

INDUSTRIAL FLEX Lease Opportunity

5132 Departure Drive, Raleigh, NC 27609



- 6,000 sq ft. Competitive Rate
- Full 5 year NNN lease
- Ideal for mixed flex space for trade business; showroom; light manufacturing
- Located in desirable North Raleigh Industrial Park
2.7 miles from US 540 Beltline
- Monument Signage on Busy Departure Drive in N. Raleigh
- Spacious layout features offices; board room; fully conditioned warehouse; and loading dock with lift
- Side Access: Oversized Drive In Grade-Level door
Rear Access: Fully Covered Dock-High Doors / Loading.
Tractor Trailer turn and backing accessible

Thomas Stone: NC Manager

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Stone Legacy Properties LLC

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Free Standing Flex, Retail Showroom or Light Manufacturing

This high visibility site with monument signage is on busy Departure Drive in North Raleigh. The building is currently occupied by an electrical contractor with very high end offices, conference room, showroom lobby / reception area; kitchen / employee break room.

Office area has 2 restrooms (M & F).



The warehouse has two (2) oversized drive-in doors. One (1) is a Dock High drive up with turning room in rear of building for a tractor trailer. The building shares access with building next door to minimize space need for circulation of delivery vehicles.

All of the warehouse space is conditioned.

The restroom in the warehouse has a shower as well.

The loading dock features a electronic lift.

The floor consists of 6 inches of reinforced concrete and is in excellent condition. Overall Square Footage of Warehouse is approximately 3,295 SF for optimal storage or equipment layout.

5132 Departure Drive, Raleigh, NC



Beautiful Brick front on Departure Drive



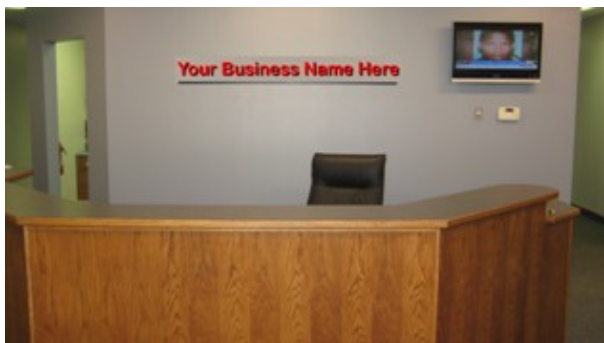
Drive-in Door



Nicely appointed Offices



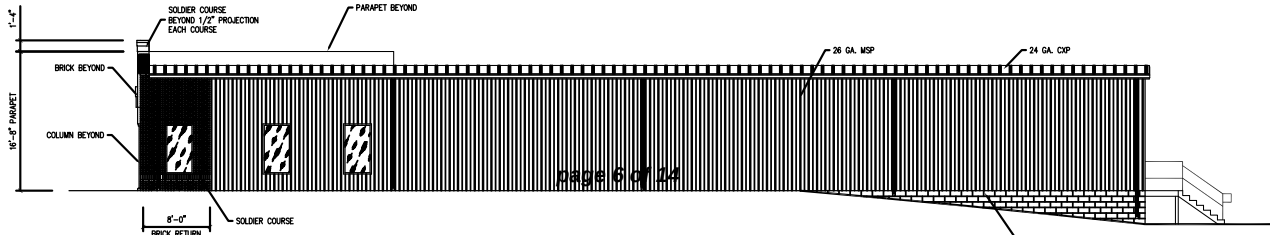
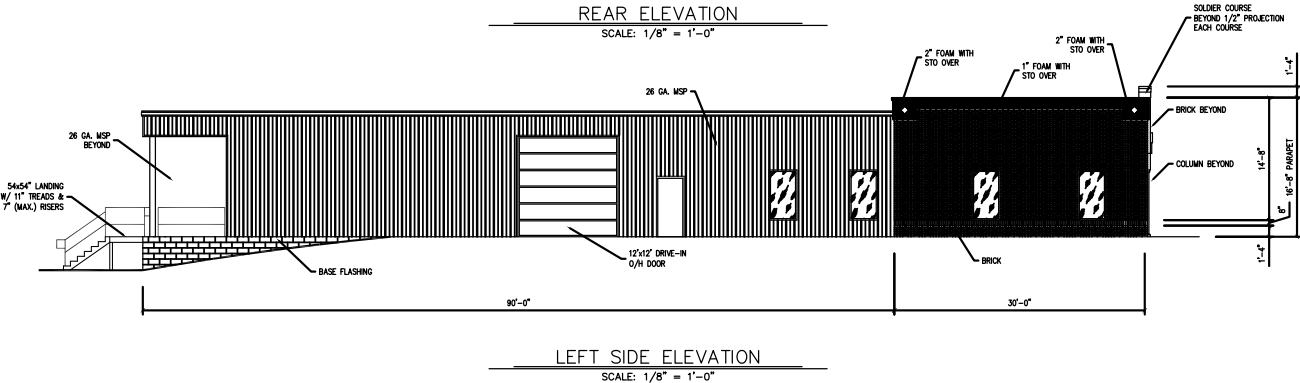
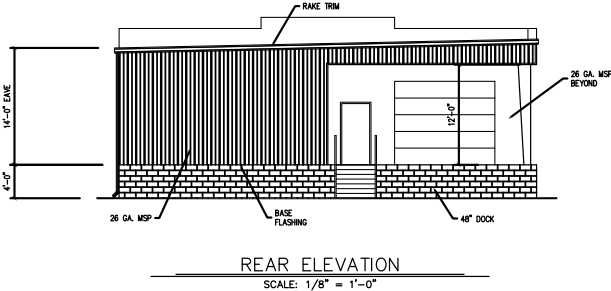
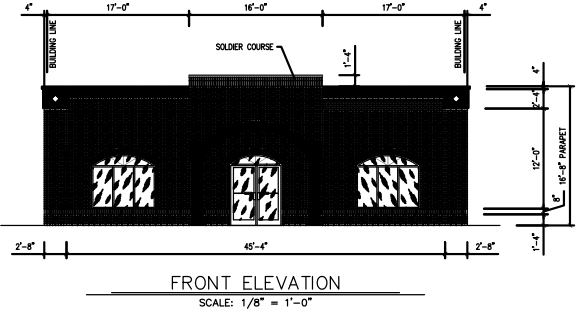
Large Conference Room



