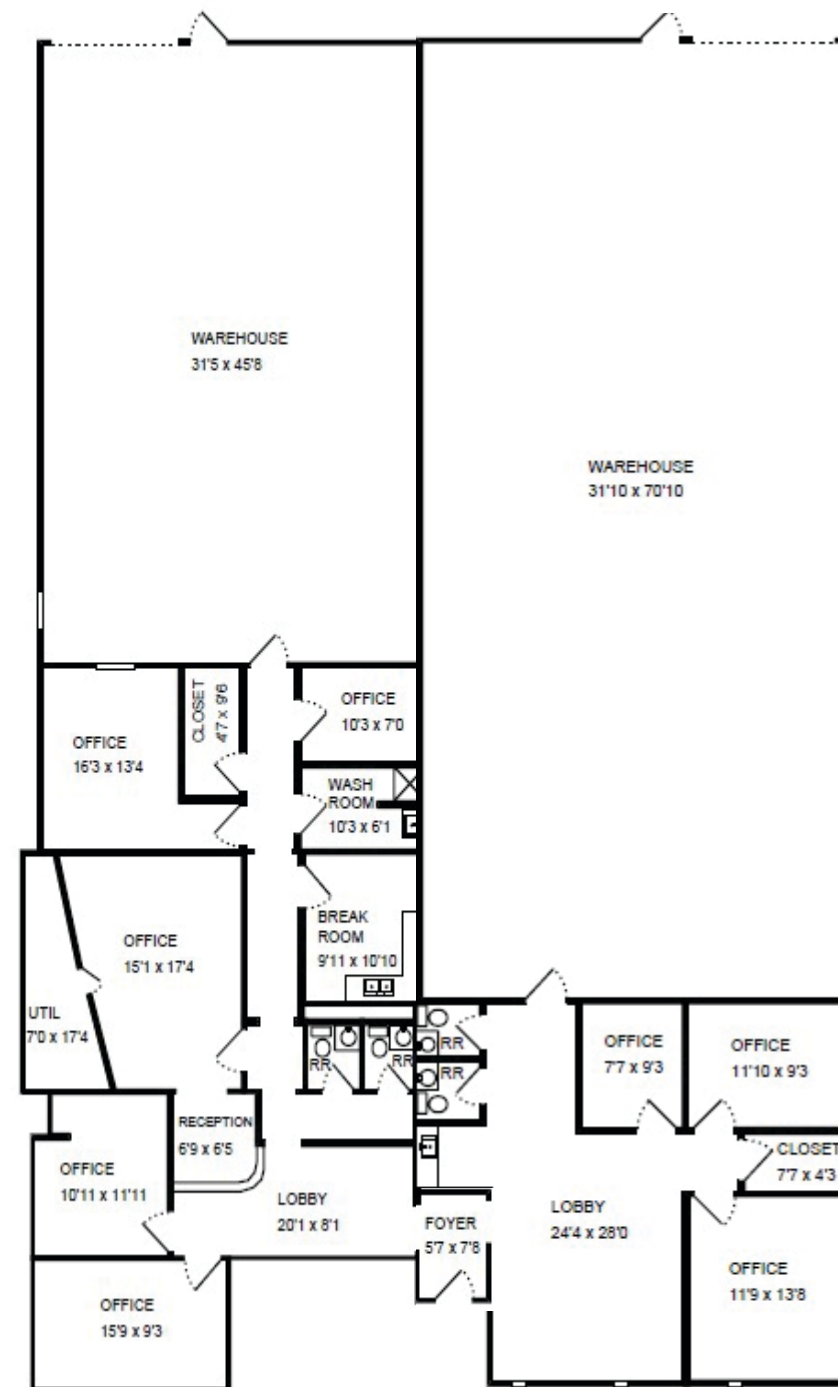
- » Four (4) 10' x 12' Drive-In Doors
- » 14' Clear Height
- » Three-Phase Power
- » Grade-level loading
- » Renovated Office Space
- » Outdoor Storage Yard
- » Exclusive Conex Trailer
- » IX-3 Zoning
- » Freestanding Building



FLOORPLAN

SPACE SPECIFICS

- » **±8,200 SF Flex Building**
 - » ±3,620 SF of Warehouse Space
 - » ±1,440 SF of warehouse space
 - » 2,180 SF of heated warehouse space
 - » ±2,380 SF of Office Space
 - » 7 private offices
 - » ±2,200 SF Warehouse Suite
- » 1 larger office or conference room
- » Reception area
- » Kitchenette/breakroom
- » Two: 10' x 12' drive-in doors



