

2701 NOBLIN ROAD

FLEX/WAREHOUSE FOR LEASE | RALEIGH

Beltline Visibility!!

NAITRI PROPERTIES



2701 NOBLIN ROAD



Great central Raleigh location just outside the beltline with easy access to I-440, US 1/Capital Boulevard, and I-40. There is an abundance of surrounding amenities. Beltline (I-440) visibility!

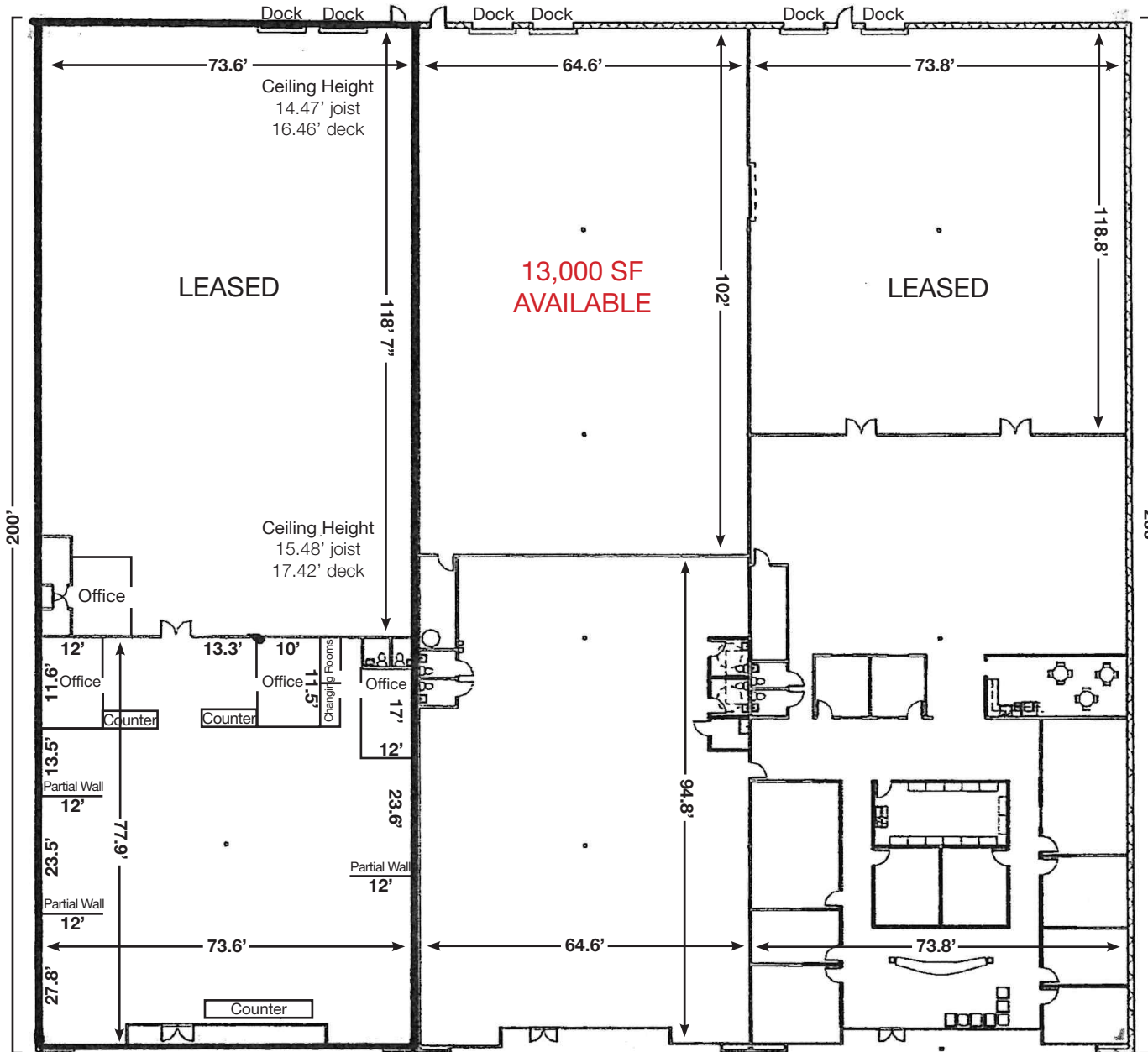
ADDRESS	2701 Noblin Road, Raleigh, NC 27604
AVAILABLE	±13,000 SF
BUILDING SIZE	±43,000 SF
RENTAL RATE	\$16.00/SF NNN TICAM \$2.24/SF (est.)
DESCRIPTION	16.46' - 17.42' Ceiling Height in Warehouse to Deck 2 Dock High Doors Wet Sprinkler System 125 AMP, 240V, 3 Phase 37'X37' and 32'X32' Column Spacing
ZONING	IX-3 Raleigh table of permitted uses