Large Lobby /Show Room



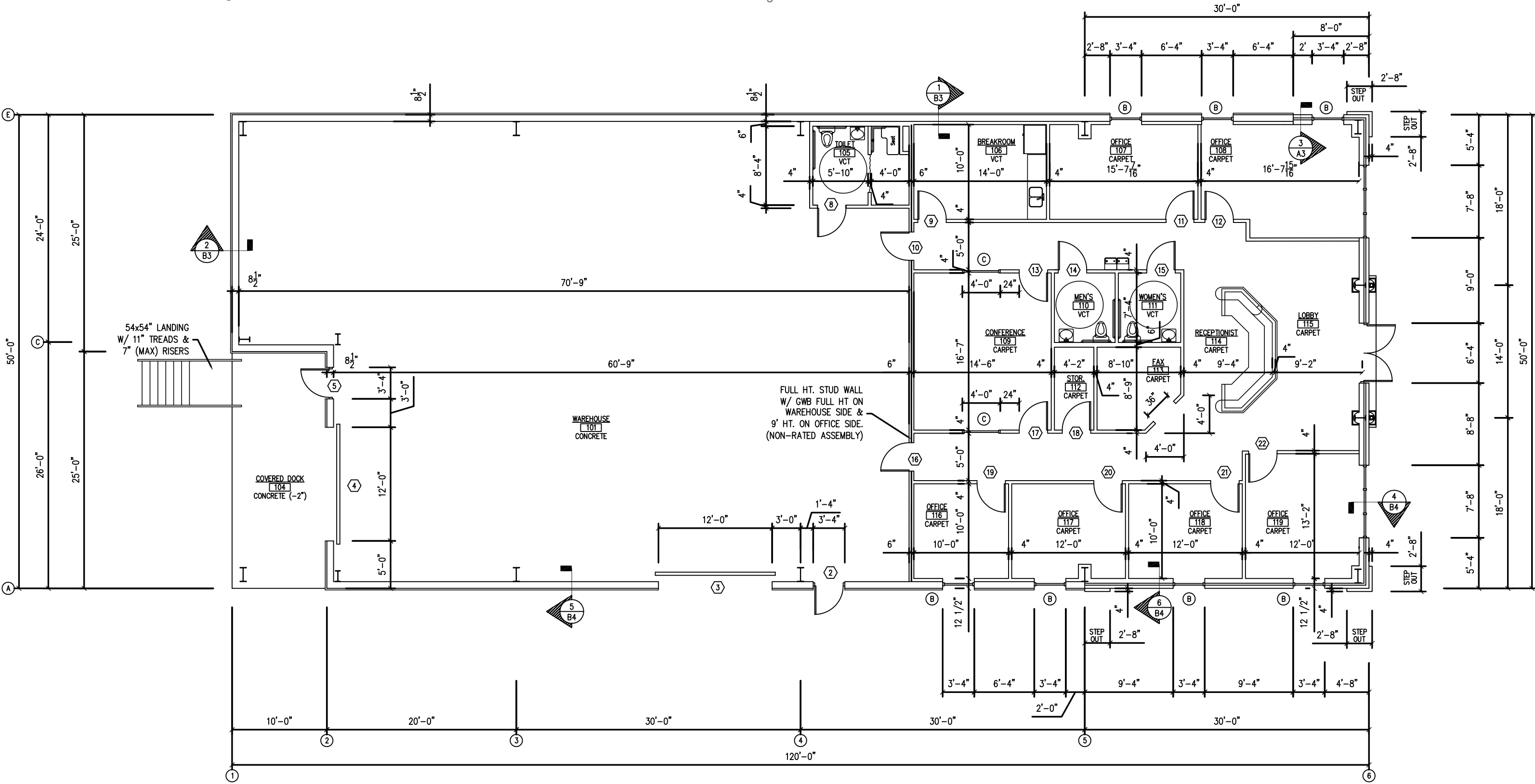
Loading Dock



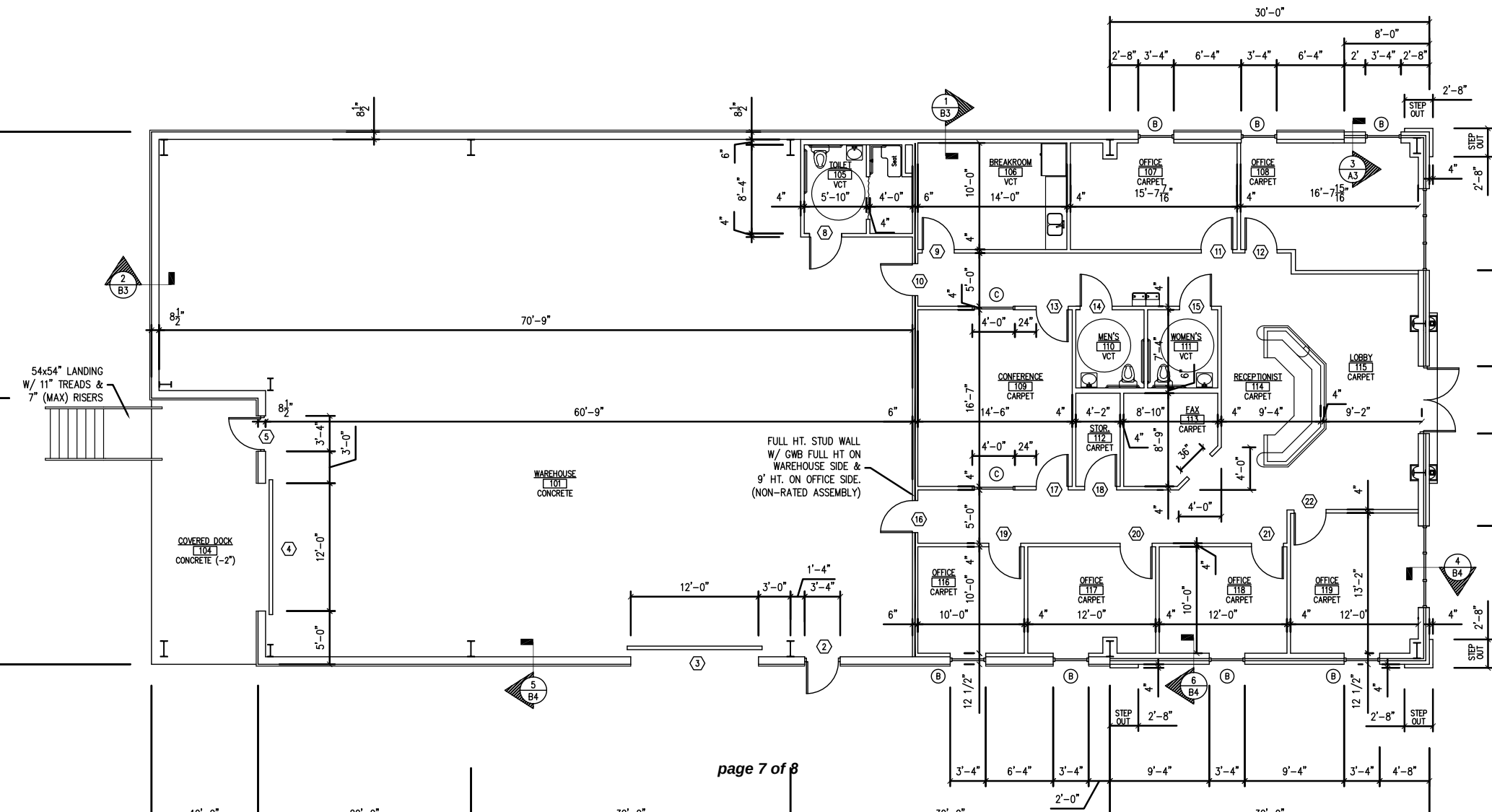
Property Lease Opportunity
5132 Departure Drive
Raleigh, NC 27609

Executive Summary

Thomas Stone, M
Manager 919-649-3623



FLOOR PLAN
SCALE: 1/8" = 1'-0"



5132 Departure Drive
Raleigh, NC 27609

Thomas Stone,
Manager 919-649-3623

PROFESSIONAL BIO

Thomas E. Stone PM

Manager, North Carolina

Since moving to North Carolina in 1998; Thomas has held various management and leadership positions as a Senior Project Manager, Executive Business Consultant for market leading mid-sized companies in the US and as a Program Manager for Global Fortune 100 companies.

The Stone Family Legacy Properties, LLC has owned and operated commercial properties in Northern Virginia for over 80 years. Legacy Properties purchased the Departure Drive property in 2014 and is looking forward to expanding their commercial property offerings here in NC in the future.



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