WAREHOUSE & OFFICES

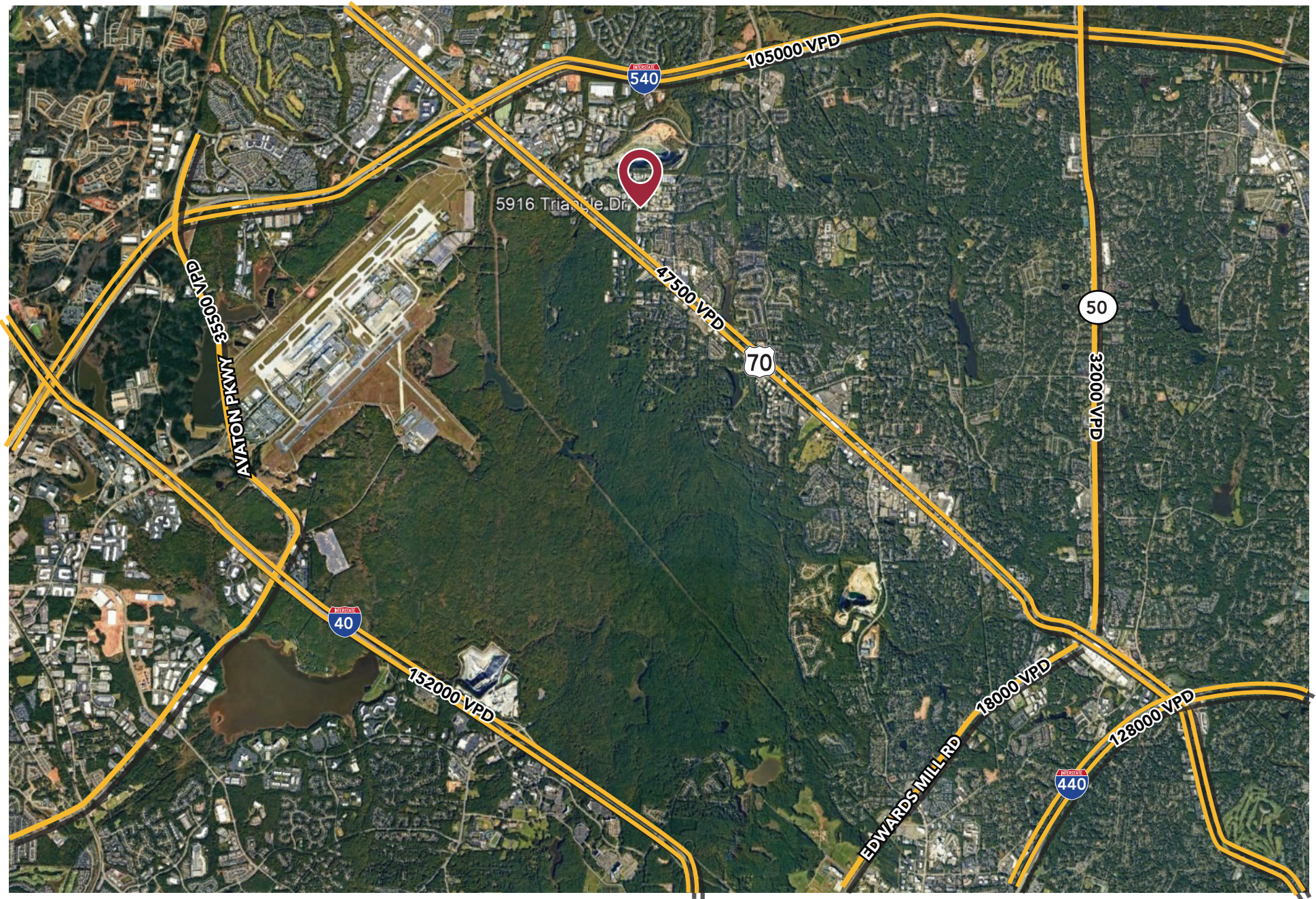


LOCATION DESCRIPTION

Positioned just off Glenwood Avenue (US-70), 5916 Triangle Drive offers immediate access to I-540, I-40, RDU International Airport, and Research Triangle Park. The location provides efficient regional distribution while placing employees within minutes of North Raleigh, Brier Creek, Cary, and Durham. Contractors, service companies, and logistics users benefit from outstanding highway access and proximity to one of the Triangle's fastest-growing employment centers.



