

161

FOR LEASE OR SALE

TRADITION TRAIL

128,385 SF INDUSTRIAL FACILITY AVAILABLE
HOLLY SPRINGS, NC



BUILDING FEATURES

ADDRESS	161 Tradition Trail
CITY	Holly Springs (Raleigh-Durham MSA)
STATE	North Carolina
COUNTY	Wake
DATE AVAILABLE	Immediately
LEASE RATE	\$8.95/SF NNN
TICAM	Estimated \$1.60 PSF
TAX PARCEL ID#	0649322583
BUILDING TYPE	Warehouse
YEAR BUILT	2006
NO. OF ACRES	8.43 AC
ZONING	BRT: Business Research Technology
TOTAL SF	128,385 SF
AVAILABLE SF	128,385 SF
OFFICE SF	20,226 First and second floor

EXTERIOR WALL MATERIAL	Masonry facade and metal
CEILING HEIGHT	28' at center 26' at eaves
SPRINKLER SYSTEM/TYPE	ESFR
LIGHTING	Fluorescent on motion sensors
ELECTRICAL	600 volt, 3-phase, 1,000 amps
PARKING	145 spaces
LOADING DOCKS	Eight (8) dock-high doors (10' x 10') Two (2) drive-in doors (12' x 15')
UTILITIES	
NATURAL GAS	Dominion Energy
WATER & SEWER	Town of Holly Springs
ELECTRIC	Duke Energy

