



**182,000 SF**  
INDUSTRIAL  
BUILDING

4300 FAYETTEVILLE RD.  
RALEIGH, NC



# OWNERS

## Mainstreet Capital Partners

Started in 1999, Mainstreet Capital’s extensive experience, market knowledge, long-term relationships, and hands-on management has created successful repositioning and value enhancing results in over forty transactions, totaling more than \$1 billion in investment.

## DRA Advisors

DRA Advisors LLC is a New York-based registered investment advisor with approximately 95 employees specializing in real estate investment management services for institutional and private investors, including pension funds, university endowments, sovereign wealth funds, foundations, and insurance companies. Since DRA was founded in 1986, the firm has opened additional offices in Miami and San Francisco while acquiring approximately \$39 billion of real estate. The acquisitions include 93 million square feet of industrial, 65 million square feet of office, 87 million square feet of retail and 85,000 multifamily units. As of June 30, 2023, DRA has \$13.6 billion in gross assets under management. <http://draadvisors.com>

# HISTORY

INQ @ 4300 is Mainstreet Capital Partners and DRA Advisors’ 18th independent project across the United States. These two owners have been partners since 2001, and collectively have advised approximately \$500 million in investments together. Mainstreet Capital and DRA Advisors recently repositioned INQ @ 1101, a 140,000 RSF big box in Morrisville, for high tech and Life Science.



**182,000 RSF of industrial space available.**  
**Prime location situated right between the I-40 / I-540 interchange, just a 5 minute drive from Downtown Raleigh.**

<div>4 mi</div>	To Downtown Raleigh	<div>21 mi</div>	To RDU Airport
<div>21 mi</div>	To RTP	<div>29 mi</div>	To Downtown Durham





