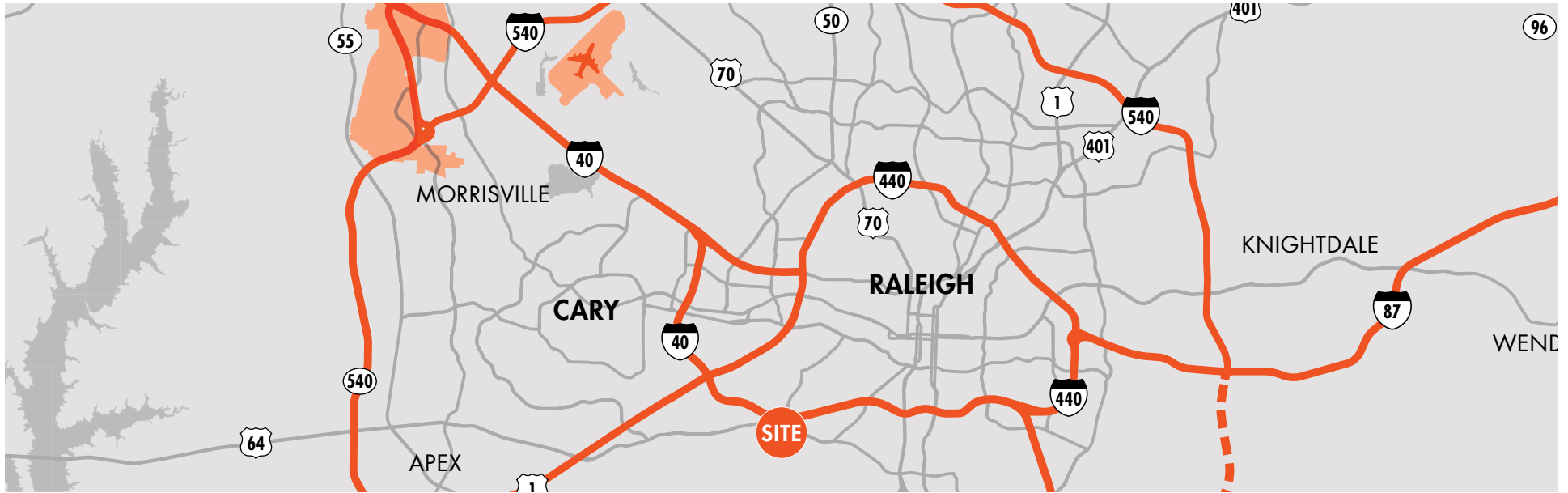


3800 TRYON ROAD

RALEIGH, NC 27606

±17,421 SF AVAILABLE FOR LEASE



PROPERTY FEATURES

- Located in Southwest Raleigh at the corner of Tryon Road and Gorman Road just off I-40 exit 295
- Approximately 0.2 miles from I-40, 2.5 miles from I-440 and US Hwy 64, 3 miles to US Hwy 401, 7 miles to downtown Raleigh and 15 minutes to RDU International Airport
- Suite E - ±17,421 SF of flex/warehouse space @ \$10.00 PSF

BUILDING FEATURES

BUILDING SIZE	±62,060 SF
LOT SIZE	±6.89 acres
AVAILABLE SPACE	±17,421 SF
YEAR BUILT	1961, renovated in 1980
CLEAR HEIGHTS	12 - 22 feet
DOCK/DRIVE IN DOORS	3 dock doors & 6 drive in doors
ZONING	IX-3 PL ; Industrial Mixed Use
TIMING	Immediately
TICAM	\$2.00 PSF

FOR MORE INFORMATION, PLEASE CONTACT:

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 Licensed Real Estate Broker