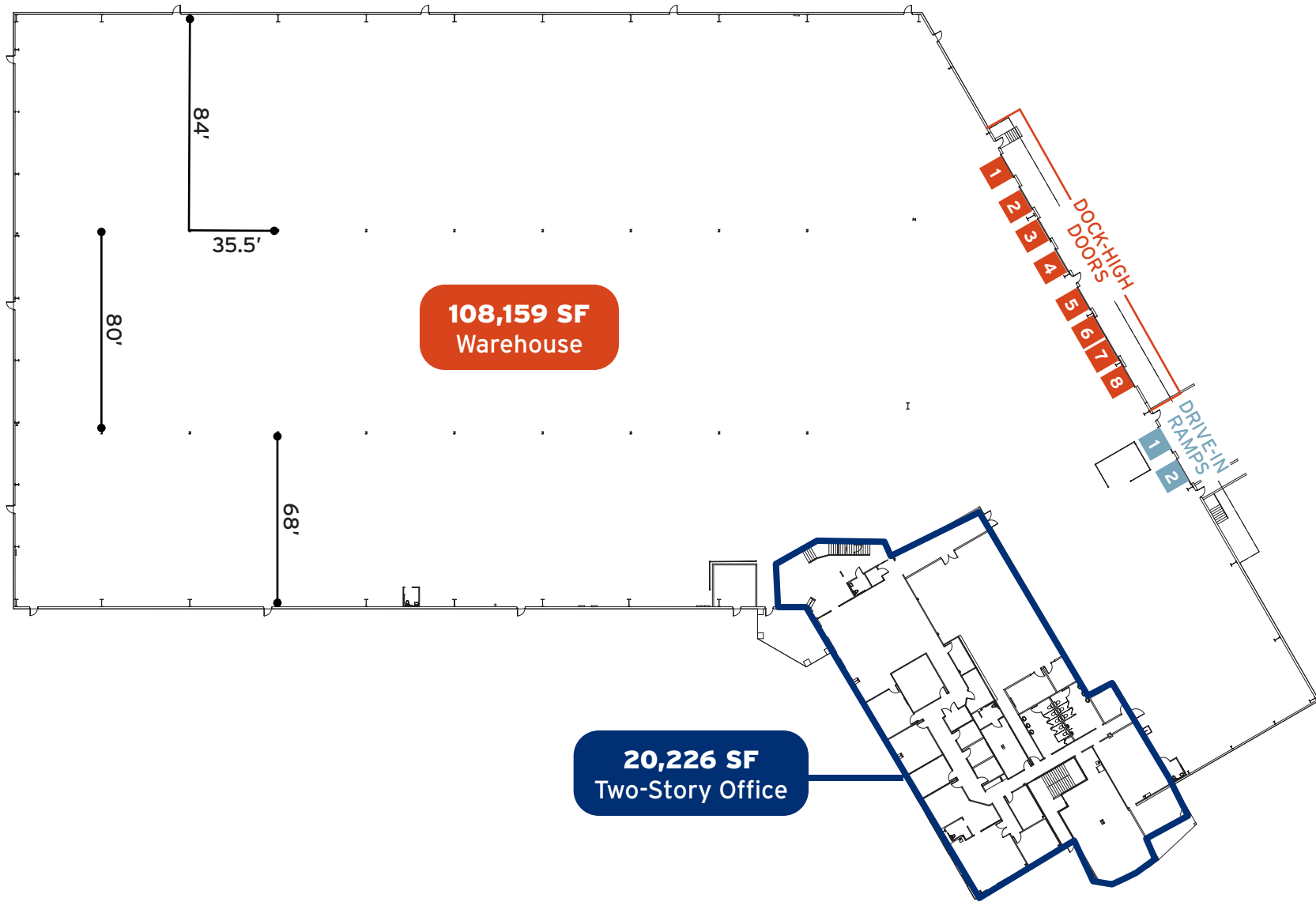


SITE PLAN | 128,385 SF AVAILABLE



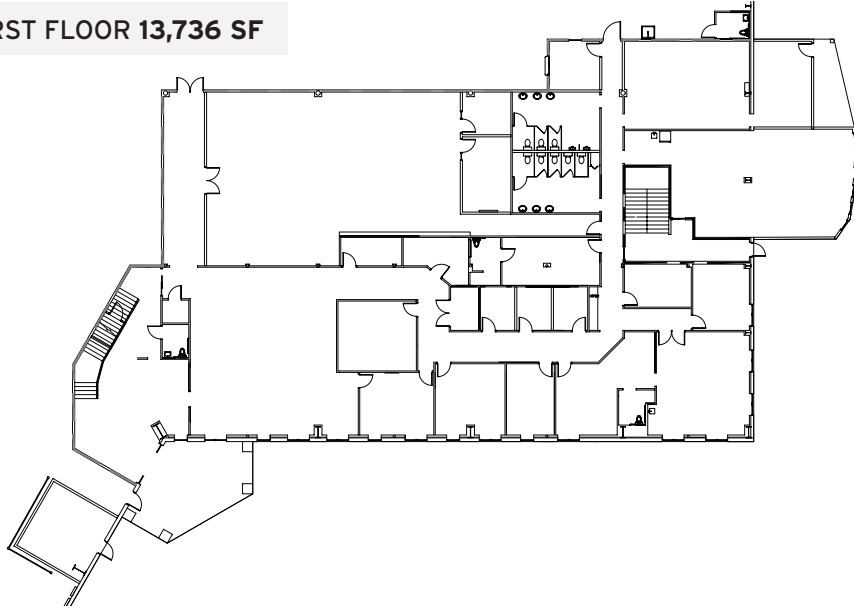
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FLOOR PLAN | 128,385 SF AVAILABLE