182,000 RSF



Shell Renovations  
Completed May 2023



3.6/1,000 SF



4300 Fayetteville Rd.  
Raleigh, NC

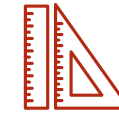






Rendering shows concept build-out

## BUILDING INFRASTRUCTURE OVERVIEW



**Column Spacing:**  
40' x 40'



**Electrical:**  
Two (2) 3000 amp services



**Natural Gas:**  
located at the building



**Design Team:**  
Redline



**Water + Sewer:**  
6" Water main



**6 Dock-height doors +  
3 Drive-in doors**



**Thickness of Slab:**  
6" thick x 1'4" deep x  
2'- 0" wide turn down  
edge



**Base Building  
General Contractor:**  
Barnhill



**Generator:**  
Able to be located  
on site



**Fire/Life Safety:**  
100% protected with wet  
sprinkler system

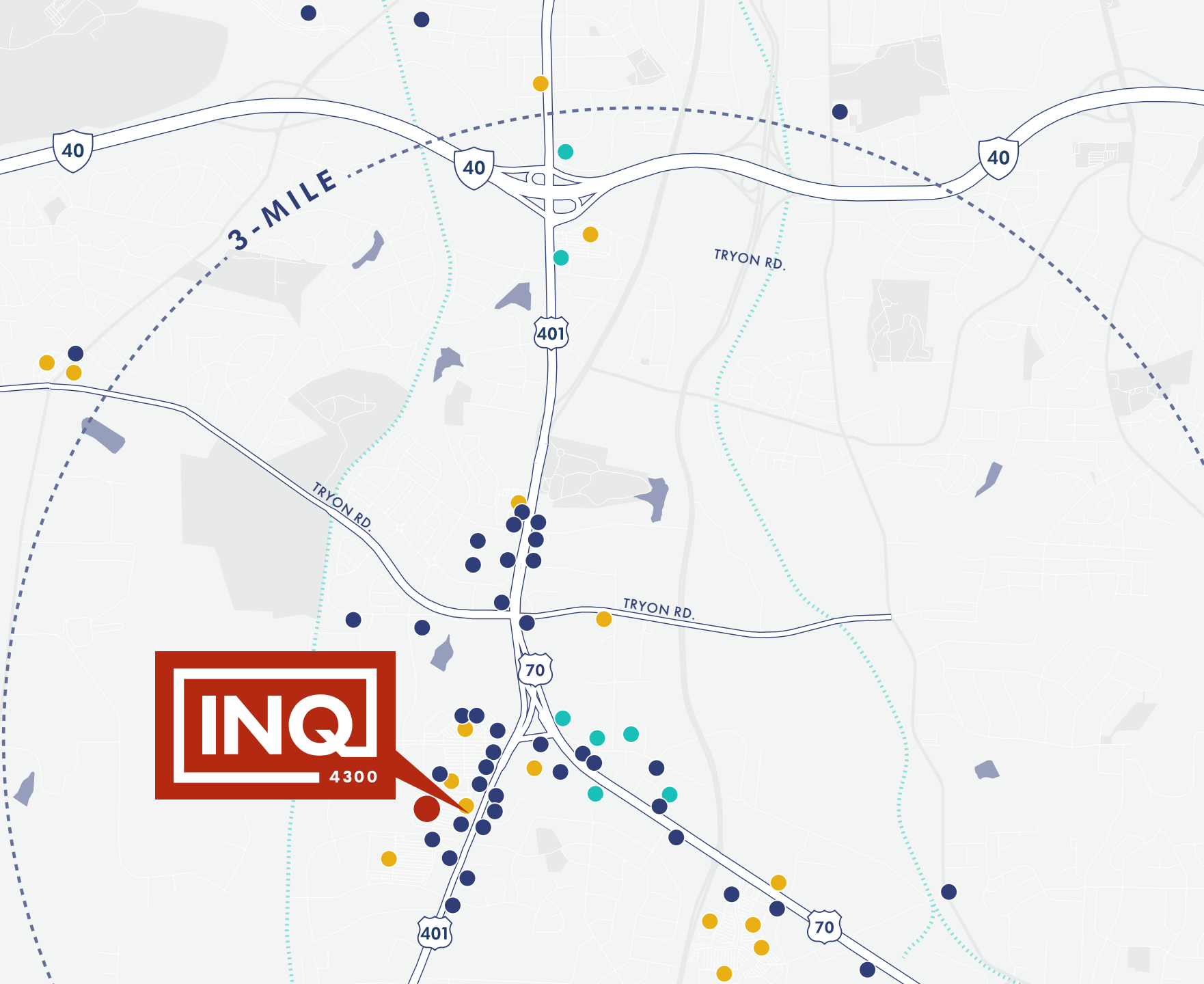


**Blank Canvas:**  
100% custom +  
engaging workspace



**Ceiling Height:**  
18' to 19'





## SURROUNDING AMENITIES

### LODGING

Hampton Inn	Wyndham
InTown Suites	Red Roof PLUS
Wingate by Wyndham	Holiday Inn Express & Suites
Econo Lodge South	The StateView Hotel
Days Inn by Wyndham	
Super 8 by	








### SHOPPING

Walmart	Bath & Body Works	Thrift
AutoZone Auto Parts	Target	State Farmers Market
North Station	The UPS Store	Sam's Club
Lowe's Home Improvement	The Home Depot	Food Lion
Walgreens	Garner Towne Square	Dollar Tree
Chapanoke Square	The Salvation Army	ALDI
	Cause for Paws	Lowes Foods