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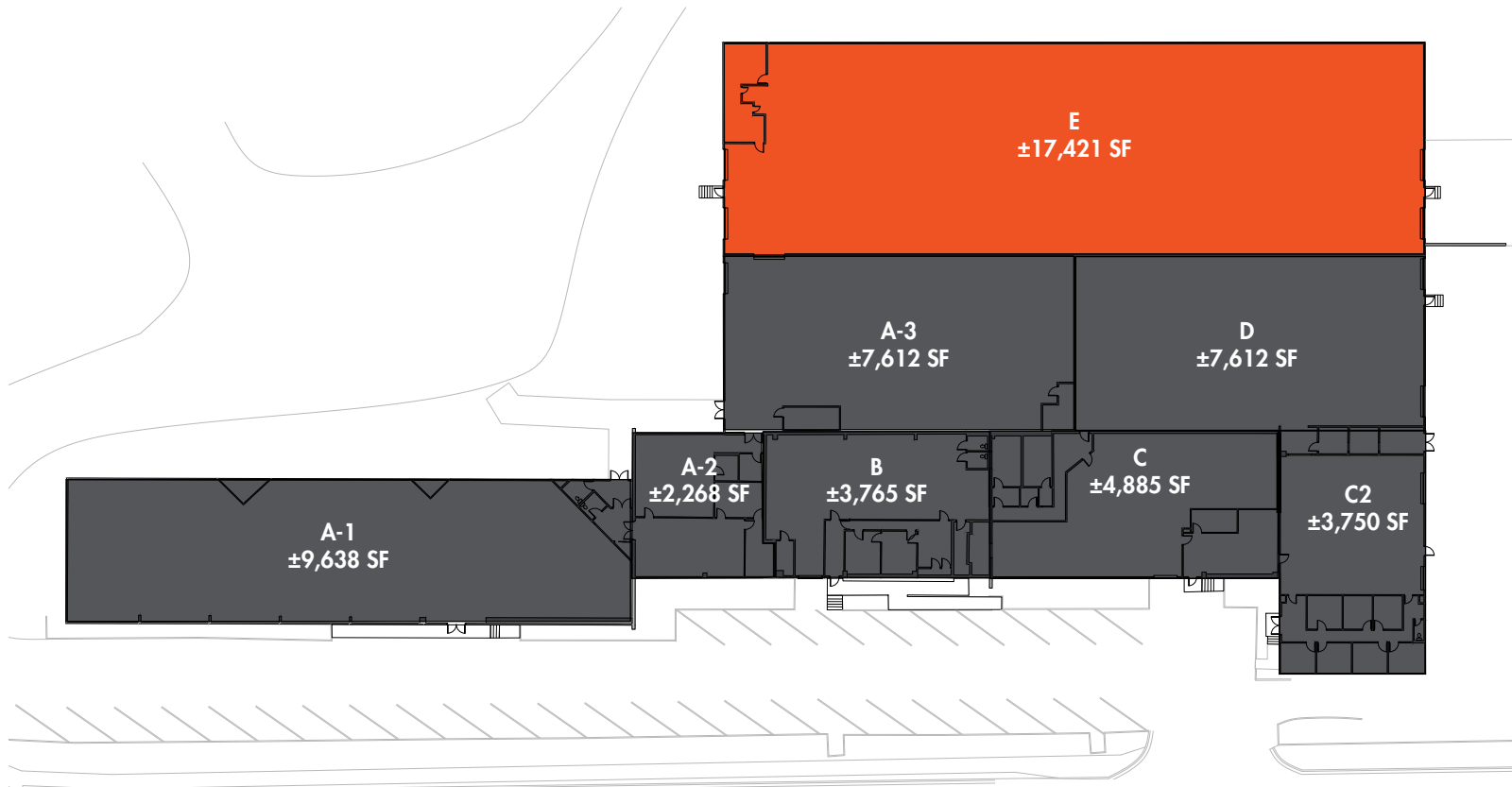
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FLOOR PLAN