CONTACT

ED BROWN, CCIM, SIOR | 919.345.5939 | ebrown@triprop.com



FLOOR PLAN



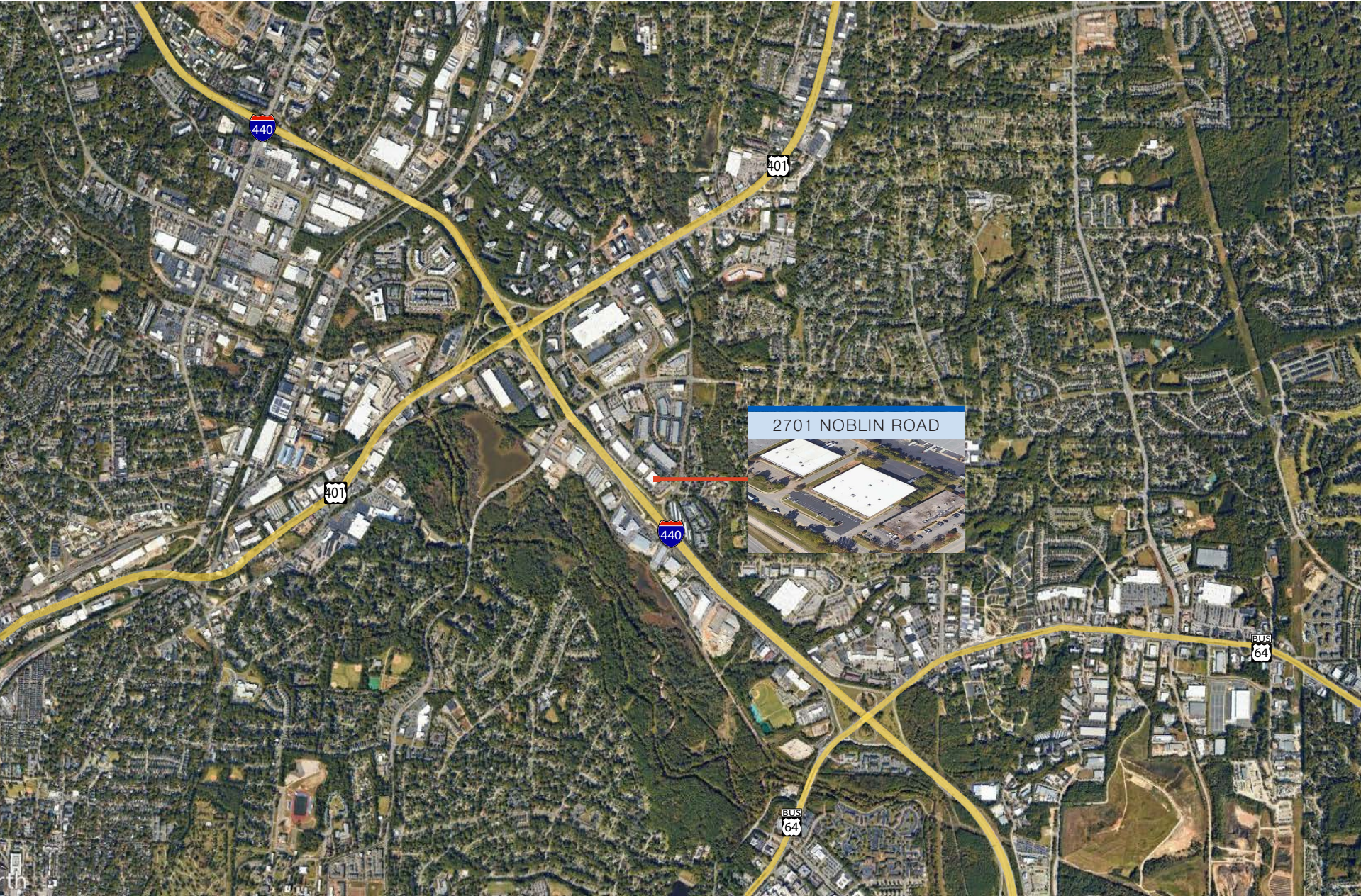
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AERIAL



