

WAREHOUSE FOR LEASE

140 RUPERT ROAD

RALEIGH, NC 27603



# PROPERTY OVERVIEW

Industrial Warehouse for lease in South Raleigh with easy access to Downtown Raleigh. On site parking, easily accessible from major roadways.

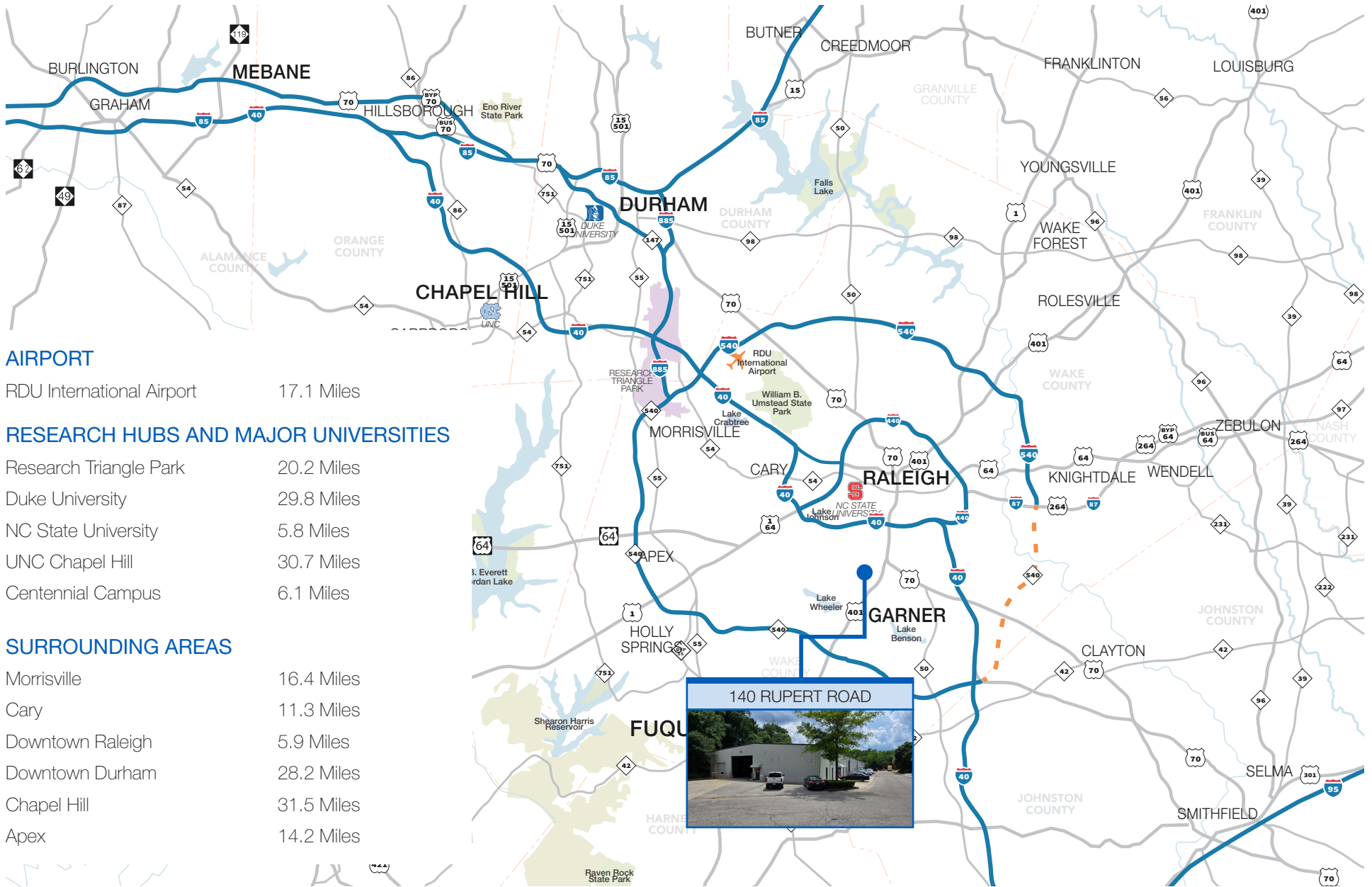
<b>ADDRESS</b>	140 Rupert Road, Raleigh, NC 27603
<b>BUILDING SIZE</b>	Approximately 26,000 SF
<b>AVAILABLE SF</b>	16,000 RSF 3,400 SF Office/Showroom & 12,600 SF Warehouse
<b>BASE RATE</b>	\$14.75 PSF, NNN
<b>TICAM</b>	\$2.35 PSF
<b>CLEAR HEIGHT</b>	20'
<b>DOCK DOORS</b>	1
<b>DRIVE-IN DOORS</b>	3
<b>POWER</b>	3-Phase
<b>ACCESSIBILITY</b>	Easy access to 401 South, Highway 70, Tryon Road, and Interstate 440
<b>FEATURES</b>	<ul style="list-style-type: none"><li>• Clear span Warehouse</li><li>• Interior crane in place</li><li>• <b>Outside storage available</b></li></ul>