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

AVAILABLE

LEASED

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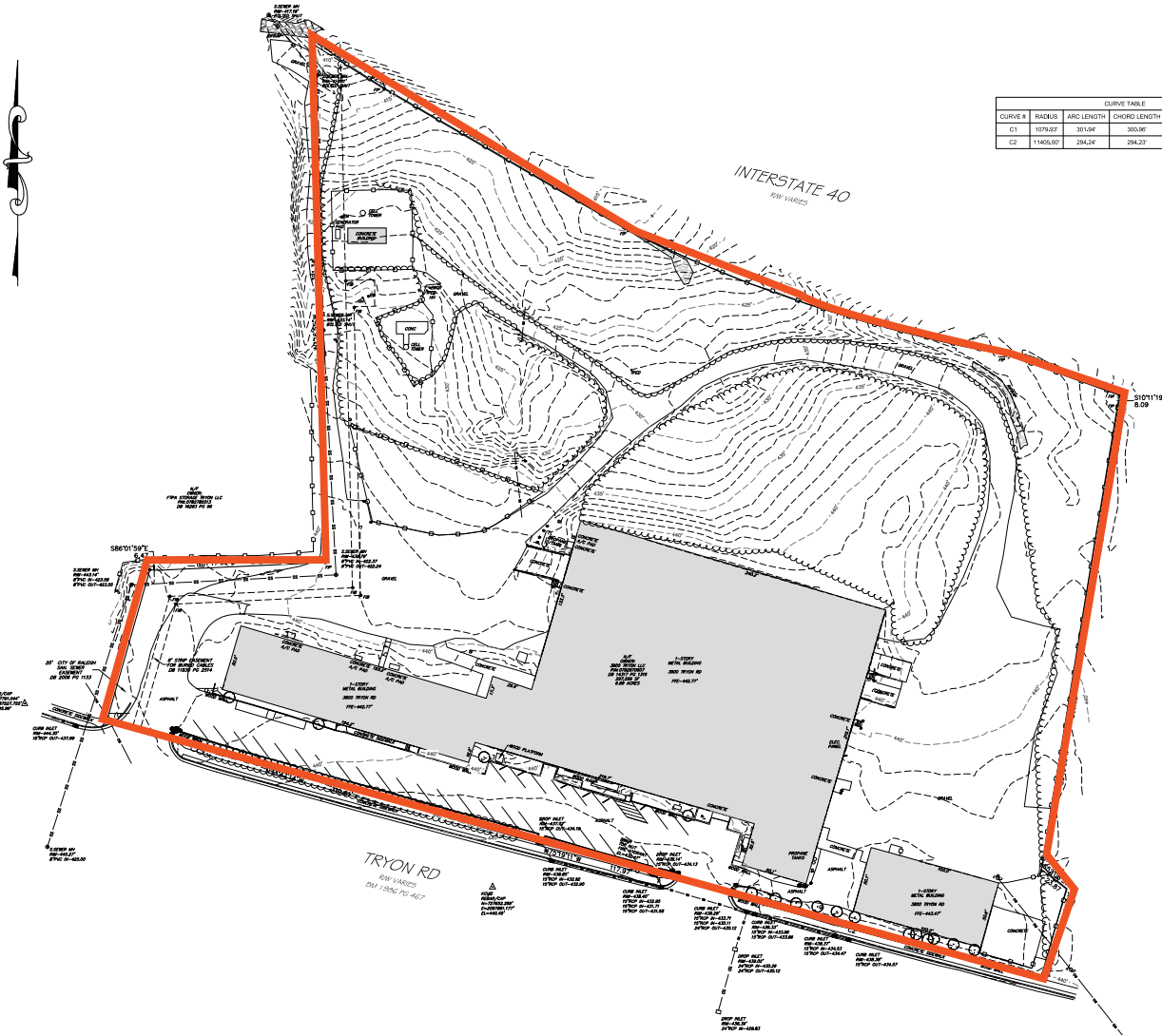
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TOPOGRAPHIC SURVEY



- SURVEYOR'S NOTES**
1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE.
 2. AREA SHOWN HEREON COMPUTED BY COORDINATE METHOD.
 3. THE BASIS OF THE BEARINGS SHOWN HEREON AREAS BASED ON NAD'83 BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED IN OCTOBER 2018.
 4. ELEVATIONS SHOWN HEREON BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED IN OCTOBER 2018.
 5. SUBJECT PROPERTIES KNOWN AS PARCEL NUMBERS: AS SHOWN
 6. OWNER INFORMATION:
3800 TRYON LLC
3800 TRYON RD.
RALEIGH, NC 27612
 7. CONTOUR INTERVAL IS ONE FOOT (1.0').
 8. BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON IS BASED UPON AN ALTA/ACSM LAND TITLE SURVEY ENTITLED "3800 TRYON, LLC" PREPARED BY JOHN Y. PHELPS JR., PROFESSIONAL SURVEYOR, DATED NOVEMBER 3, 2011.

