

512 PERSHING ROAD

Raleigh, NC 27608

AVAILABLE NOW



— FOR LEASE —

RARE INSIDE-THE-BELTLINE FLEX/INDUSTRIAL OPPORTUNITY

PROPERTY HIGHLIGHTS

Located in the heart of Raleigh, this well-positioned flex/industrial property offers a versatile opportunity for users seeking a highly accessible infill location with immediate occupancy.

- » ±8,750 SF flex/industrial facility on ±0.42 acres
- » Rare Inside-the-Beltline location in one of Raleigh's most sought-after submarkets
- » Partially conditioned space with a brand-new roof and HVAC system
- » 16' clear heights and a functional, open warehouse layout
- » Two (2) 10' x 12' drive-in doors
- » IX-3 zoning accommodating light industrial, showroom, service retail, and storage uses
- » On-site parking with convenient vehicle circulation and building access
- » Easy access to Capital Boulevard and strong regional connectivity

LEASE RATE

\$16.50 SF, NNN TICAM \$2.00 SF

CONTACT:

Zach Miller
919.418.5449
zmillier@trinity-partners.com

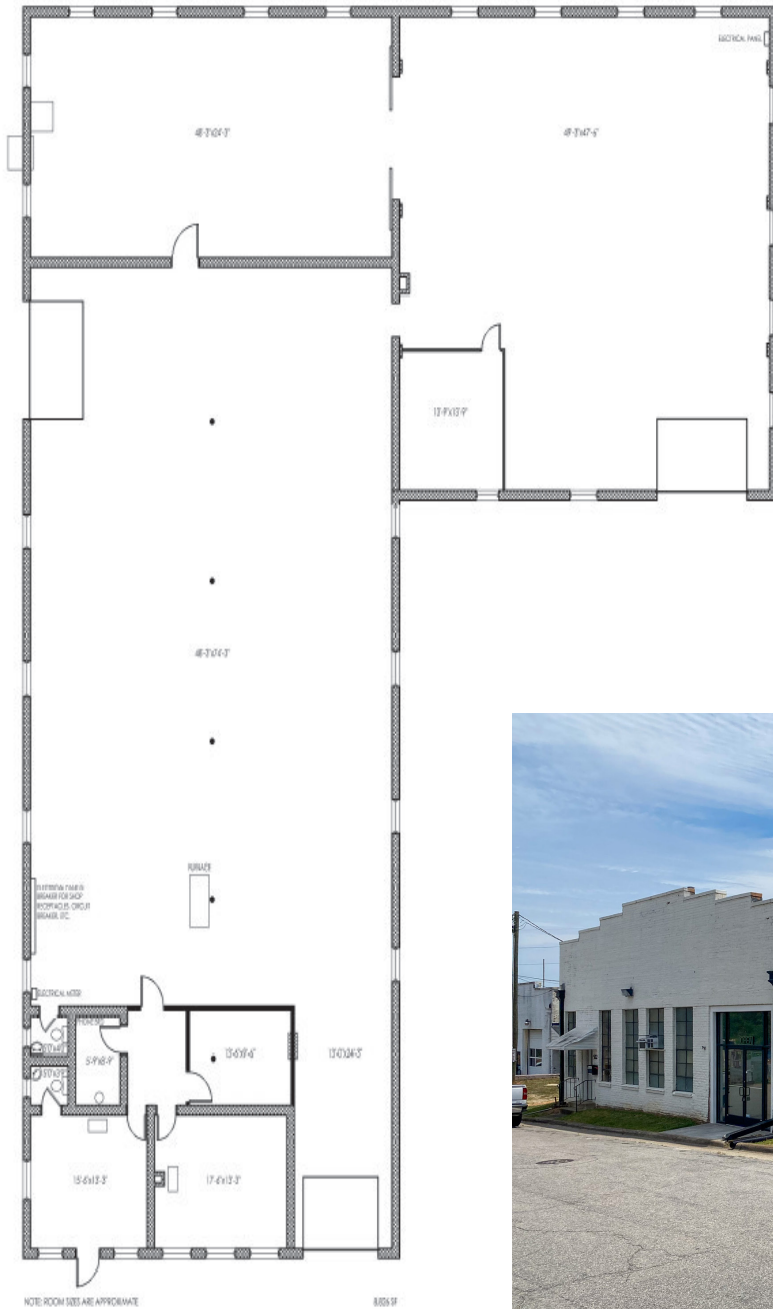
Boss Poe
919.868.0016
bpoe@trinity-partners.com

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DISTANCE TO

US 401	1.6 mi
I-440	3 mi
I-540	9.2 mi
CAPITAL BLVD	0.6 mi
NORTH HILLS	2.9 mi

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION ('26)	11,512	109,313	272,259
AVG. HH INCOME	\$150,640	\$94,321	\$78,253

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