### RESTAURANTS

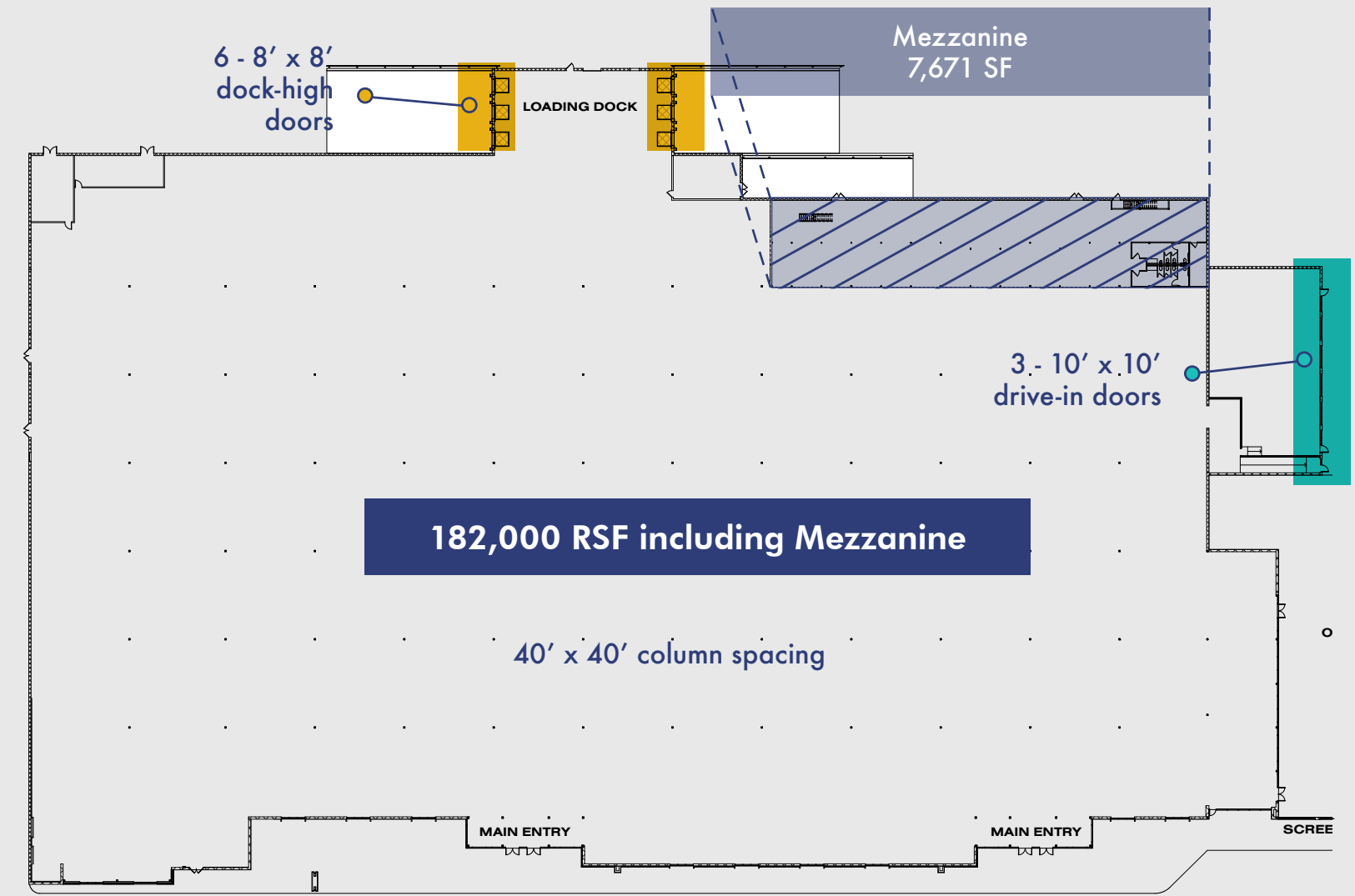
Steak 'n Shake	McDonald's	Captain Stanley's	Chick-fil-A	Golden Krust
Chipotle	Ragazzi's Italian	Seafood	Taco Bell	Just Wingin' It
Grandson's Buffet	MoonRunners Saloon	Don Beto's Tacos	Angie's Restaurant	Purr Cup Cafe
Biscuitville	Tropical Smoothie Cafe	Bojangles	Outback Steakhouse	Trophy Brewing & Taproom
Denny's	Burger King	Taco Bell	The Original Carolina Barbecue	State Farmers Market
Zaxby's	Golden Corral	Cook Out	Supper Meals	Howling Cow Creamery
Karavan by 3 Olives	Taqueria El Toro	Dunkin'	Popeyes Louisiana Kitchen	Lorraine's Coffee House
Kickback Jack's	Jin Jin China	Locked & Loaded Bar and Grill	Yemen Kitchen	Tacos Costa Grande
Mariscos Nayarit	Waffle House	IHOP	Wendy's	
Subway		Lilys Taqueria		
Panda House				

# THE TRIANGLE

-  Downtown Raleigh  
4 miles
-  NC State Campus  
6 miles
-  Cary  
12 miles
-  RDU Airport  
21 miles
-  Downtown Durham  
29 miles
-  Duke University Campus  
30 miles
-  UNC Campus  
31 miles