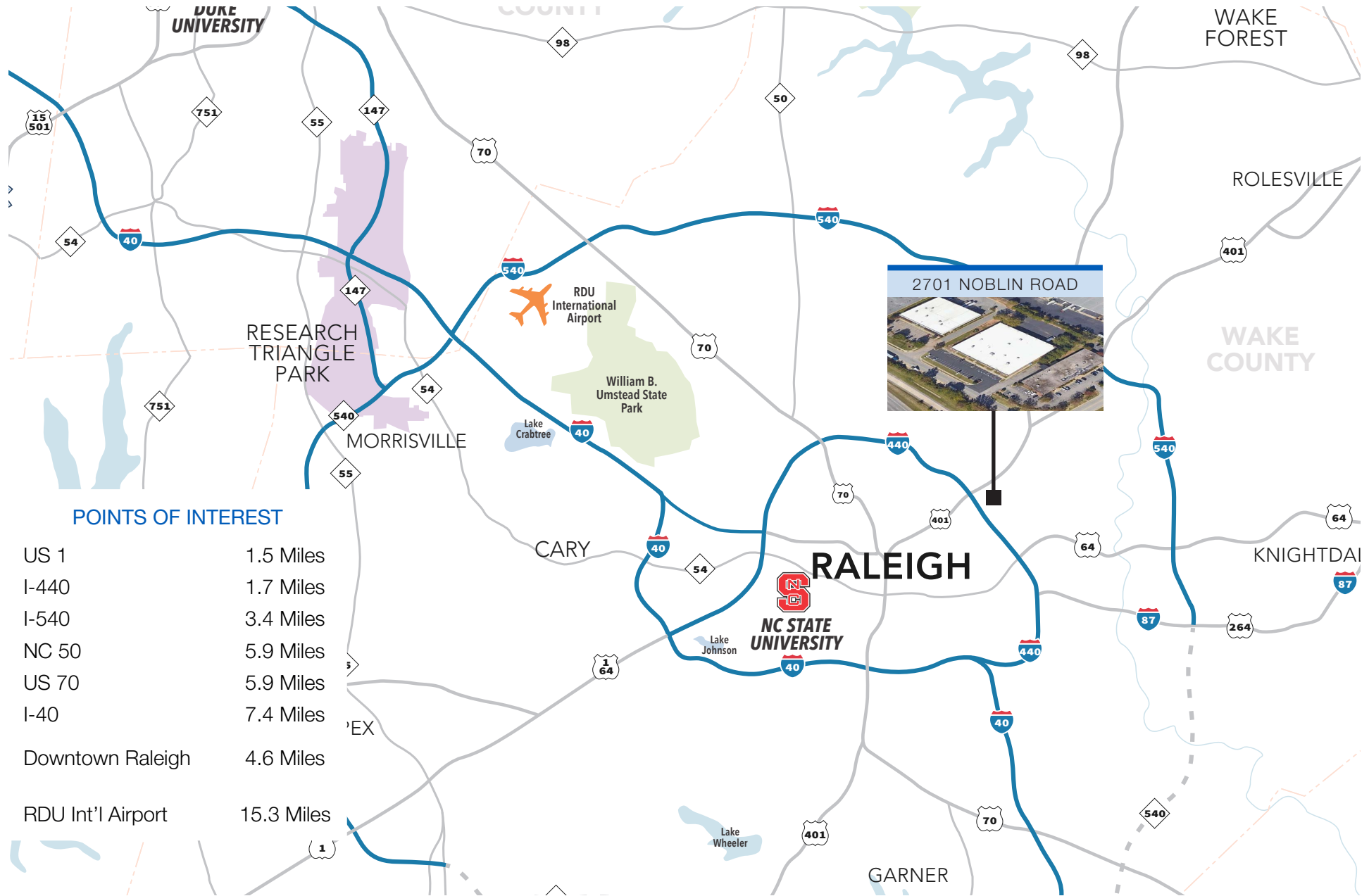
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THE TRIANGLE AREA



