

5832 Lease Ln

RALEIGH, NC 27617

FOR LEASE



CONTACT BROKER:

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5832 Lease Lane provides 14,460 SF of space with laydown yard and a 2,500 SF covered shed. This space is located in the middle of the RTP Triangle in Raleigh, NC and provides great access to Hwy 70 and the 540 Beltline. This space will be available May 1, 2025.



Located in the middle of the RTP Triangle



Access to Hwy 70 and the 540 Beltline with over 40,000 VPD.



Laydown yard for outdoor storage and +- 2,500 SF of a covered storage shed included.



2 drive in and 3 dock high doors

LEASE INFORMATION

Lease Rate	\$15.50 SF/yr (NNN)
Available SF	14,640 SF
Lot Size	1.86 Acres
Number of Units	1
Cap Rate	6.96%
NOI	\$204,000
Year Built	1980
Zoning	IX-3

FOR LEASE

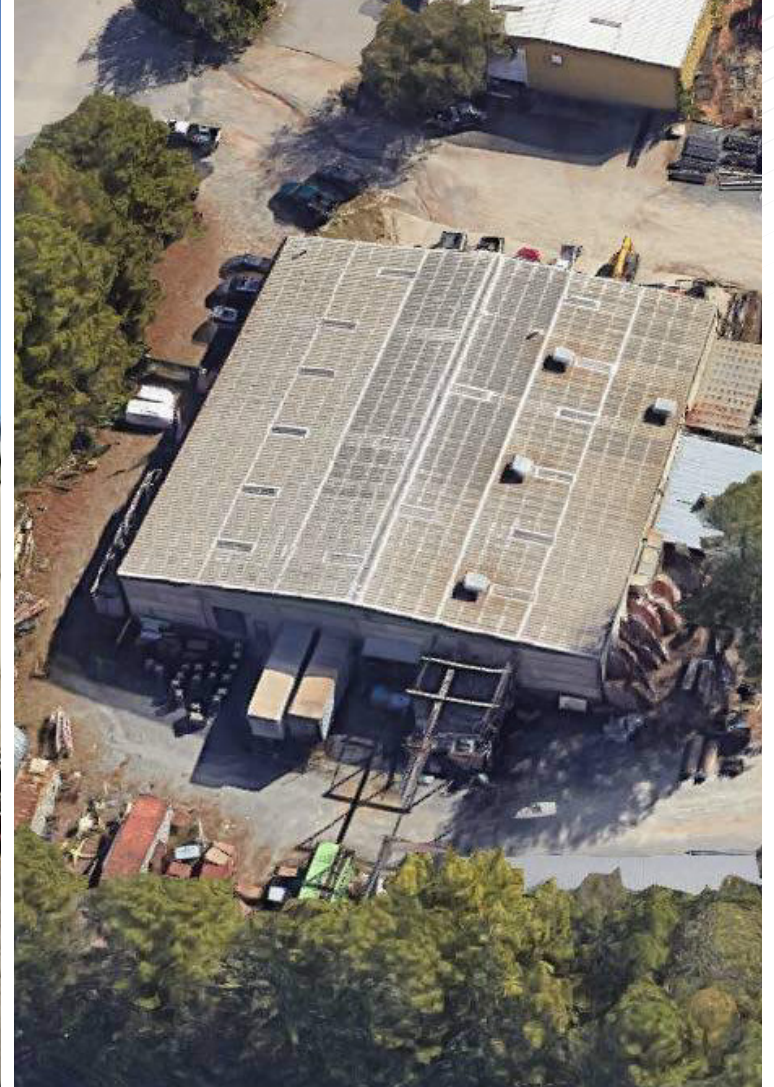
EXTERIOR PHOTOS



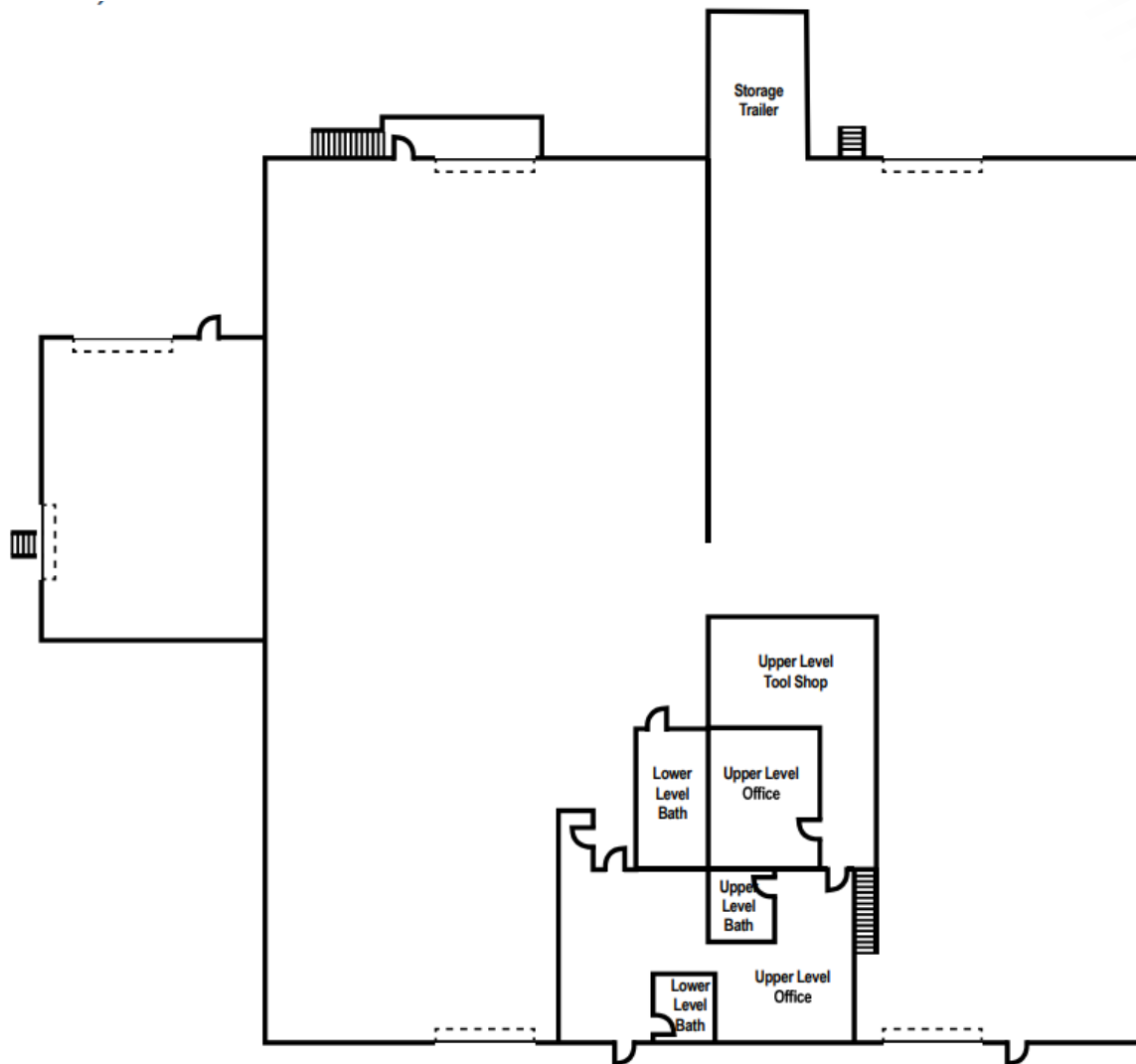
4475 Technology Drive NW | Wilson, NC 27896 | PAGE 3

401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET





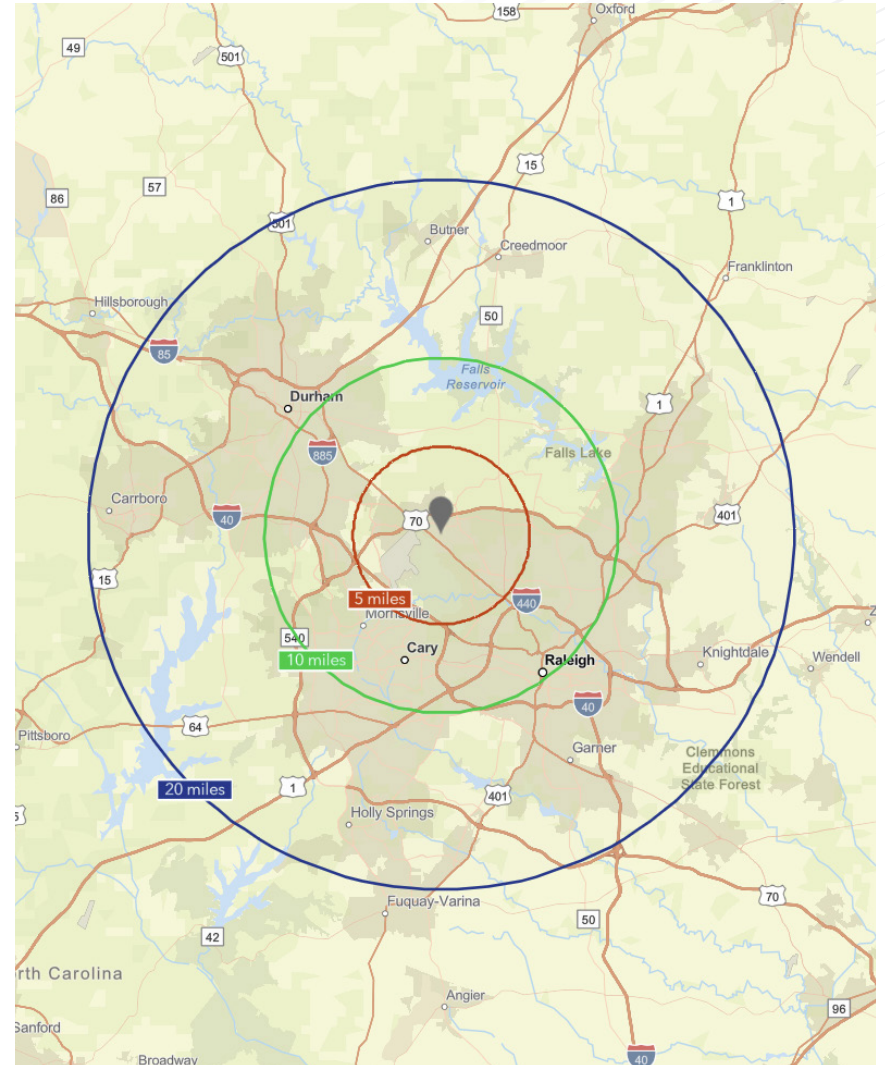




Population	5 Miles	10 Miles	20 Miles
Total Population	122,296	593,807	1,636,544
Median Age	39.3	36.0	36.5

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	56,394	255,718	647,566
# of Persons per HH	2.16	2.27	2.45
Average HH Income	\$149,777	\$139,274	\$135,053
Average Home Value	\$579,025	\$566,698	\$533,716

Demographics data derived from ESRI (2024)



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THE OVERTON GROUP TEAM

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