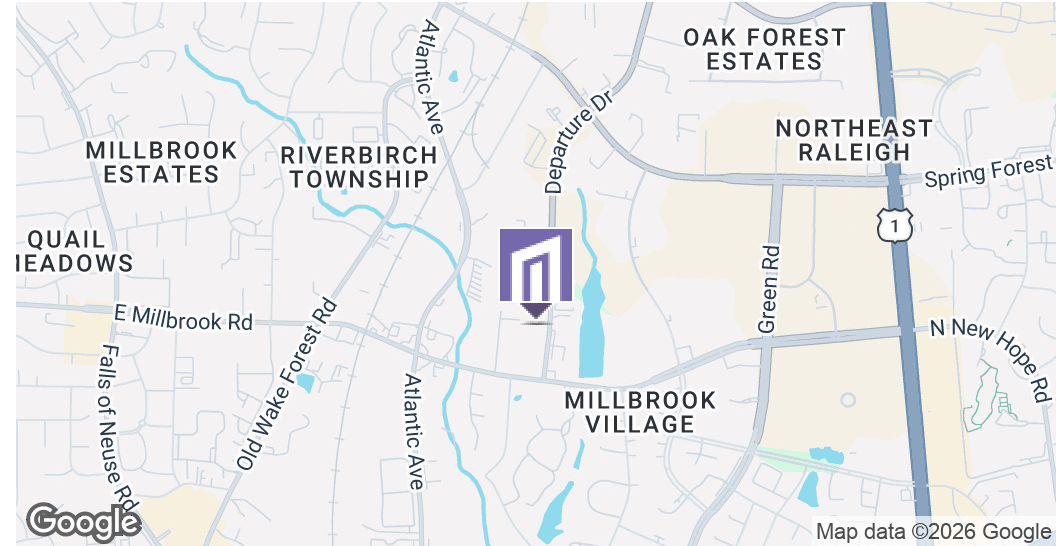




CHRIS BURNHAM, COMMERCIAL BROKER
919.682.0501 X5 | 919.225.4778
cburnham@maverickpartners.com



OFFERING SUMMARY

Sale Price:	\$2,595,000
Building Size:	9,840 SF
Lot Size:	0.98 Acres
Number of Units:	6
Price / SF:	\$264
Year Built:	2006
Zoning:	IX-3

PROPERTY OVERVIEW

Rare opportunity for an owner occupant. This stand-alone, single-story, turnkey flex property is partially leased on a short term basis (leases expiring within 6 to 8 months), providing buyers with the flexibility to extend leases, occupy part and collect rent or occupy all. With 9,840 sf divided into six separately metered units, this beautifully maintained building on .98 AC offers an even mix of office/showroom and warehouse, with 5 grade-level roll up doors, extended ceiling heights, 28 spaces of on-site parking and professional curb appeal. Prime North Raleigh location between I-440, I-540 & US-1 offers quick access to RDU, RTP, Downtown Raleigh and all parts of the Triangle. Don't miss the chance to acquire this premium flex asset in one of our hottest markets.

PROPERTY HIGHLIGHTS

- Turnkey Flex Property built in 2006
- Partially Leased on a Short Term Basis
- Occupy Part with Income Potential or Occupy All
- Prime North Raleigh location provides Quick Access to RDU, RTP and Downtown Areas

CHRIS BURNHAM, COMMERCIAL BROKER
919.682.0501 X5 | 919.225.4778
cburnham@maverickpartners.com



CHRIS BURNHAM, COMMERCIAL BROKER
919.682.0501 X5 | 919.225.4778
cburnham@maverickpartners.com