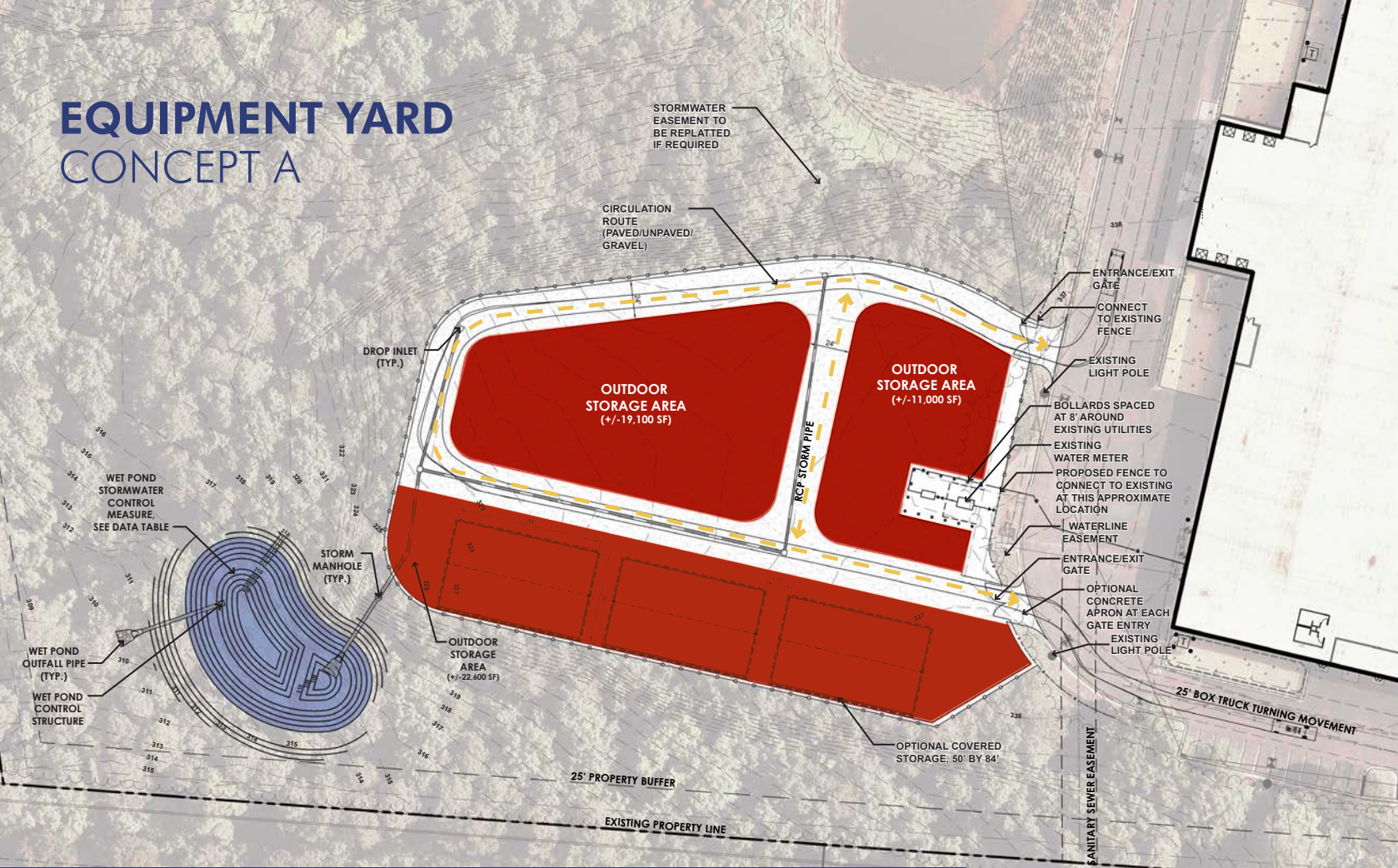




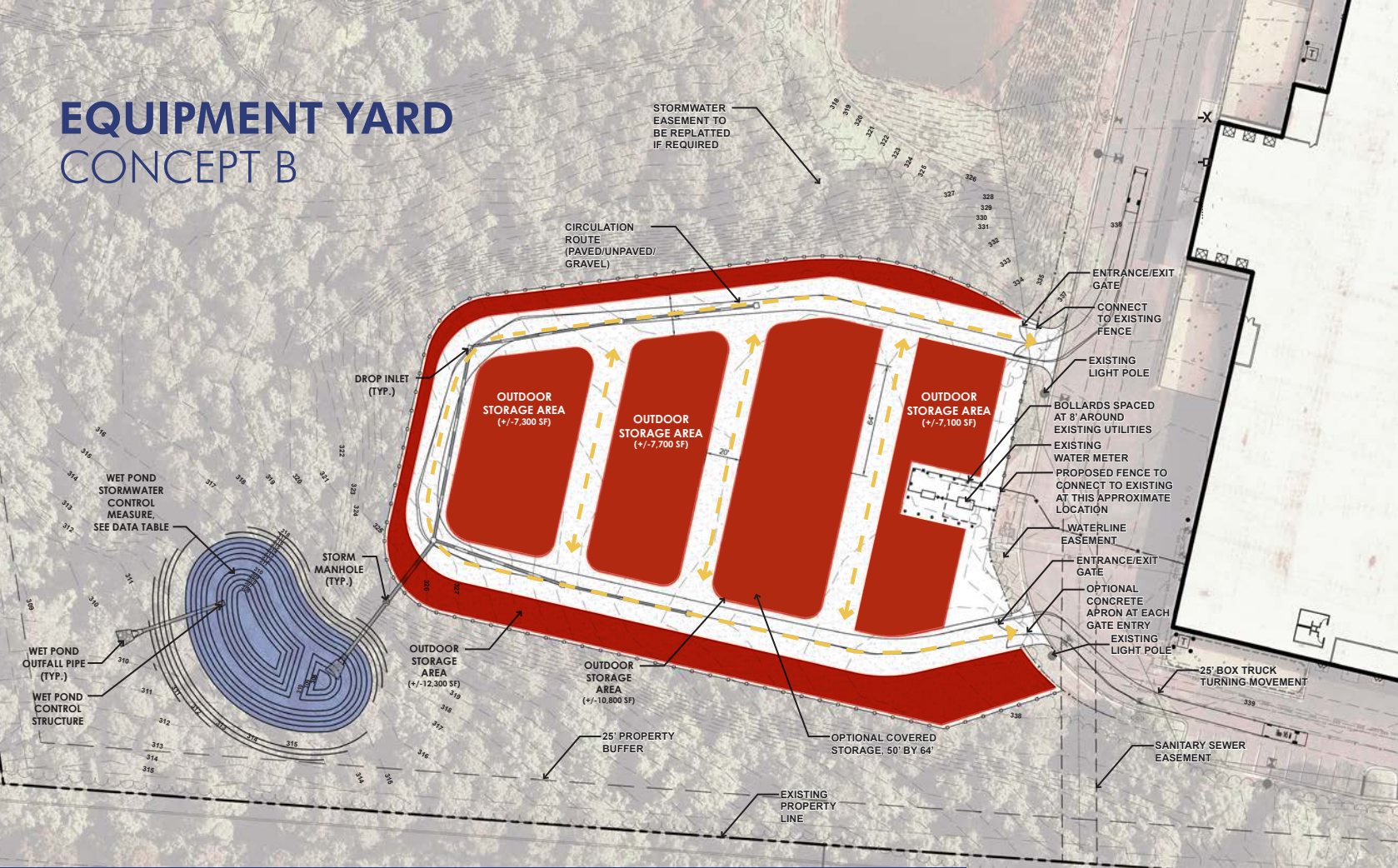




EQUIPMENT YARD  
CONCEPT A



EQUIPMENT YARD  
CONCEPT B



LEGEND

- Circulation route
- Proposed fence +/-1,000 LF
- Outdoor storage +/-52,700 Total SF
- Existing fence
- Optional covered storage +/-12,600 Total SF
- Stormwater control measure +/-8,000 Total SF

STORMWATER DATA TABLE

Wetpondpermanent pool area:	5,000SFat 311' EL
Detention volume:	25,000 CF
Topofbermelevation:	315'

LEGEND

- Circulation route
- Proposed fence +/-1,000 LF
- Outdoor storage +/-45,200 Total SF
- Existing fence
- Optionalcovered storage +/-6,400 Total SF
- Stormwater control measure +/-8,000 Total SF

