

# 204

## CAPCOM AVE

WAKE FOREST, NC







NICK MELFI  
BROKER

nick@cityplat.com  
(908) 255-9698



VINCENZO VERDINO  
PRINCIPAL

vincenzo@cityplat.com  
(917) 566-5944



The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared prospective tenants, and to subject property. The information due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected Financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, The compliance with state and federal regulations, the physical condition of the Improvements there on, or the financial condition or business prospects of any tenant, Or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.





# 204

## CAPCOM AVE

WAKE FOREST, NC

EXECUTIVE  
SUMMARY

8

PROPERTY  
OVERVIEW

12

FLOOR  
PLANS

20

DEMOGRAPHICS

28

MARKET/ECONOMY  
OVERVIEW

32



# AT A GLANCE

LOCATED IN WAKE FOREST, NC WITH DIRECT ACCESS TO



204 CAPCOM IS A  $\pm 32,000$  SF CLASS A FLEX/R&D BUILDING, BUILT IN 2010 AS A BUILD-TO-SUIT FOR A NATIONAL DEFENSE CONTRACTOR SITTING ON  $\pm 5.15$  ACRES.

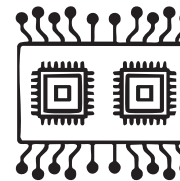
ABILITY FOR SCREENED OUTDOOR STORAGE / FLEET PARKING AS AN ACILLARY / ACCESSORY USE TO THE PRIMARY OPERATIONS





LEASE RATE: \$16/ FT NNN

EST. TICAM FY '26: \$3/FT



IDEAL FOR DEFENSE, AEROSPACE,  
HIGH-TECH, OR LIFE SCIENCE FIRMS,  
LIGHT MANUFACTURING AND R&D



WAREHOUSE CLEAR HEIGHT: 24'



POWER CAPACITY: 3 PHASE, 900AMPS



EXTERIOR LAYDOWN AREA AVAILABLE  
FOR SCREENED OUTDOOR STORAGE,  
FLEET PARKING, ETC. (AS PERMITTED BY  
THE TOWN OF WAKE FOREST)





1







204

CAPCOM AVE

WAKE FOREST, NC

# EXECUTIVE SUMMARY









BUILDING SIZE:	±32,000 SF (Two-story office + warehouse).
YEAR BUILT:	2010
ADDRESS:	204 Capcom Ave, Wake Forest NC
ZONING:	HB (Highway Business)
PARKING:	85 striped spaces.
ROOF:	Standing seam metal roof, 14 years old, 4.5 years of Carlisle warranty remaining.
CLEAR HEIGHT:	24' in warehouse/lab area.
CONSTRUCTION:	Pre-engineered steel frame with masonry EIFS façade.
COLUMN SPACING:	Clear span in warehouse.
LIGHTING:	T8/T5 fluorescent (T8 in office, T5 in warehouse).
SPRINKLER:	Wet pipe system.
UTILITIES:	Duke Energy (electric), City of Raleigh (water/sewer).
SITE AREA:	+/- 5.15 acres.
DOCK DOORS:	1 loading dock with 53' trailer access
GRADE LEVEL DRIVE-IN DOORS:	One 18' tall grade level drive in door
POWER CAPACITY:	3 Phase, 900 amp service



2







204

CAPCOM AVE

WAKE FOREST, NC

# PROPERTY SUMMARY



# PROPERTY OVERVIEW

BUILDING SIZE:	±32,000 SF (Two-story office + warehouse).
YEAR BUILT:	2010
ADDRESS:	204 Capcom Ave, Wake Forest NC
ZONING:	HB (Highway Business)
PARKING:	85 striped spaces.
ROOF:	Standing seam metal roof, 14 years old, 4.5 years of Carlisle warranty remaining.
CLEAR HEIGHT:	24' in warehouse/lab area.
CONSTRUCTION:	Pre-engineered steel frame with masonry/EIFS façade.
COLUMN SPACING:	Clear span in warehouse.
LIGHTING:	T8/T5 fluorescent (T8 in office, T5 in warehouse).
SPRINKLER:	Wet pipe system.
UTILITIES:	Duke Energy (electric), City of Raleigh (water/sewer).
SITE AREA:	+/- 5.15 acres.
DOCK DOORS:	1 loading dock with 53' trailer access
GRADE LEVEL DRIVE-IN DOORS:	One 18' tall grade level drive in door
POWER CAPACITY:	3 Phase, 900 amp service