## CONTACT

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# TRIANGLE REGION



## AIRPORT

RDU International Airport 17.1 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 20.2 Miles  
 Duke University 29.8 Miles  
 NC State University 5.8 Miles  
 UNC Chapel Hill 30.7 Miles  
 Centennial Campus 6.1 Miles

## SURROUNDING AREAS

Morrisville 16.4 Miles  
 Cary 11.3 Miles  
 Downtown Raleigh 5.9 Miles  
 Downtown Durham 28.2 Miles  
 Chapel Hill 31.5 Miles  
 Apex 14.2 Miles

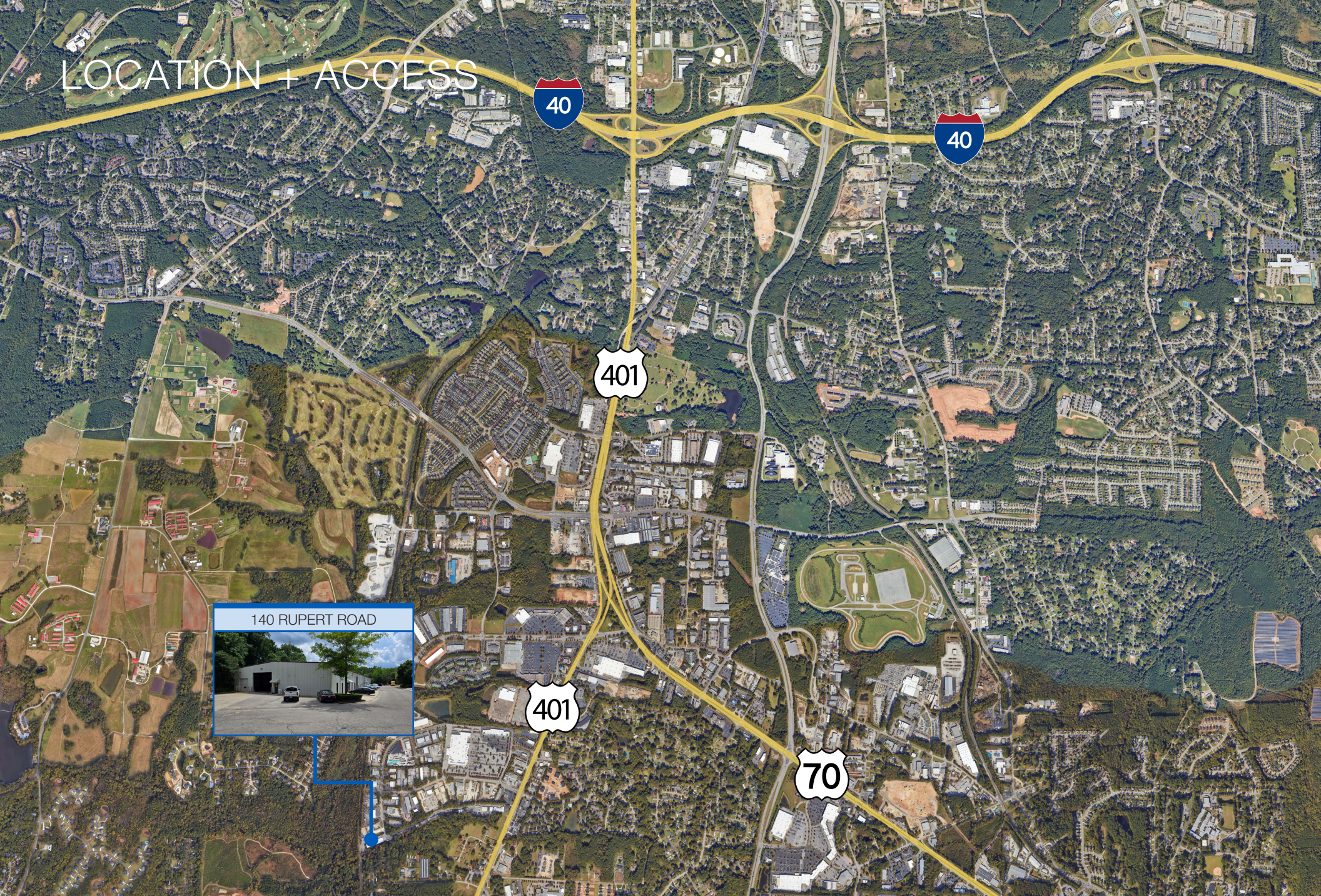
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# LOCATION + ACCESS



