



FOR LEASE

Flex Space

5660 DEPARTURE DRIVE

Raleigh, NC 27616

PRESENTED BY:

JOHN POWELL

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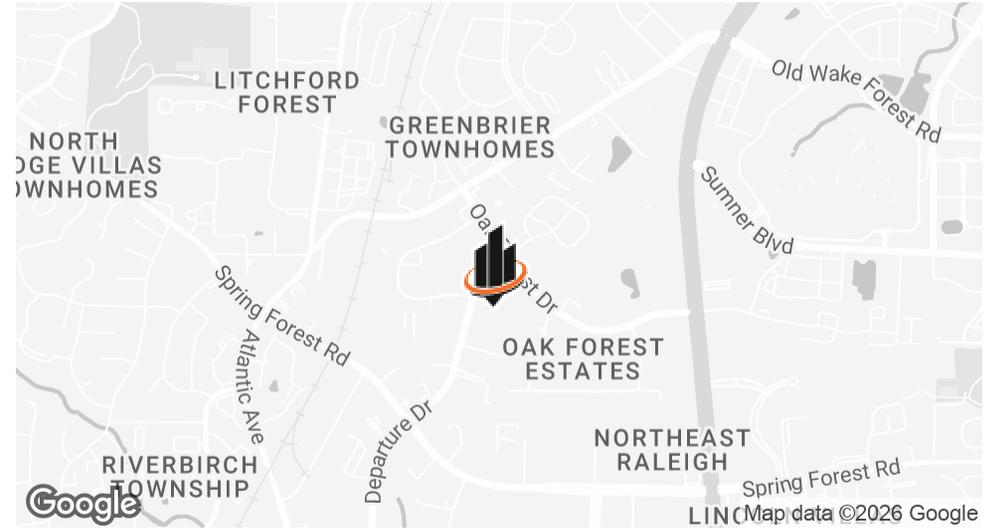
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.50 SF/yr (NNN) TICAM est. \$3.25
NUMBER OF UNITS:	11
AVAILABLE SF:	±3,000-±30,000 SF
BUILDING SIZE:	±33,000 SF
ZONING:	IX-3

PROPERTY DESCRIPTION

5660 Departure Drive offers a ±33,000 SF building demised into efficient ±3,000 SF bays, ideal for service, light industrial, distribution, and trade-oriented users. Each unit includes a 12' x 12' drive-in door, providing excellent access for daily operations.

Configured for versatility, the building supports a range of business needs, with opportunities for tenant improvements (TIA) to create tailored workspace solutions. Positioned within Raleigh's IX-3 zoning district, the property accommodates a wide variety of industrial and flex uses.

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ADDITIONAL PHOTOS



JOHN POWELL

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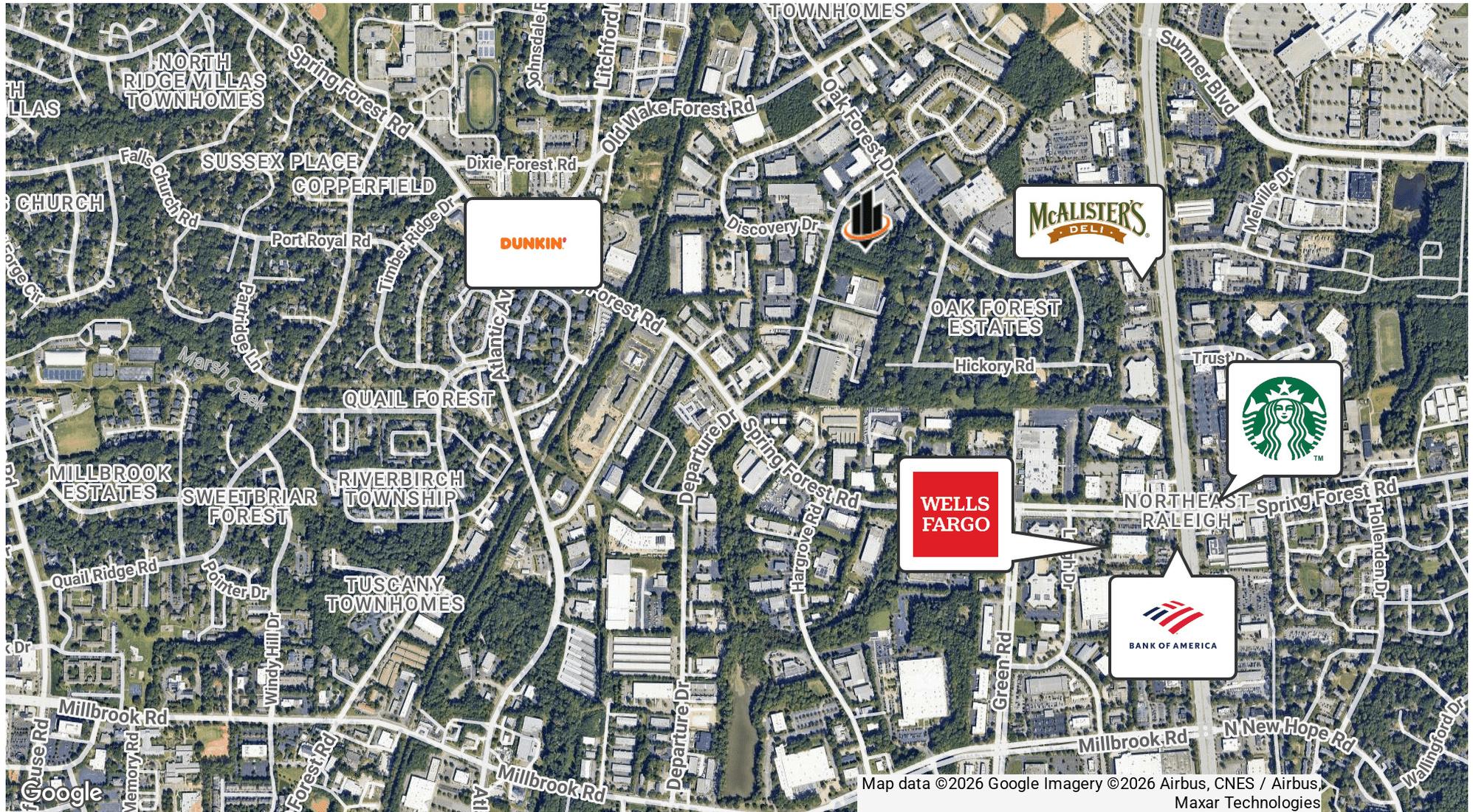
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

