

FOR SALE

# 600 IRVING PARKWAY

HOLLY SPRINGS, NC 27540



## ***COVETED FLEX OWNERSHIP OPPORTUNITY IN BURGEONING RALEIGH-DURHAM SUBMARKET***

Rarely available single tenant flex building on 8.5 acres in Holly Springs Business Park, with an attractive 44,960 SF layout and expansion potential. Exceptional location near three major commercial developments in The Yield, Catalyst BioCampus and Helix Innovation Park, and surrounded by abundant housing, retail, lifestyle amenities. Since 2018, over 40% of the \$6.4 billion of life sciences manufacturing investment in Raleigh-Durham has landed in Holly Springs, now home to top-tier, life science focused companies including Amgen, one of the world's leading biotechnology companies, Seqirus, the largest influence vaccine producer in the world, and FUJIFILM Diosynth, the largest monoclonal antibodies facility in the world.

**SALE PRICE: \$10,500,000**

CONTACT

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## BUILDING

<b>YEAR BUILT</b>	1997, recently renovated
<b>TOTAL BUILDING AREA</b>	44,960 sf
<b>SIZE</b>	8.523 acres
<b>PAVED SURFACE</b>	76 parking spaces plus truck court, 39,350 sf of asphalt paving, and 10,000 sf of concrete paving
<b>ROOF</b>	Original flat sheet metal
<b>ELECTRICAL</b>	480 Power with 4-transformers 1200 Amps
<b>INTERNET</b>	TING Fiber Optic Cable
<b>FIRE AND LIFE SAFETY</b>	Fully monitored wet sprinkler system
<b>WATER AND IRRIGATION</b>	Well-fed reclamation pond; existing irrigation system, not currently in use; backflow preventor, inspected
<b>GENERAL</b>	Survey recorded in 2009 Deed book 2009 Page 01181; 2021 & 2022 building expenses available upon request

## WAREHOUSE

<b>WAREHOUSE AREA</b>	31,680 sf
<b>CLEAR CEILING HEIGHT</b>	25'
<b>LOADING DOCK</b>	3 dock-high doors with levelers
<b>HVAC</b>	Gas-pack units
<b>LIGHTING</b>	High Bay LED
<b>PAINT BOOTH</b>	Seller property not included in sale price

## OFFICE

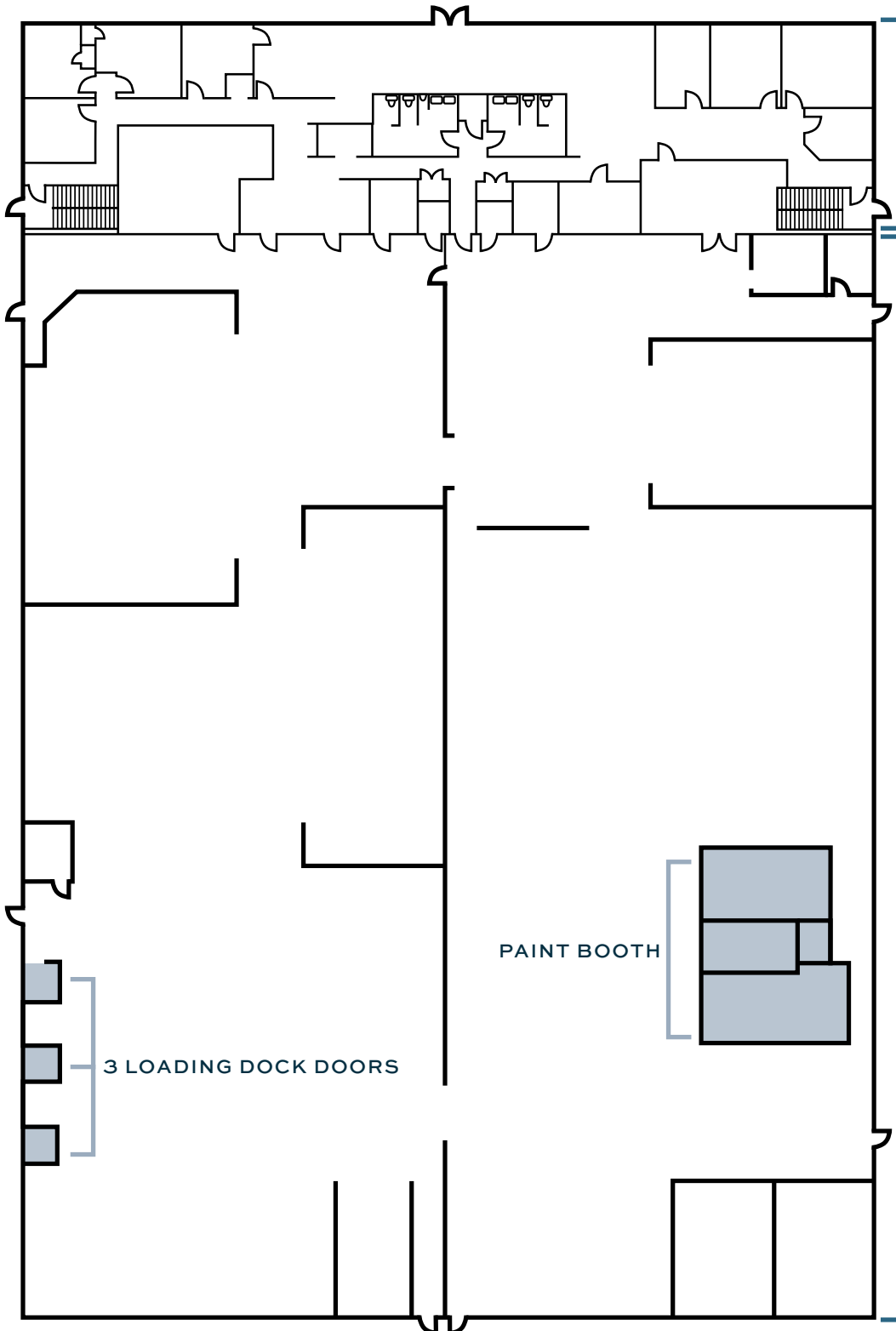
<b>OFFICE AREA</b>	13,280 sf across two floors
<b>HVAC</b>	New 25-ton TRANE AC unit with VAV system
<b>FINISHES</b>	High quality, well-appointed, and 25% shell condition on 2nd floor