POINTS OF INTEREST

US 1	1.5 Miles
I-440	1.7 Miles
I-540	3.4 Miles
NC 50	5.9 Miles
US 70	5.9 Miles
I-40	7.4 Miles
Downtown Raleigh	4.6 Miles
RDU Int'l Airport	15.3 Miles

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EXTERIOR



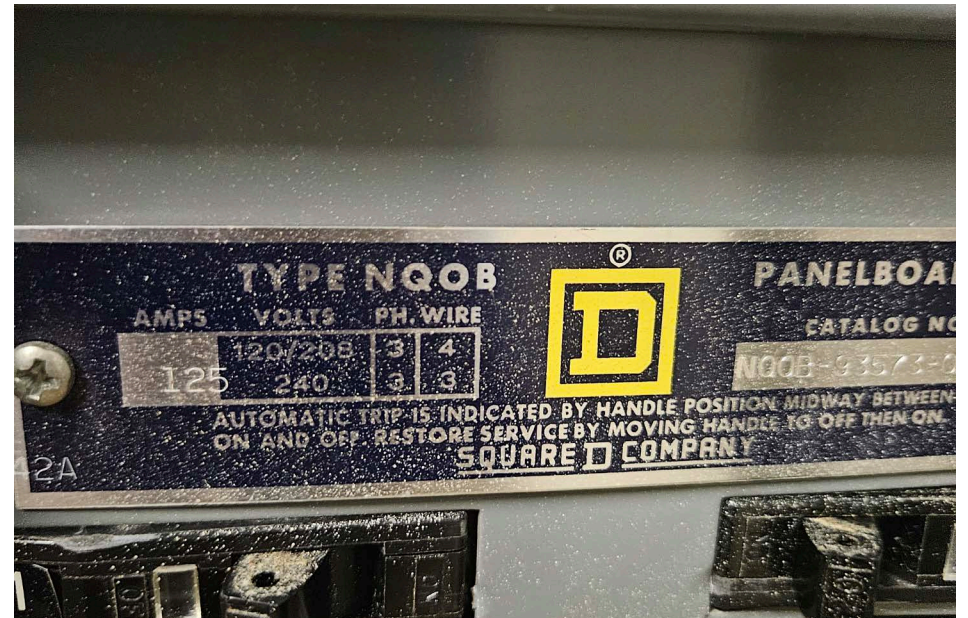
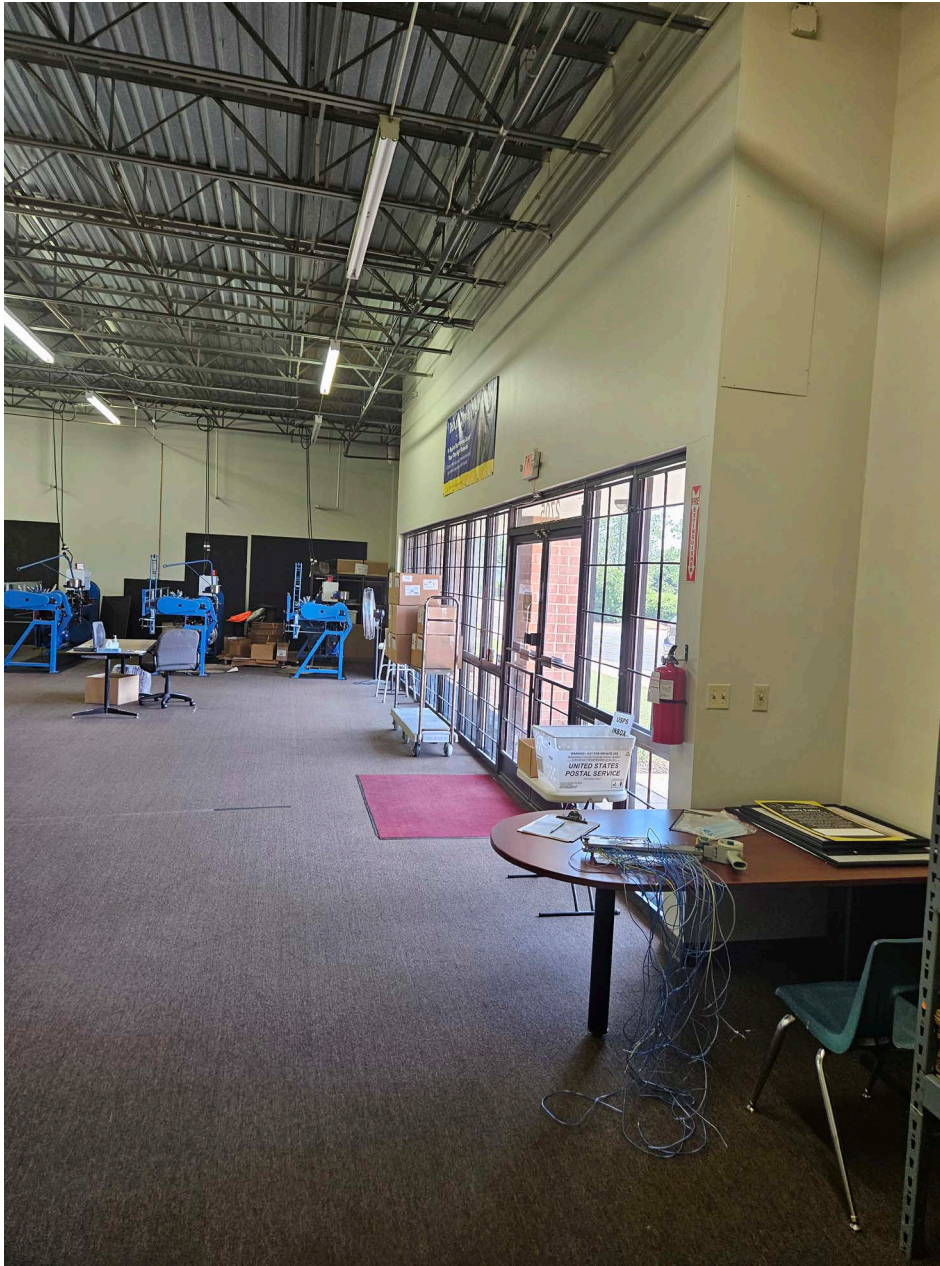
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INTERIOR