STORMWATER DATA TABLE

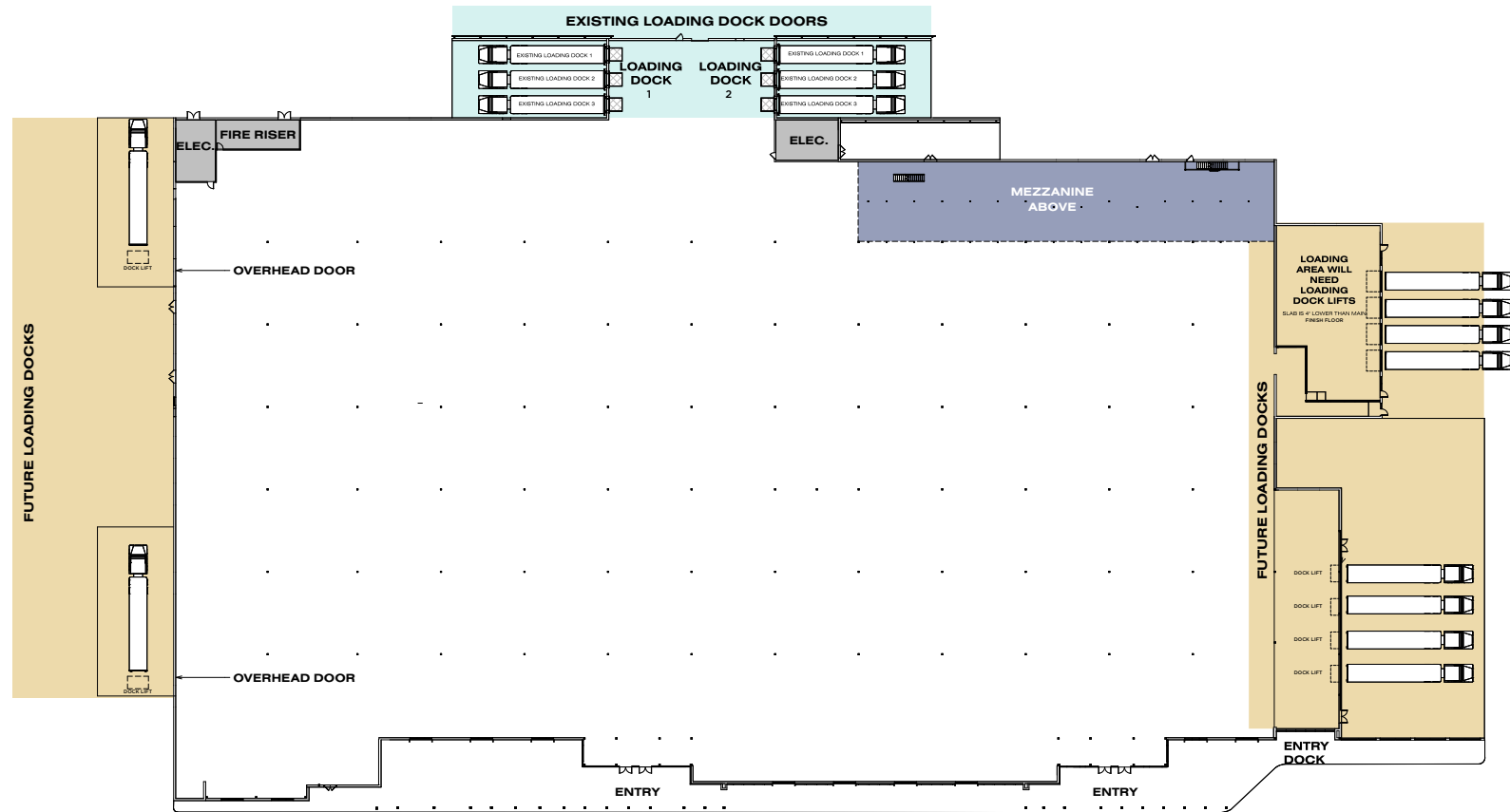
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Notes: Scm type and size shown are preliminary and subject to change with final design and permitting