LEGEND

▲	SURVEY CONTROL	⊙	SPRINKLER HEAD
⊙	BOUNDARY MARKER	⊙	IRRIGATION CONTROL VALVE
⊙	ROLLERS	⊙	WATER VALVE
⊙	STORM MANHOLE	⊙	SOIL
⊙	CURB CUT	⊙	LARGE ROCK
⊙	AIR CONDITIONING UNIT	⊙	TREE SYMBOLS & SIZE
⊙	TRUCK HANDHOLE	⊙	WOODS/RAIL
⊙	ELEC. HANDHOLE	⊙	FENCE
⊙	HANDHOLE	⊙	STORM DRAIN PIPE
⊙	LIGHT POLE	⊙	SANITARY SEWER PIPE
⊙	UTILITY POLE	⊙	GAS LINE
⊙	GROUND LIGHT	⊙	POWER LINE
⊙	PAVING LIGHT	⊙	TELEPHONE LINE
⊙	YARD LIGHT	⊙	IRRIGATION LINE
⊙	SEWER MANHOLE	⊙	UNKNOWN UTILITY
⊙	TELEPHONE MANHOLE	⊙	OVERHEAD WIRE
⊙	COMBINATION MANHOLE		
⊙	SEWER MANHOLE		
⊙	ELECTRIC MANHOLE		
⊙	WATER MANHOLE		

SURVEYOR'S CERTIFICATION

I, JAMES M. GELLENTHIN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION; THAT THIS MAP DOES NOT REPRESENT AN OFFICIAL BOUNDARY SURVEY AND HAS NOT BEEN PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF _____, 2018.

PRELIMINARY

JAMES M. GELLENTHIN, NC PLS No. L-3880

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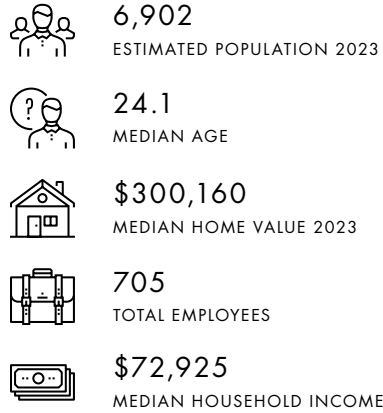
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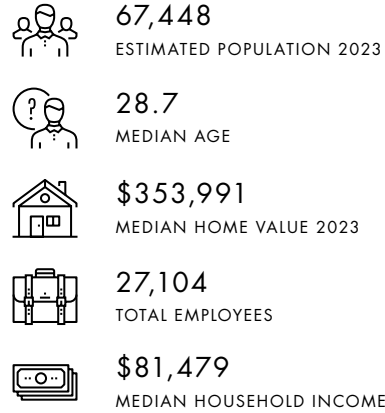