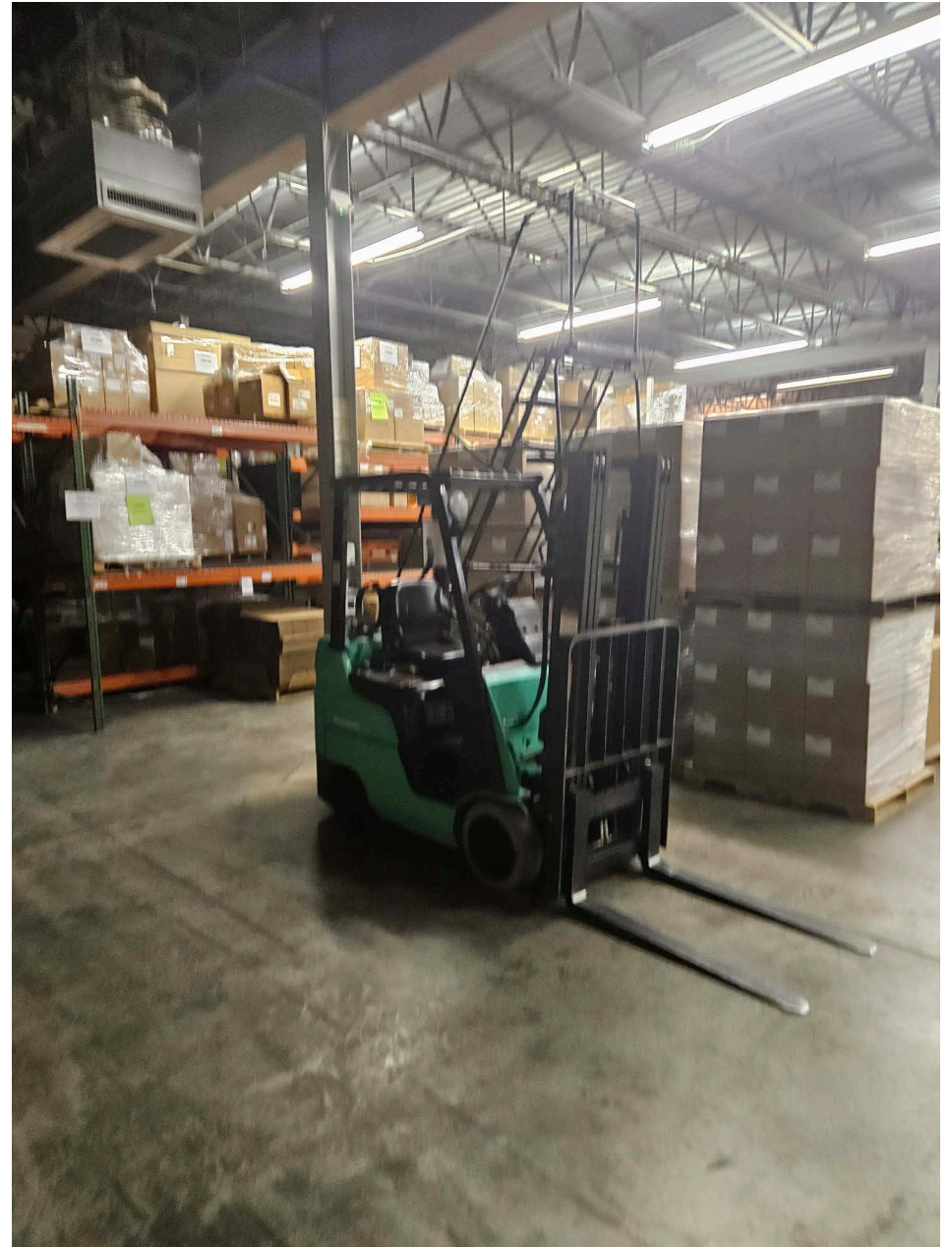


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INTERIOR



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NAI TRI PROPERTIES