140 RUPERT ROAD



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# AERIAL



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**NAI** TRI PROPERTIES

PROPERTY



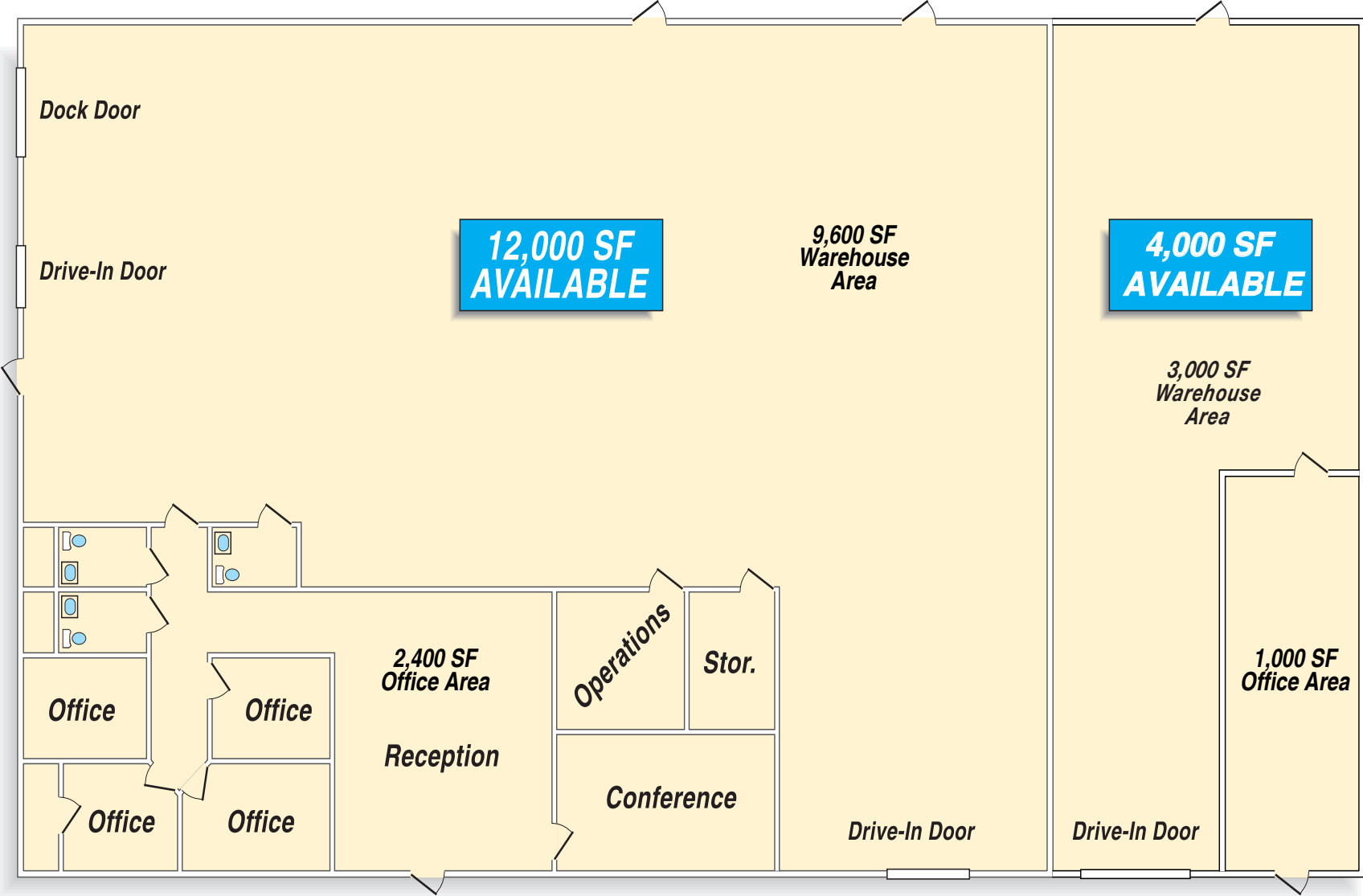
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# FLOOR PLAN