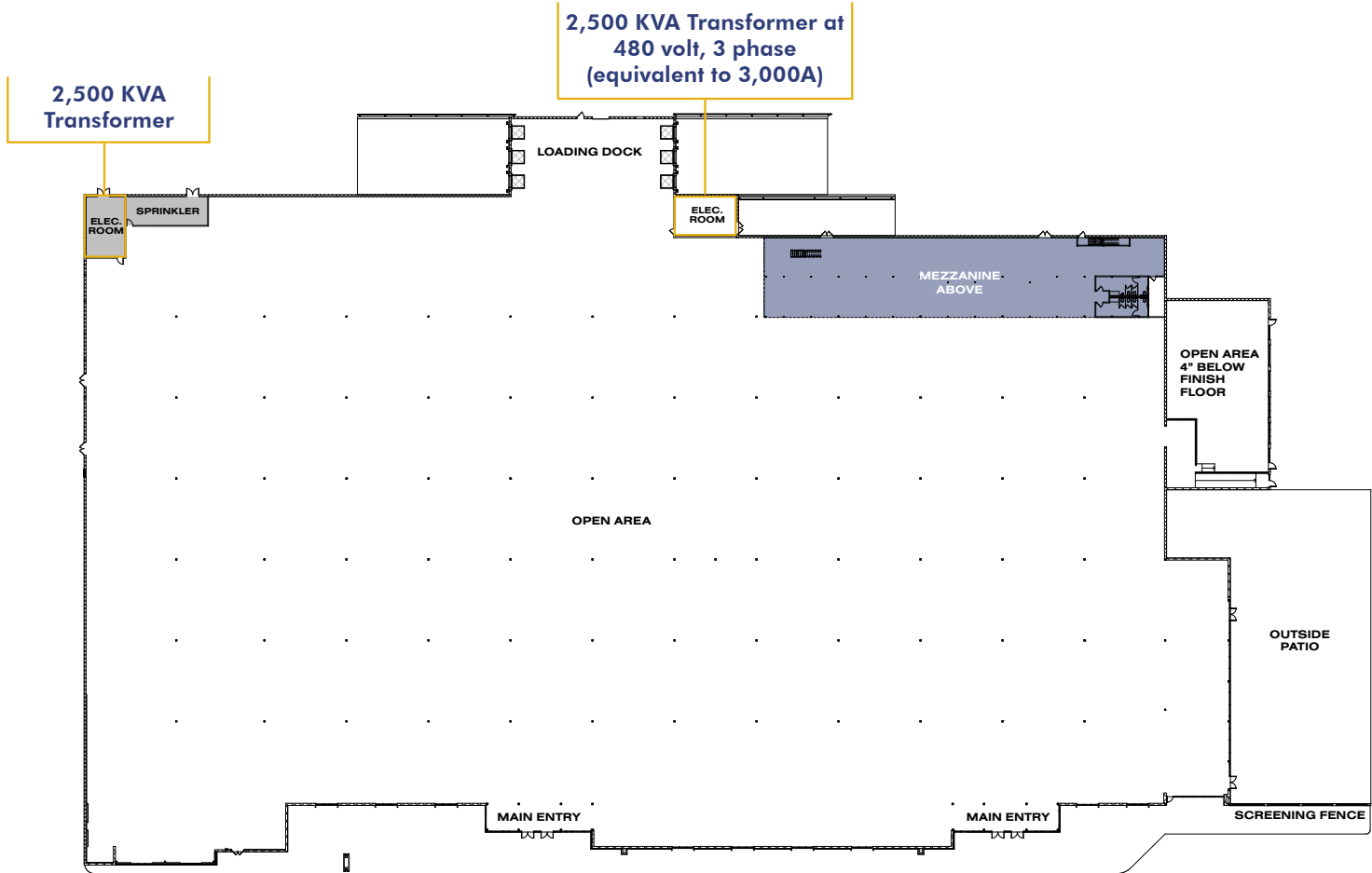
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Additional Loading Dock Concepts



Infrastructure Upgrades



New Electrical Service  
Completed Q4 2022



New 6" Water Line  
Completed Q4 2022



Natural Gas  
New meter will be provided and installed with new tenant



# INQ OWNERSHIP CASE STUDY

## INQ @ 1101

140,000 SF Technology Center  
repositioned from Sam's Club in  
Raleigh-Durham, NC

### Tenants:

Schneider Electric consolidated  
its RDU operations into a 65,000  
sf regional hub for research and  
development, office, laboratory  
and training operations.

Azzur Clean Rooms on Demand  
leased the remaining 75,000  
sf. Azzur partners with leading  
pharmaceutical, biotechnology, and  
medical device manufacturers to  
provide efficient and innovative  
solutions that help them start, scale,  
and sustain its cGMP organizations.

BEFORE



AFTER



AFTER











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