INTERIOR



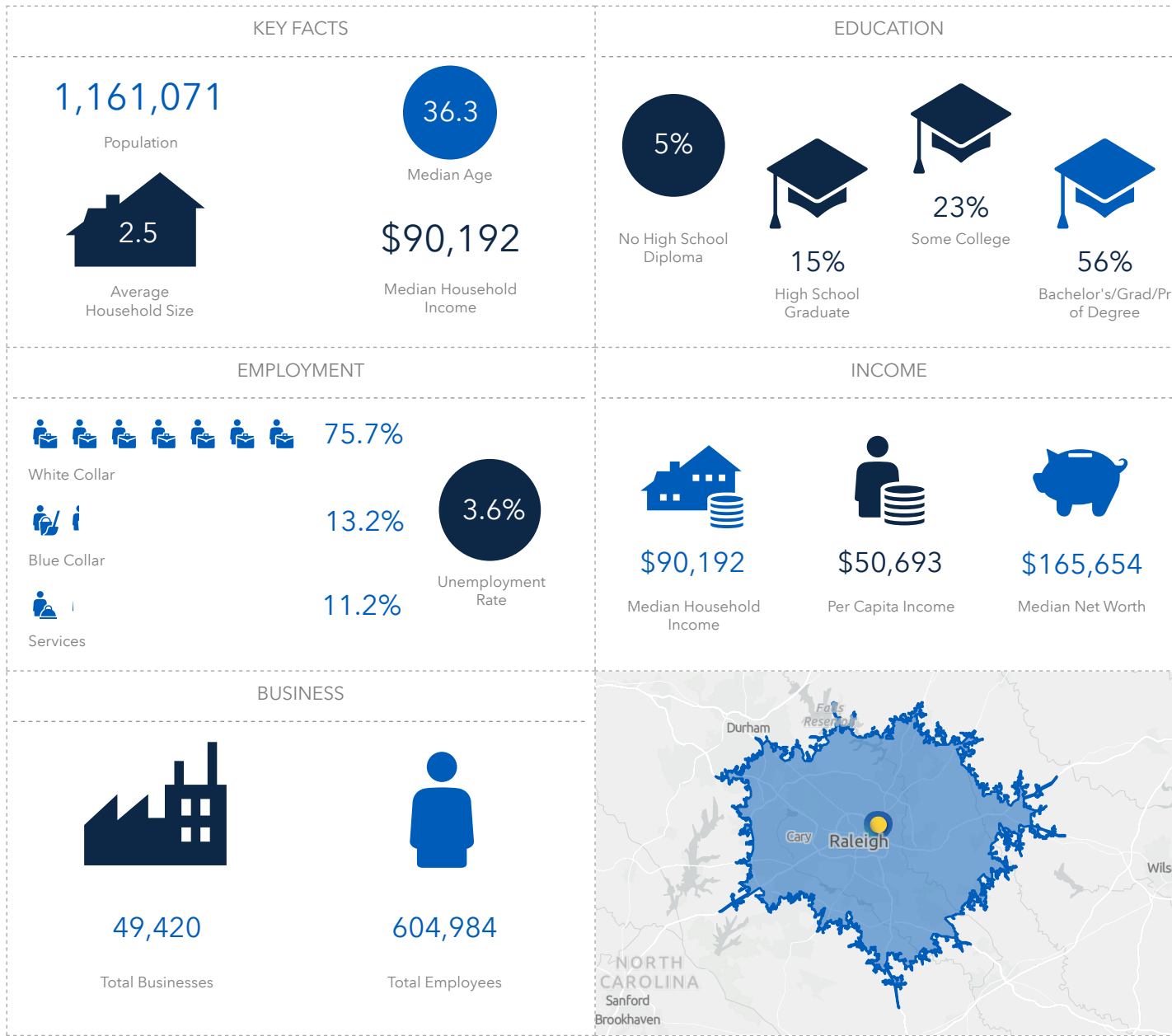
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DEMOGRAPHICS - 27 MIN.



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