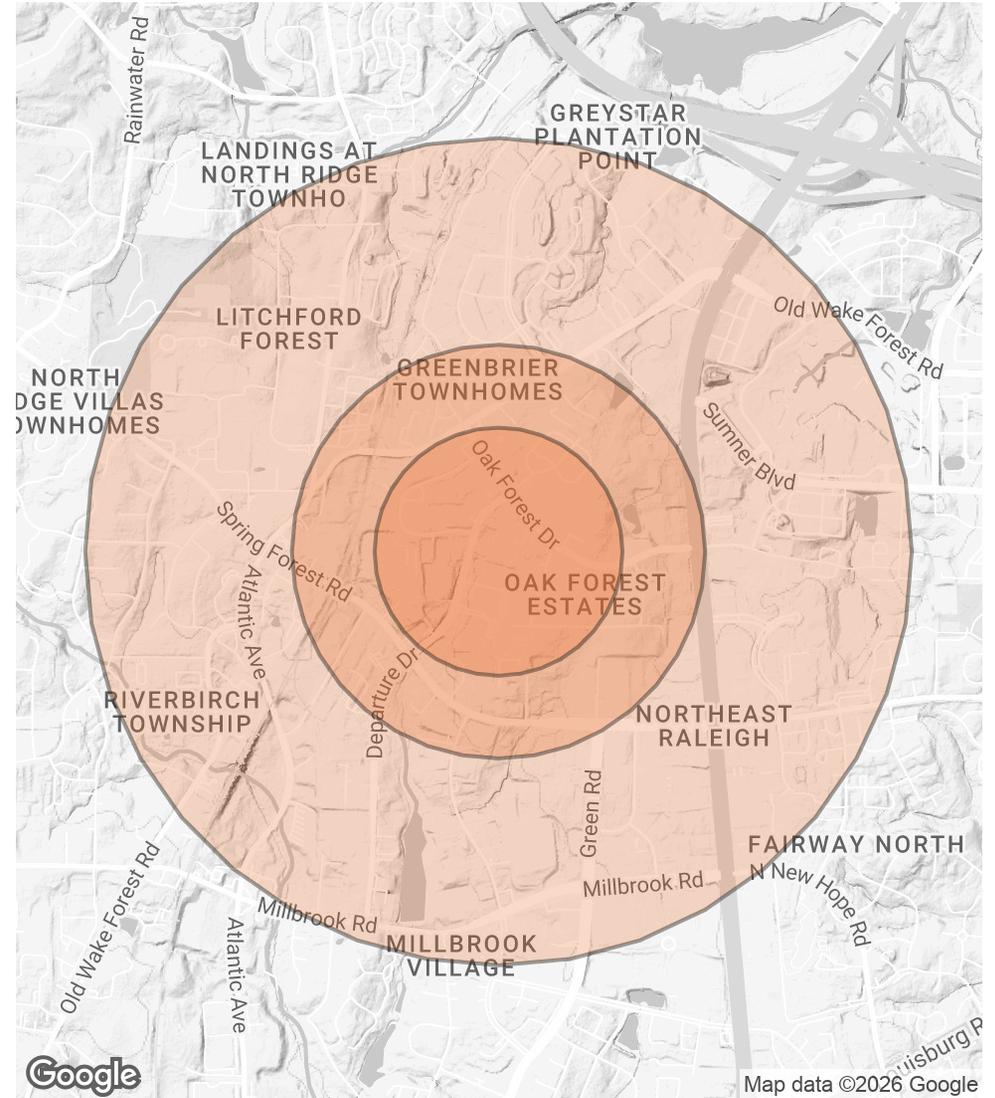
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	218	1,046	6,504
AVERAGE AGE	36	35	37
AVERAGE AGE (MALE)	34	34	36
AVERAGE AGE (FEMALE)	38	37	39

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	106	514	3,035
# OF PERSONS PER HH	2.1	2	2.1
AVERAGE HH INCOME	\$64,650	\$70,447	\$80,183
AVERAGE HOUSE VALUE	\$540,861	\$399,074	\$359,030

Demographics data derived from AlphaMap



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