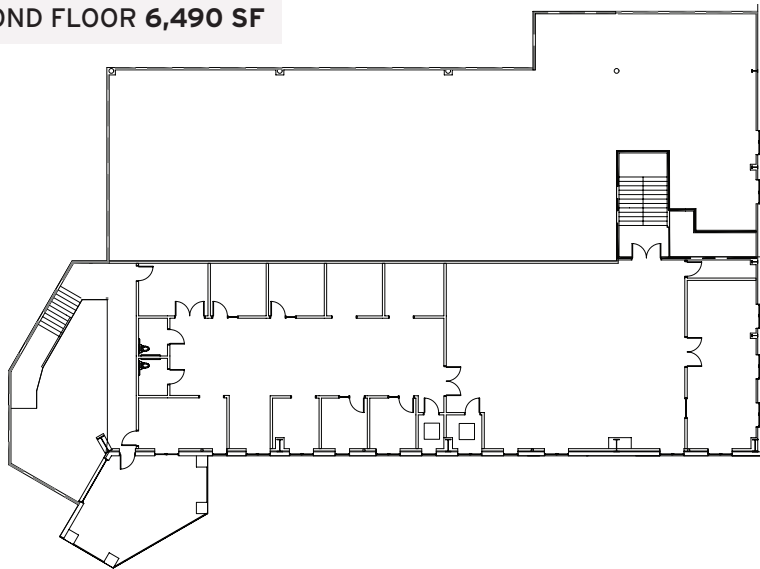


OFFICE FLOOR PLANS

FIRST FLOOR 13,736 SF



SECOND FLOOR 6,490 SF



LOBBY



BREAK ROOM

LOCATION AND ACCESS

DRIVE TIMES

3 MILES

INTERSTATE 540

4.5 MILES

US HIGHWAY 1

14 MILES

INTERSTATE 40

21 MILES

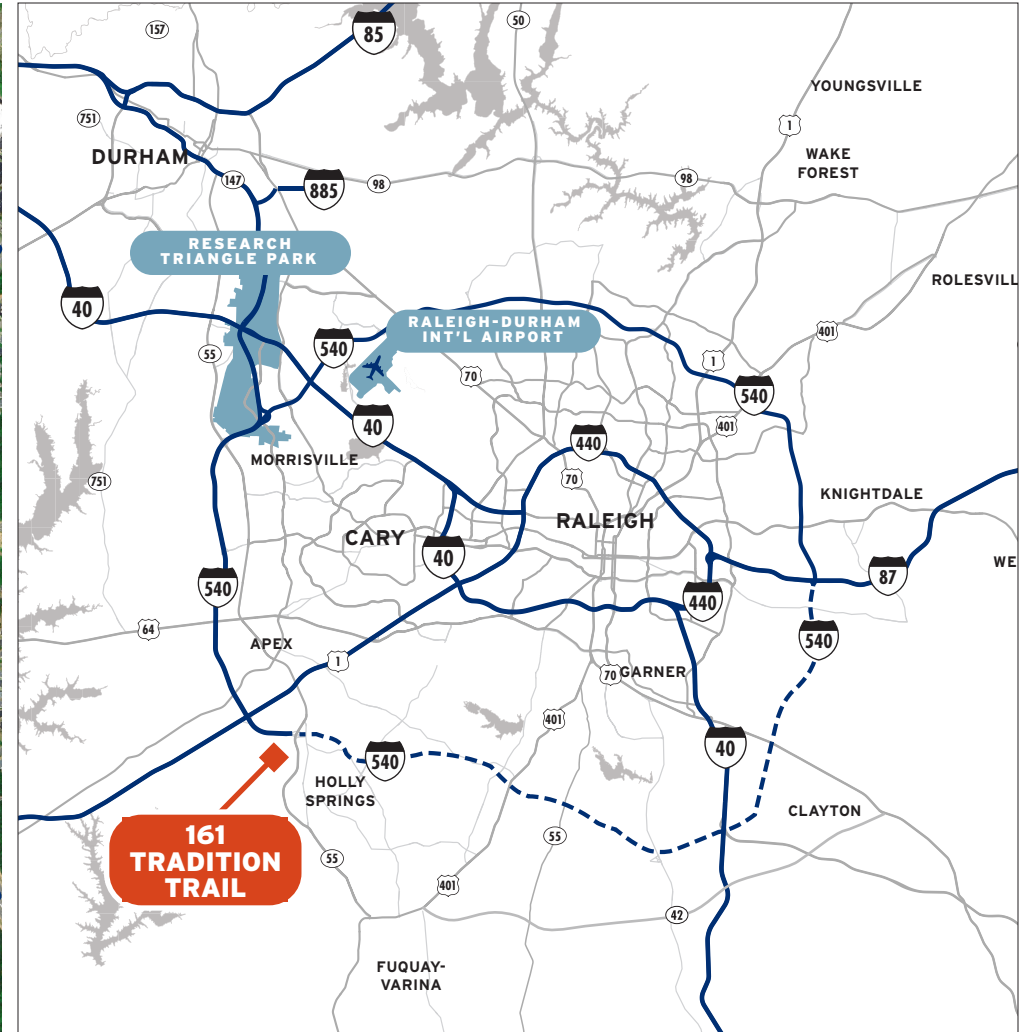
DOWNTOWN RALEIGH

32 MILES

INTERSTATE 95

23 MILES

RALEIGH-DURHAM INTERNATIONAL



NEARBY AMENITIES



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LOCATION + ACCESS

AIRPORTS & SEAPORTS



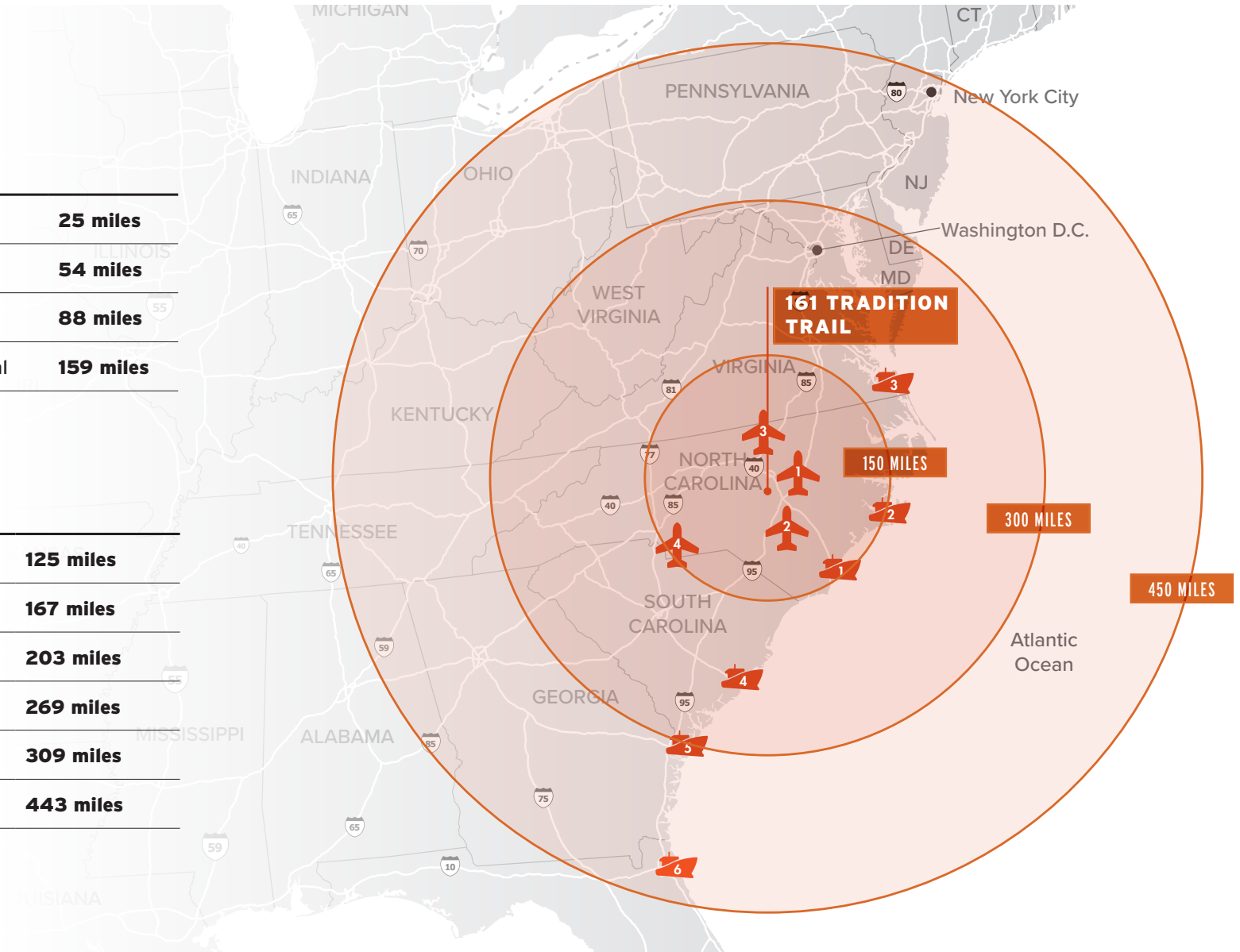