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FLOOR  
PLAN

31,680 SF WAREHOUSE  
13,280 SF OFFICE SPACE



**TWO-STORY OFFICE**

- 1<sup>st</sup> floor shown
- 2<sup>nd</sup> floor partial shell condition

**WAREHOUSE**

PAINT BOOTH

3 LOADING DOCK DOORS

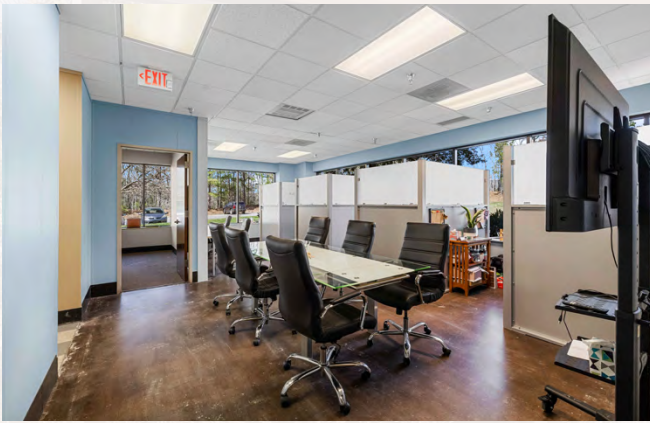
\* not to scale



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# NEARBY AMENITIES

600 IRVING PARKWAY



**HOLLY SPRINGS TOWNE CENTER**

- Starbucks Coffee
- Wendy's
- DSW Designer Shoe Warehouse
- Marshall's
- Jersey Mike's Subs
- FirstWatch The Daytime Cafe
- Panera Bread
- Old Navy
- crumbl cookies
- TEXAS ROADHOUSE
- chili's
- Buffalo Wild Wings
- Michaels
- ULTA BEAUTY
- Target
- ME Massage Envy
- BLAZE PIZZA
- O2FITNESS
- AMC THEATRES
- Olive Garden Italian Kitchen

**600 IRVING PKWY**

**UNC REX HOLLY SPRINGS HOSPITAL**

**SHOPPES AT HOLLY SPRINGS**

- Dunkin'
- McDonald's
- Taco Bell
- ALDI
- Subway
- IHOP
- Firestone
- Walmart

**SOUTHPARK VILLAGE**

- Starbucks Coffee
- Harris Teeter
- Sherwin Williams
- CVS pharmacy
- tropical CAFE
- ACME PIZZA
- Chick-fil-A
- Chipotle Mexican Grill
- Hickory Tavern
- goodwill