DEMOGRAPHICS

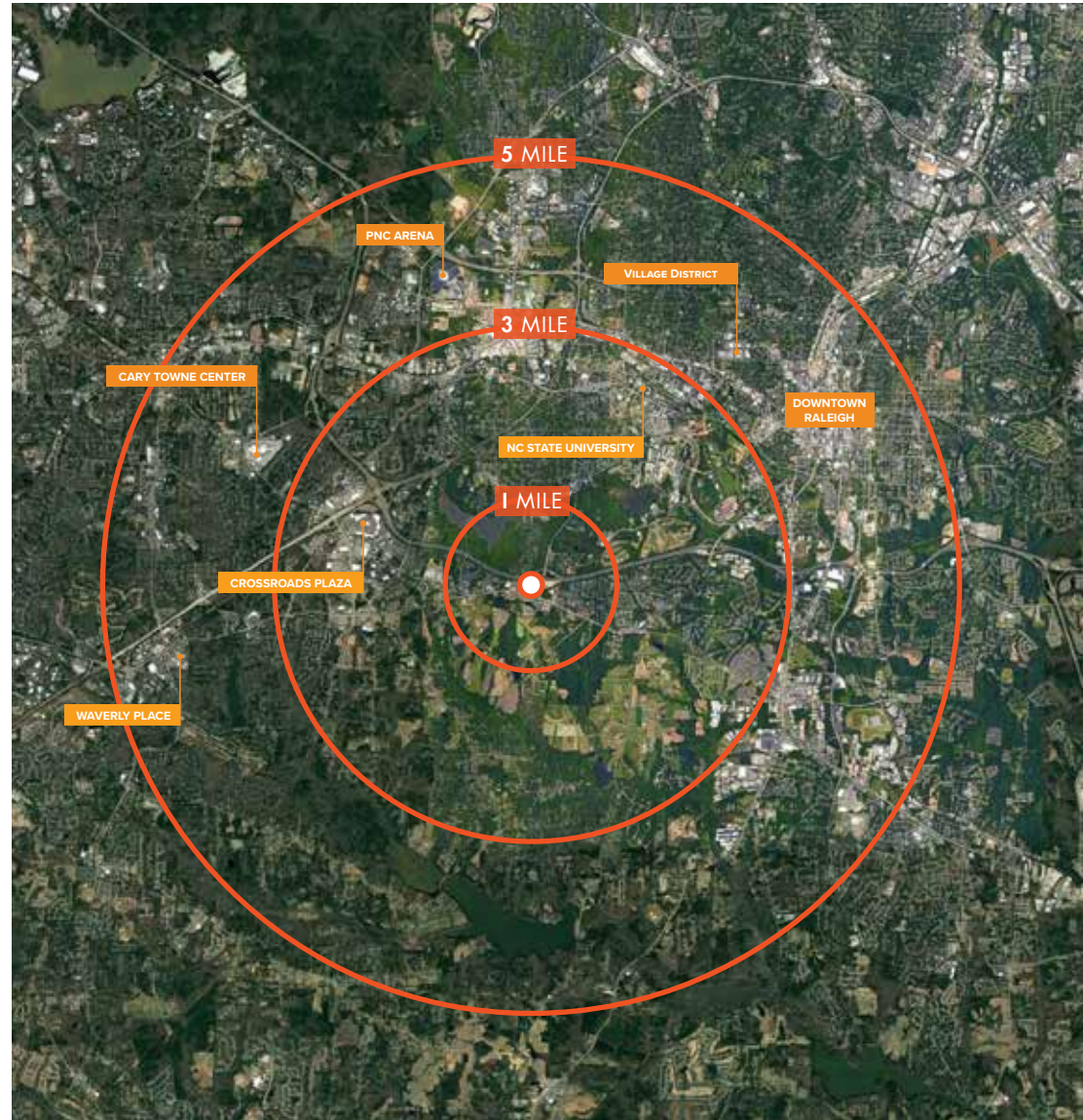
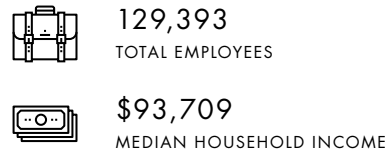
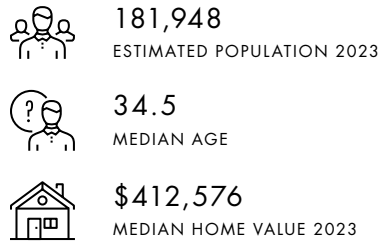
1 MILE RADIUS



3 MILE RADIUS



5 MILE RADIUS



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PHOTOS



REAR PARKING AREA



SUITE E



SUITE E



SUITE E

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