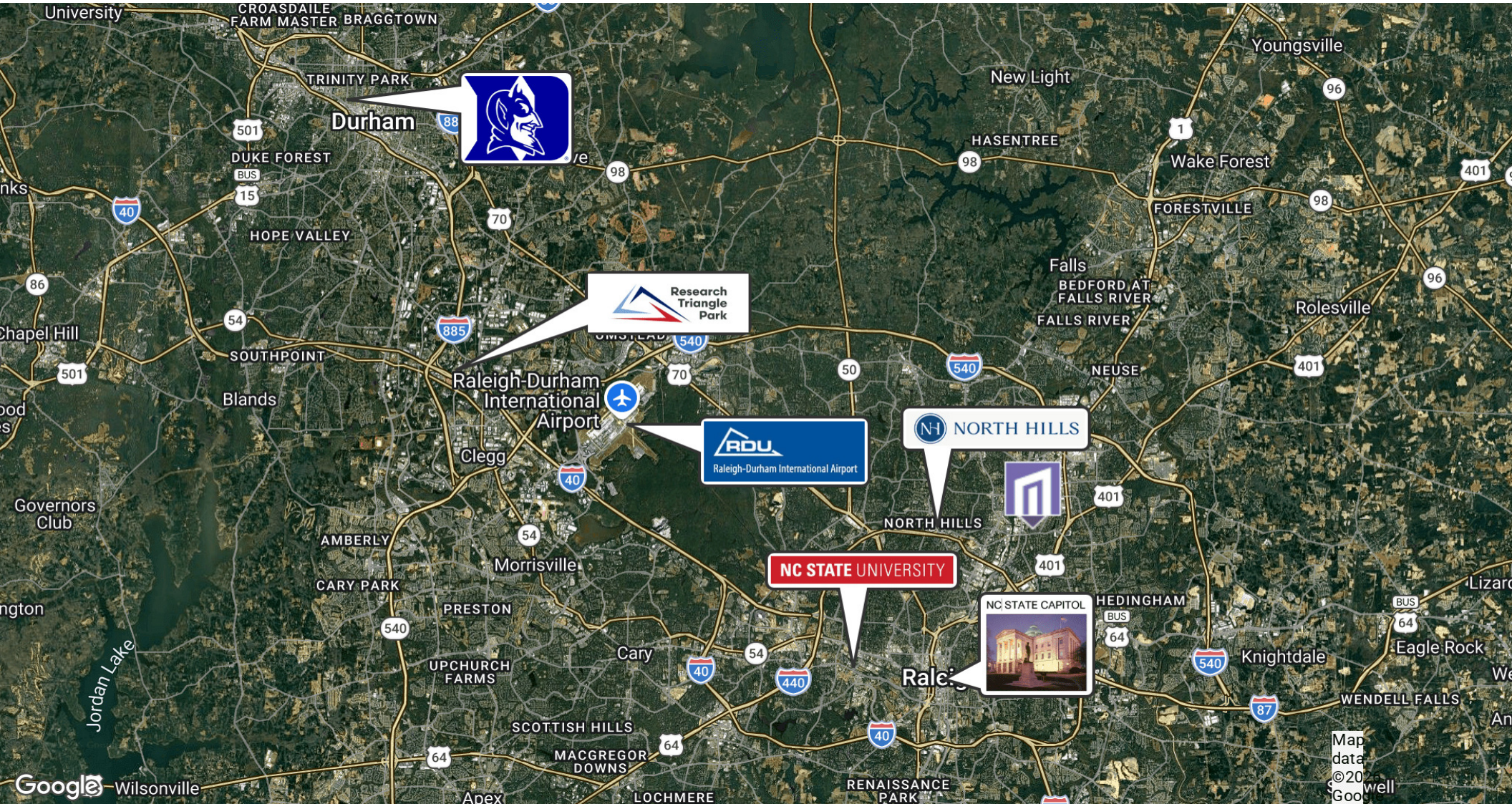
CHRIS BURNHAM, COMMERCIAL BROKER
919.682.0501 X5 | 919.225.4778
cburnham@maverickpartners.com