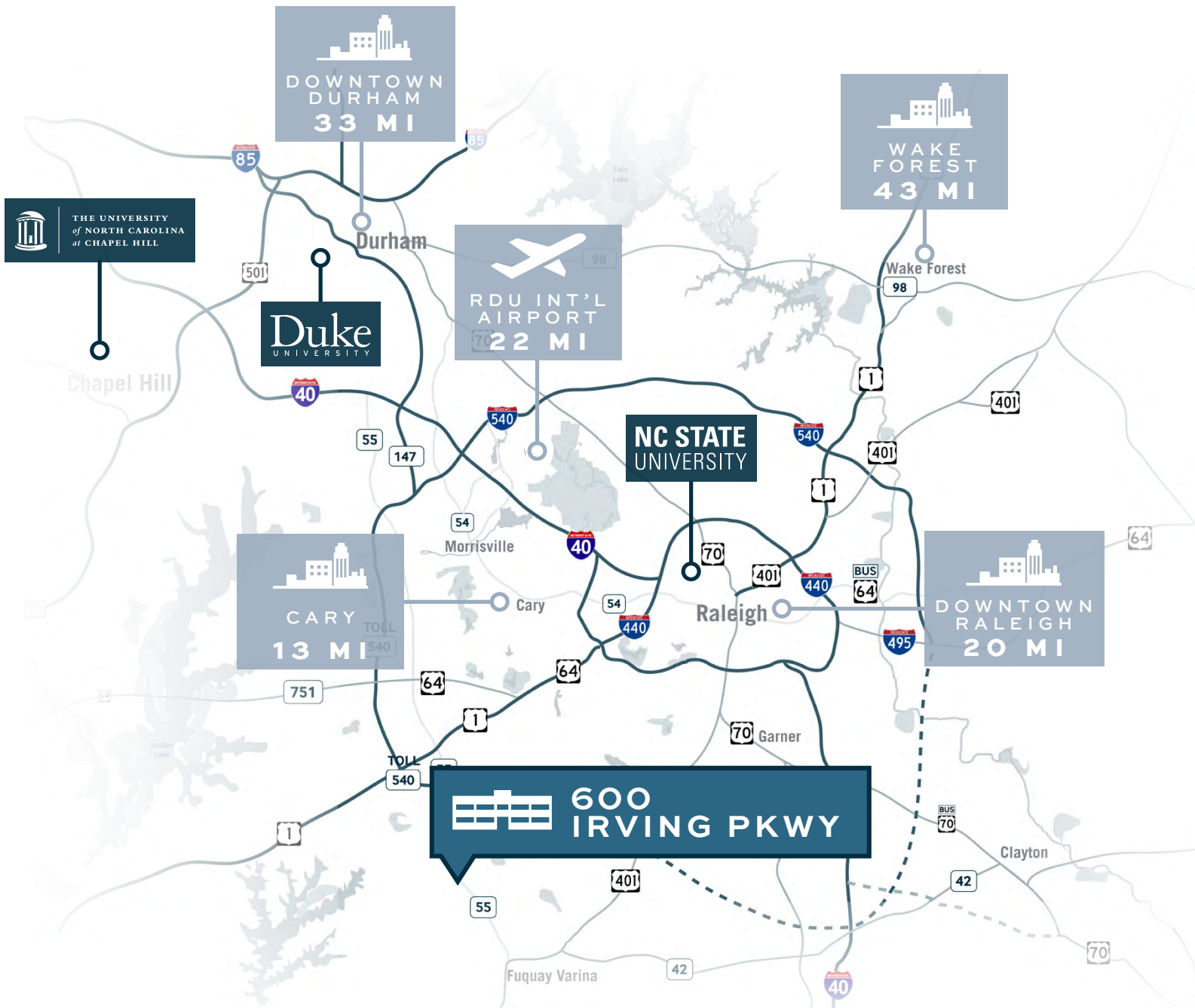


HOLLY SPRINGS TOWNE CENTER



UNC REX HOLLY SPRINGS

# PROXIMITY MAP



Located in a vibrant and emergent area, 600 Irving is well-positioned to tap into the local talent pipeline from the area's top three universities, with convenient and quick access to Cary, RDU International Airport, and downtown Raleigh

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# AREA OVERVIEW • HOLLY SPRINGS

Holly Springs, NC is a community recognized as one of the Best Small Cities in America and one of the fastest growing municipalities in Wake County. Positioned 30 minutes from Research Triangle Park and the Raleigh-Durham International Airport, Holly Springs is home to many small businesses and multi-national firms. The landscape of Holly Springs has drastically changed over the past few years as the town leaders have made it their mission to revitalize the village district. The downtown area has been rebuilt into a dynamic, thriving community where residents live, work, and play. The newly opened Town Hall Commons and the mixed-use development Block on Main will add roughly 100,000 square feet of new retail, restaurant, and office space to the already bustling downtown.

The Southwest Wake County office submarket includes just under 1.8 million square feet of office space. Construction completed in the first quarter of 2020 delivered 42,000 square feet of new space to the submarket and an additional 83,500 square feet is expected to be delivered in the fourth quarter. This is on trend for the submarket as there has been an average of 110,000 square feet of annual net deliveries over the past three years. Tenants in the submarket serve a variety of industries. Notable tenants include WakeMed Health, C&C Technologies Inc., and Pierce Group Benefits.

Construction is currently underway on one of the area's main corridors, I-540. Once complete the existing Triangle Expressway will extend between NC 55 Bypass and I-40. A ramp to access the future 540 will be located at the point where Kildaire Farm Rd and Holly Springs Rd intersect. The additional 28.4 mile stretch of highway will be completed in three phases, with phase one currently underway. The extension will improve mobility during peak travel periods and address increased transportation demands on the existing roadway networks, linking Apex, Cary, Clayton, Garner, Fuquay-Varina, Holly Springs, and Raleigh.



The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

# #1

**BEST CITY IN NC TO  
GET A JOB**

*Zipia, 2019*

# #1

**SAFEST CITY IN NC**

*Multiple Sources, 2016-2021*

# #3

**MOST POPULAR ZIP  
CODE IN THE TRIANGLE**

*NewsObserver, 2021*

# #6

**BEST PLACE TO LIVE  
IN NC**

*HomeSnacks, 2022*

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