

# FOR SALE/LEASE BACK

8221 BROWNLEIGH DRIVE, RALEIGH, NC 27617



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 Property  
Resources

# INVESTMENT TERMS

8221 BROWNLEIGH DRIVE, RALEIGH, NC 27617



**BUILDING SIZE:** 39,636 SF  
**PROPERTY SIZE:** 3.28 ACRES  
**BUILDING TYPE:** INDUSTRIAL  
**YEAR BUILT:** 1987  
**TENANCY:** SINGLE TENANT  
**TRUCK ACCESS:** 5 DOCK DOORS

**FOR SALE:** \$8,323,560 (\$210/SF)  
**CAP RATE:** 6.2%  
**LEASE RATE:** \$13/SF (\$515,268 ANNUALLY)  
**LEASE TERM:** 7 YEARS  
**LEASE TYPE:** NNN  
**LL RESPONSIBILITY:** ROOF, STRUCTURE, PARKING LOT AND LANDSCAPING  
**TENANT:** CENTURY FASTENERS

# LOCAL MARKET

8221 BROWNLEIGH DRIVE, RALEIGH, NC 27617

DOWNTOWN DURHAM  
DRIVE TIME: 20 MINUTES

RDU AIRPORT  
DRIVE TIME: 9 MINUTES

DOWNTOWN RALEIGH  
DRIVE TIME: 24 MINUTES

8221 BROWNLEIGH DRIVE IS STRATEGICALLY POSITIONED IN THE HEART OF WEST RALEIGH'S PREMIER INDUSTRIAL CORRIDOR, JUST MINUTES FROM I-40, I-440 (THE BELTLINE), AND THE WADE AVENUE EXTENSION — OFFERING SEAMLESS ACCESS TO THE TRIANGLE'S MOST ACTIVE DISTRIBUTION AND BUSINESS HUBS.

# DEMOGRAPHICS

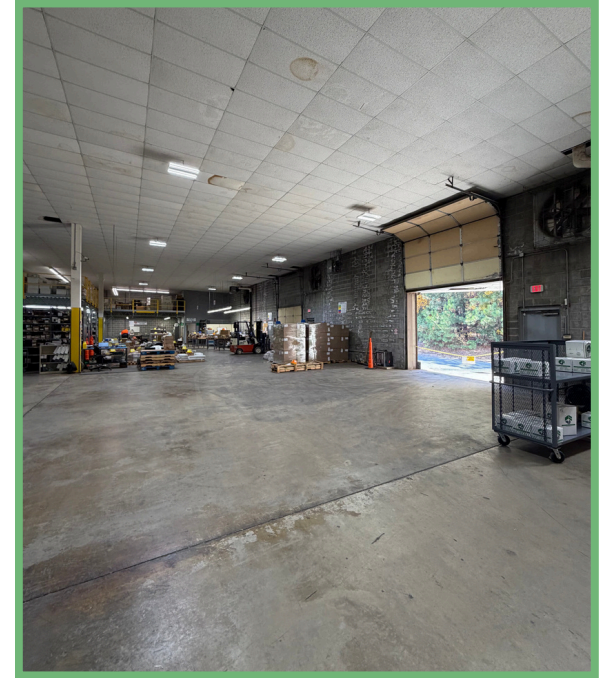
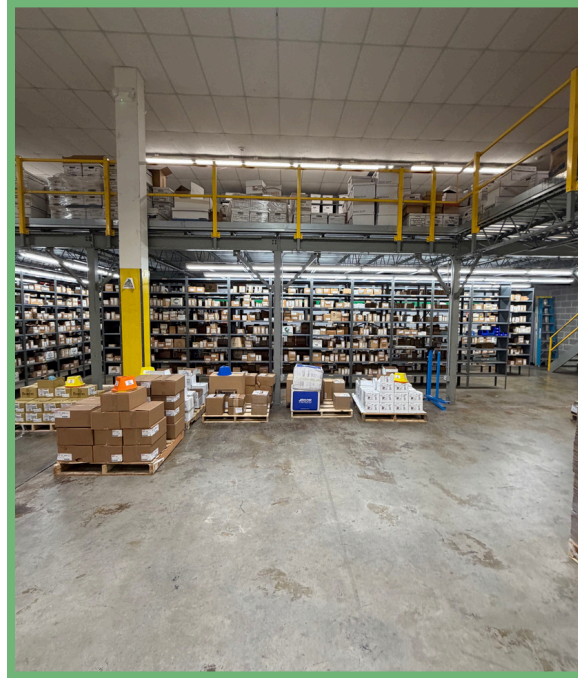
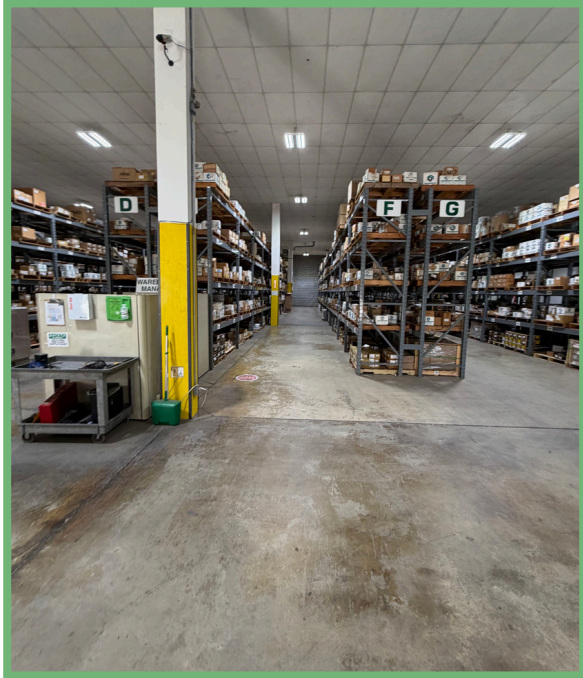
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METRIC	1-MILE	3-MILE	5-MILE
POPULATION	5,230	61,870	176,420
AVG. HOUSEHOLD INCOME	\$93,000	\$101,500	\$106,800
TOTAL BUSINESSES	310	2,940	9.480
DAYTIME POPULATION	7,800	76,000	192.000

RALEIGH'S DIVERSE ECONOMY, POPULATION GROWTH, AND LIMITED INDUSTRIAL LAND SUPPLY CONTINUE TO SUPPORT LONG-TERM RENT STABILITY AND ASSET APPRECIATION ACROSS WELL-LOCATED INFILL PROPERTIES LIKE BROWNLEIGH DRIVE.



# INDUSTRIAL OVERVIEW



THE RALEIGH-DURHAM INDUSTRIAL MARKET CONTINUES TO OUTPERFORM THE SOUTHEAST REGION WITH RECORD-LOW VACANCY AND SUSTAINED RENTAL RATE GROWTH. AS OF Q4 2025, INDUSTRIAL VACANCY ACROSS WAKE COUNTY REMAINS BELOW 4%, WITH AVERAGE ASKING RENTS UP 8-10% YEAR-OVER-YEAR. LIMITED NEW SUPPLY IN INFILL LOCATIONS LIKE WEST RALEIGH HAS DRIVEN STRONG ABSORPTION AND LANDLORD-FAVORING LEASE TERMS.