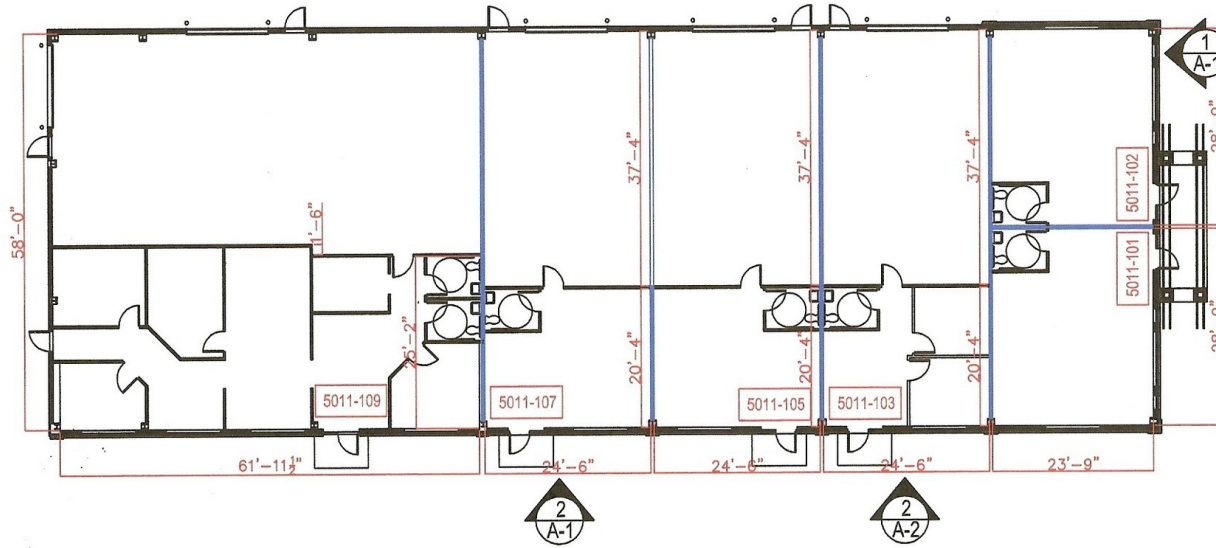
CHRIS BURNHAM, COMMERCIAL BROKER
919.682.0501 X5 | 919.225.4778
cburnham@maverickpartners.com




CHRIS BURNHAM, COMMERCIAL BROKER
919.682.0501 X5 | 919.225.4778
cburnham@maverickpartners.com



CHRIS BURNHAM, COMMERCIAL BROKER
919.682.0501 X5 | 919.225.4778
cburnham@maverickpartners.com



LEGEND	
	TENANT SEPARATION WALLS

UNIT SQUARE FOOTAGE			
SUITE	TOTAL SQFT.	OFFICE SPACE SQFT.	WAREHOUSE SQFT.
101	682	682	0
102	682	682	0
103	1421	502.25	918.75
105	1421	502.25	918.75
107	1421	502.25	918.75
109	3632	1635	1997

CORNERSTONE CONSTRUCTION
 LICENSED CONTRACTOR
 ARCHITECTURAL PLANNING
 INTERIOR DESIGN

5011-100 DEPARTURE DRIVE
 RALEIGH, NC 27616
 PHONE: (919) 873-1345
 FAX: (919) 873-5084

5011 DEPARTURE DR.
 RALEIGH, NC 27616
 FLOOR PLAN

PROJECT NO:
 ISSUE DATE:

REVISIONS:		
NO	DATE	DESCRIPTION

STATUS:
 FLOOR PLAN, ELEV.
 & DETAILS

DRAWN BY:
 CHECKED BY:

SCALE: **NTS**

FILE NAME: .dwg

SHEET
A-1
 SHEET 1 OF 2



CHRIS BURNHAM, COMMERCIAL BROKER
919.682.0501 X5 | 919.225.4778
cburnham@maverickpartners.com