# INTERIOR & EXTERIOR

LARGE EXISTING  
TRAINING FACILITY



BREAK AREA WITH  
PATIO ACCESS



PREMIUM OFFICE  
FINISHES REQUIRING  
MINIMAL TENANT  
IMPROVMENTS



OPEN LAYOUT,  
PRIVATE OFFICES,  
CONFERENCE  
ROOMS



WAREHOUSE/  
LAB SPACE (HIGH  
CEILINGS, DRIVE-  
IN, AND LOADING  
DOCK ACCESS



53' TRAILER LOADING  
DOCK ACCESS.

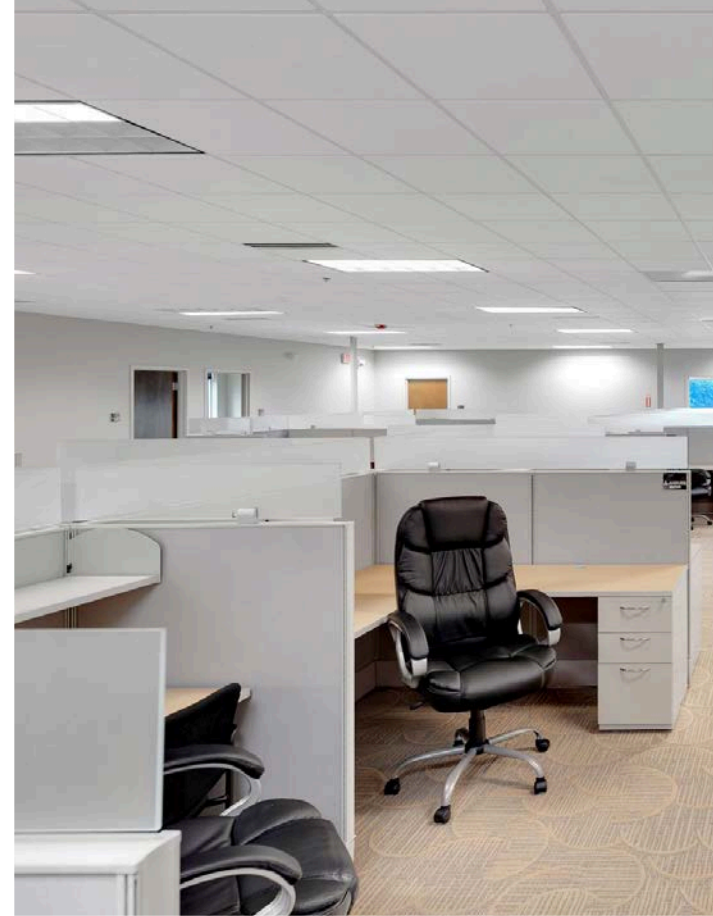


OVERSIZED 18'  
DRIVE IN DOOR



24' CLEAR  
HEIGHTS











3







204

CAPCOM AVE

WAKE FOREST, NC

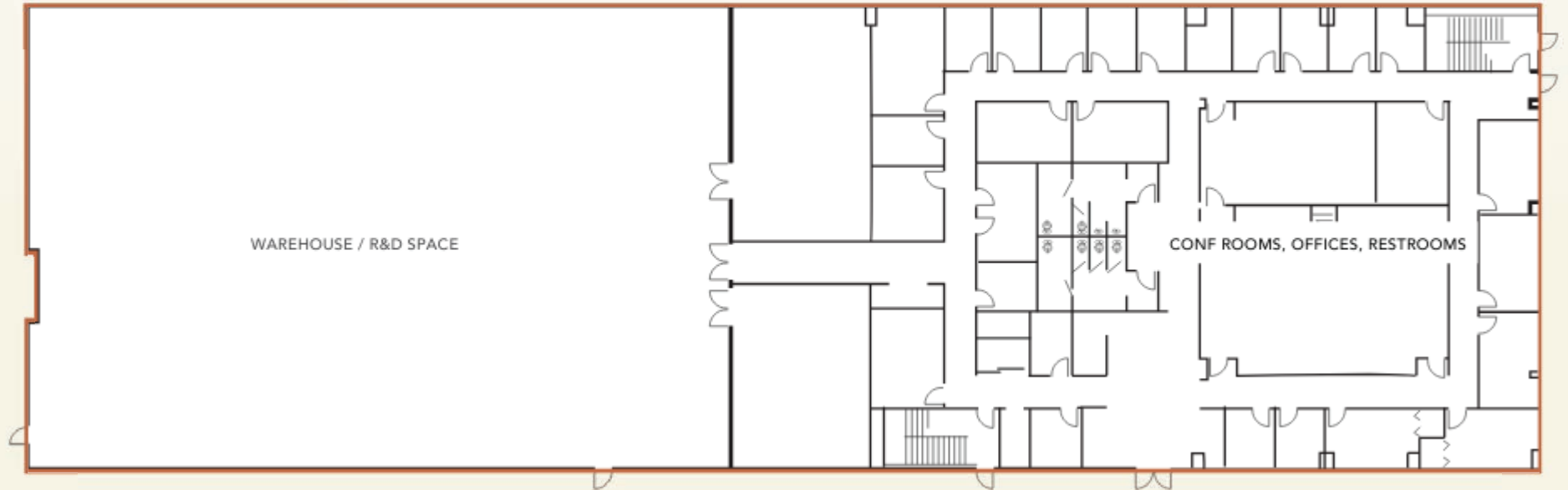
# FLOOR PLANS



# FLOOR PLANS

## FIRST FLOOR

APPROXIMATELY 22,000