AREA OVERVIEW



LOCATION ANALYSIS

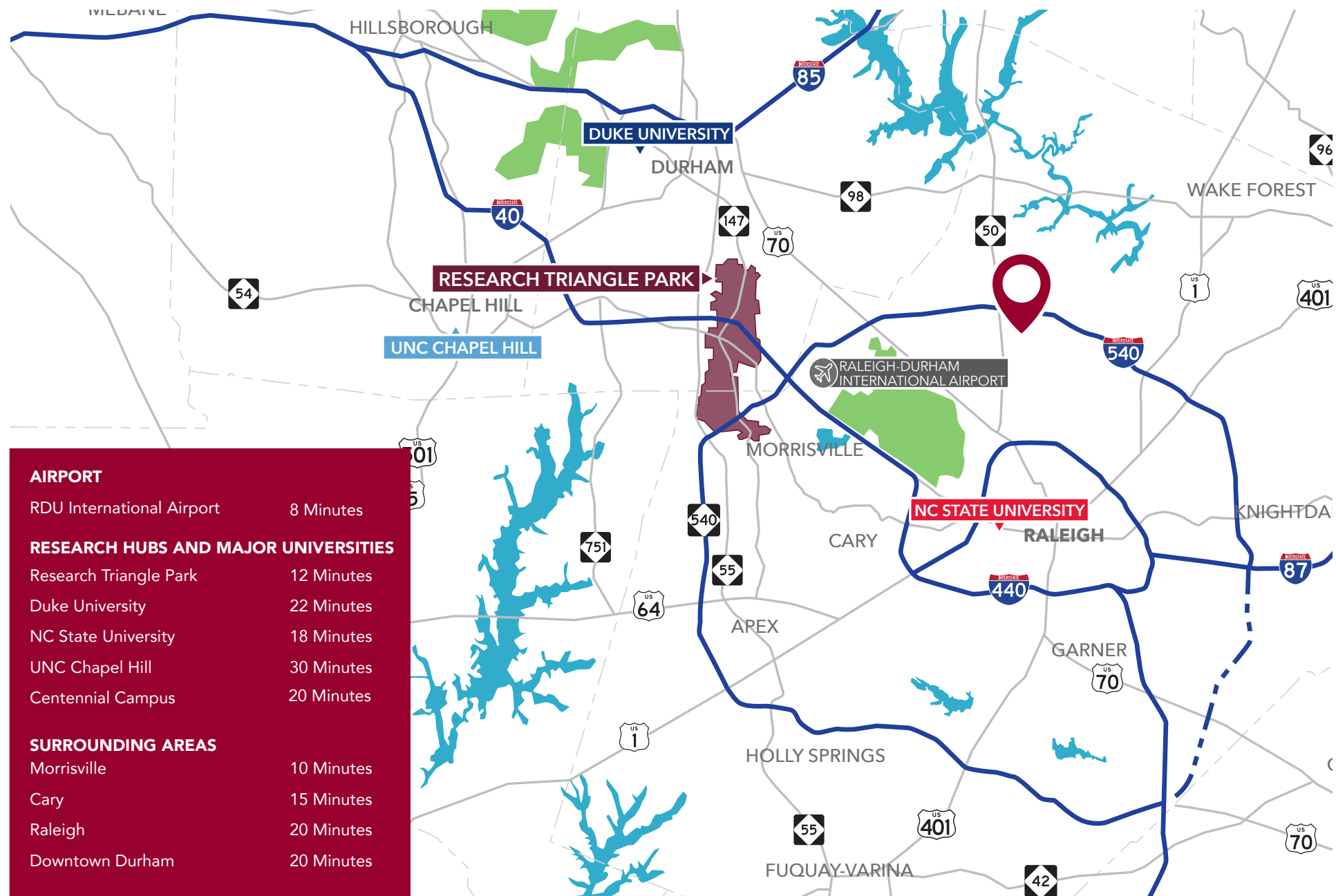


DISTANCES

Raleigh	14 miles	20 min
Fayetteville	72 miles	1 hr 15 min
Durham	17 miles	20 mins
Greensboro	72 miles	1 hr 15 min
Chapel Hill	25 miles	30 min

Charlotte	165 miles	2 hr 35 min
Winston-Salem	98 miles	1 hr 35 min
Port of Wilmington	144 miles	2 hr 25 min
Port of Charleston	284 miles	4 hr 30 min
Port of Morehead City	160 miles	2 hr 45 min
New York City	507 miles	8 hr 20 min

THE TRIANGLE AREA



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2026)	5,689	51,658	124,125
Daytime Population	11,094	51,882	132,944
Total Businesses	538	2,048	4,970
Total Employees	6,180	21,456	53,136
Average Household Income	\$159,797	\$160,093	\$165,344

ABOUT RALEIGH, NC

- » **Strategic Southeast Location** - Centrally positioned with direct access to I-40, I-440, I-540, and US-1, providing efficient connectivity across the Southeast.
- » **Highly Skilled Workforce** - Access to one of the nation's fastest-growing labor markets, supported by leading universities and technical colleges.
- » **Thriving Industrial Market** - Home to a diverse base of manufacturing, life sciences, logistics, construction, and technology companies.
- » **Excellent Transportation Infrastructure** - Convenient access to Raleigh-Durham International Airport (RDU), major rail providers, and East Coast ports.
- » **Growing Population & Economy** - The Research Triangle continues to be one of the fastest-growing regions in the U.S., driving demand for industrial and distribution facilities.





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