AIRPORTS

1	Raleigh-Durham International	25 miles
2	Fayetteville Regional	54 miles
3	Piedmont Triad International	88 miles
4	Charlotte Douglas International	159 miles

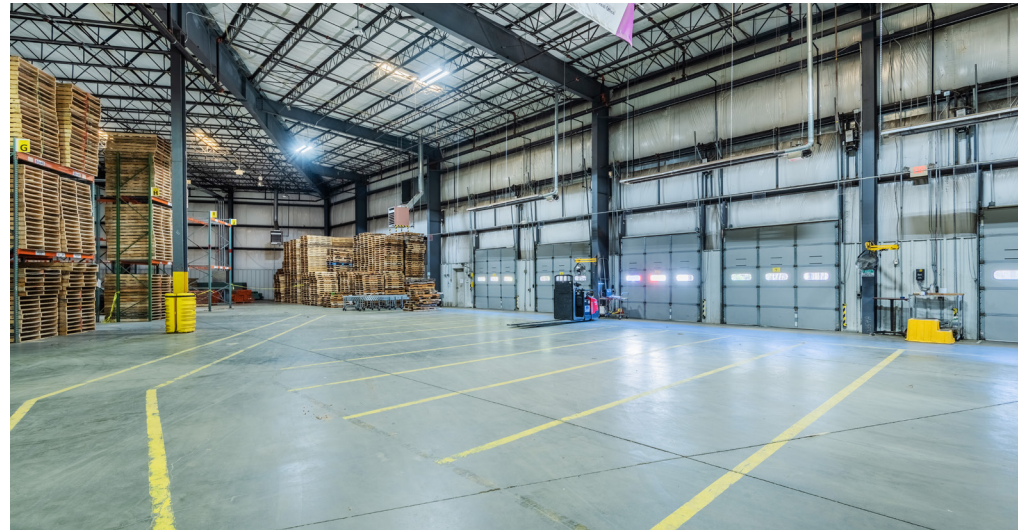


SEAPORTS

1	Wilmington, NC	125 miles
2	Morehead City, NC	167 miles
3	Norfolk, VA	203 miles
4	Charleston, SC	269 miles
5	Savannah, GA	309 miles
6	Jacksonville, FL	443 miles



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VENTURES

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