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WAREHOUSE



CONFERENCE ROOM



BREAK ROOM



OFFICE

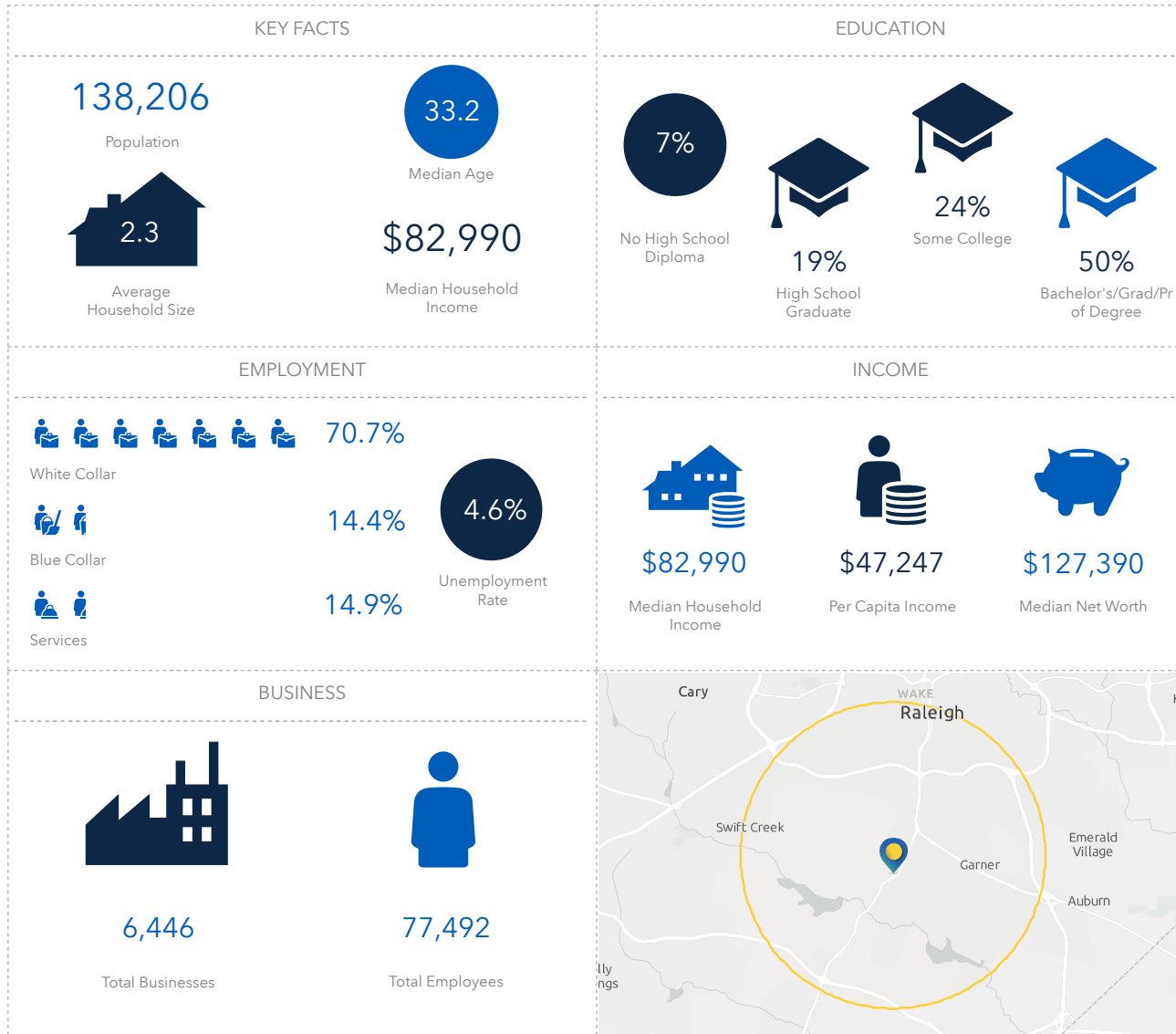
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# DEMOGRAPHICS

## 5 MILE



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