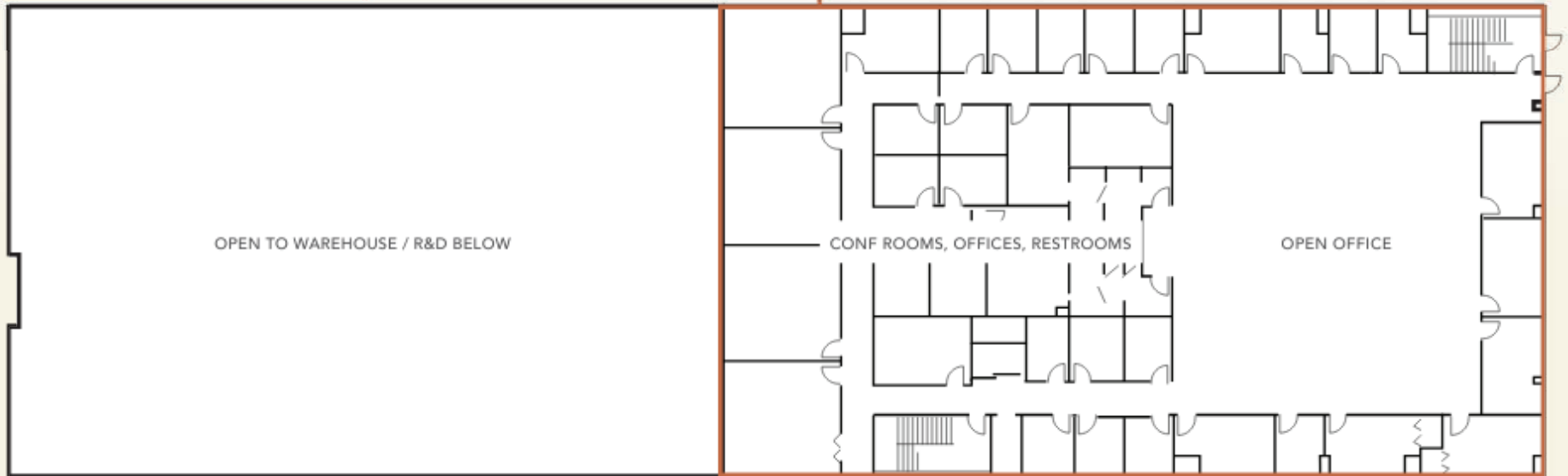




# FLOOR PLANS

## SECOND FLOOR

APPROXIMATELY 10,000 SF

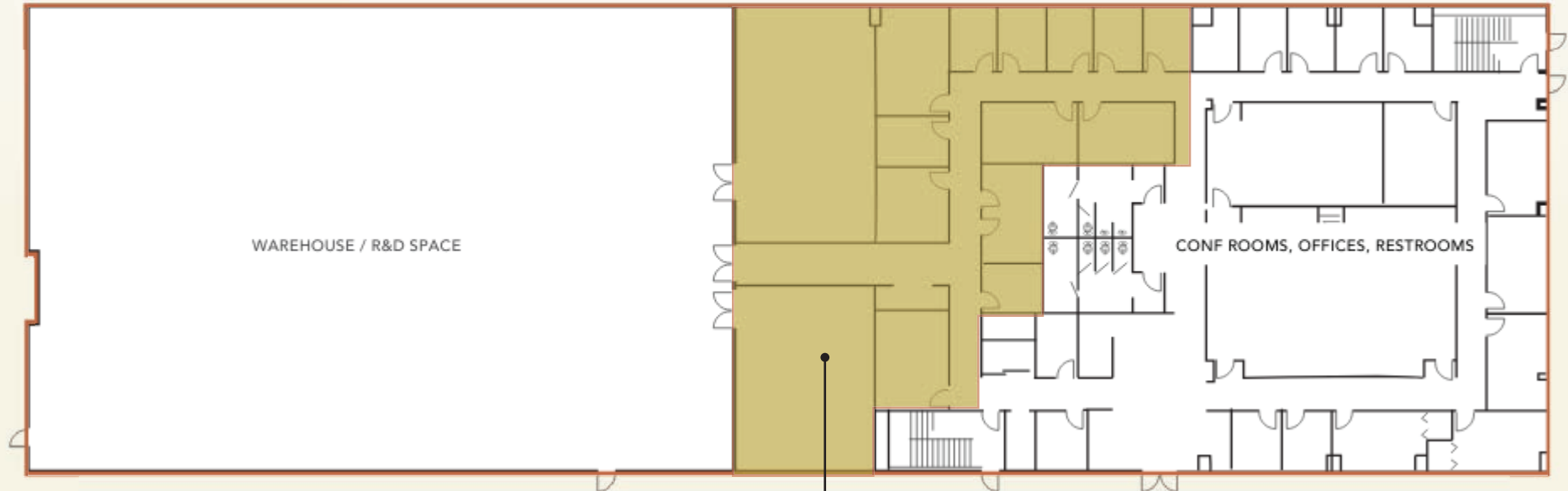




# FLOOR PLANS

## FIRST FLOOR

APPROXIMATELY 22,000



ABILITY TO DEMO ~5,000 SF ON  
EACH FLOOR (10,000 SF TOTAL) TO  
INCREASE WAREHOUSE FOOTPRINT  
BY 50%

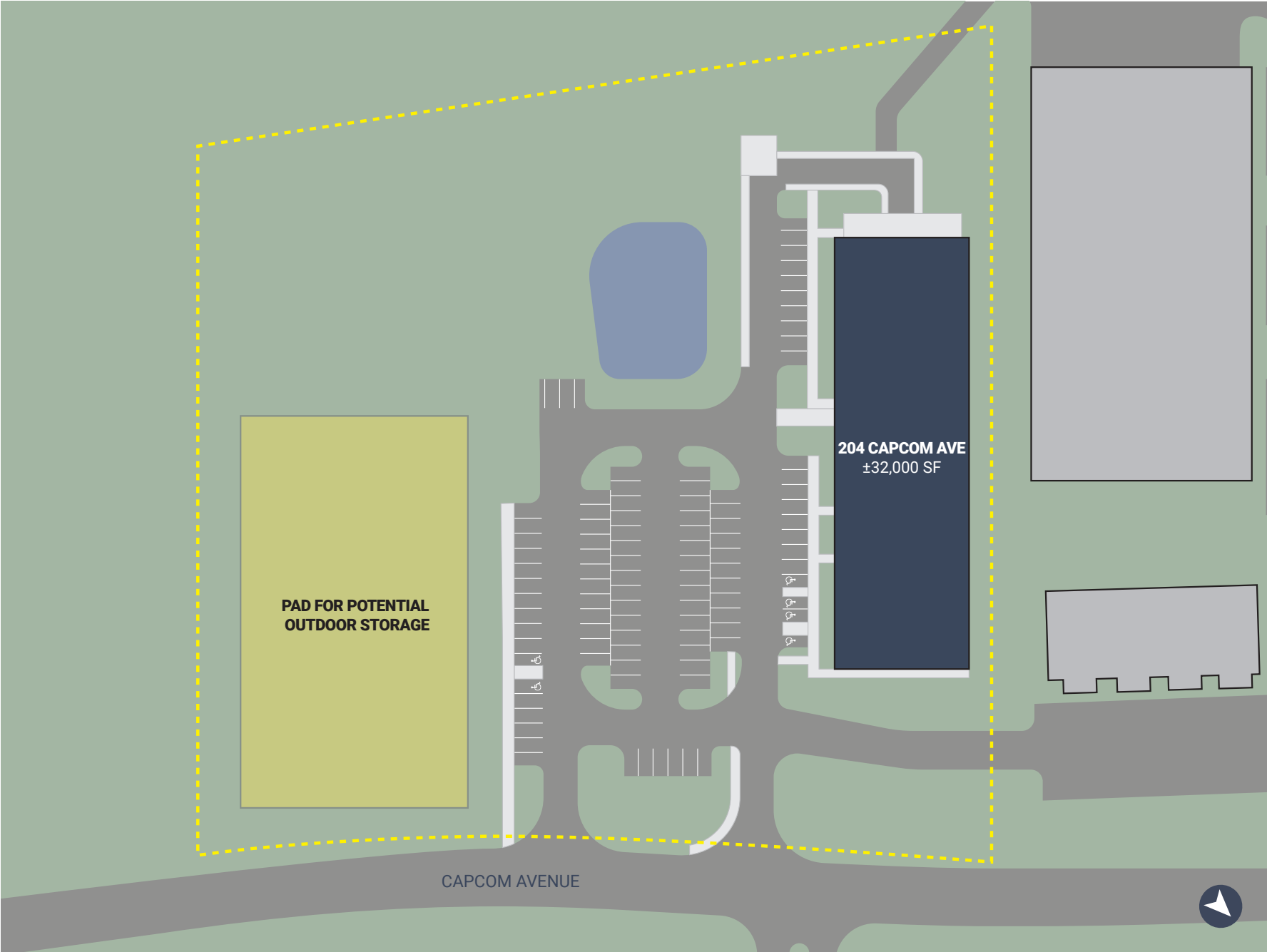
THIS WOULD SHIFT THE LEASE RATE  
DEPENDING ON SCOPE OF WORK







# SITE PLAN







204

CAPCOM AVE

WAKE FOREST, NC

Greensboro

Durham

Raleigh

Greenville

Sanford

Fort Liberty

Charlotte

Wilmington

Port of Morehead City

Port of Wilmington



4







204

CAPCOM AVE

WAKE FOREST, NC

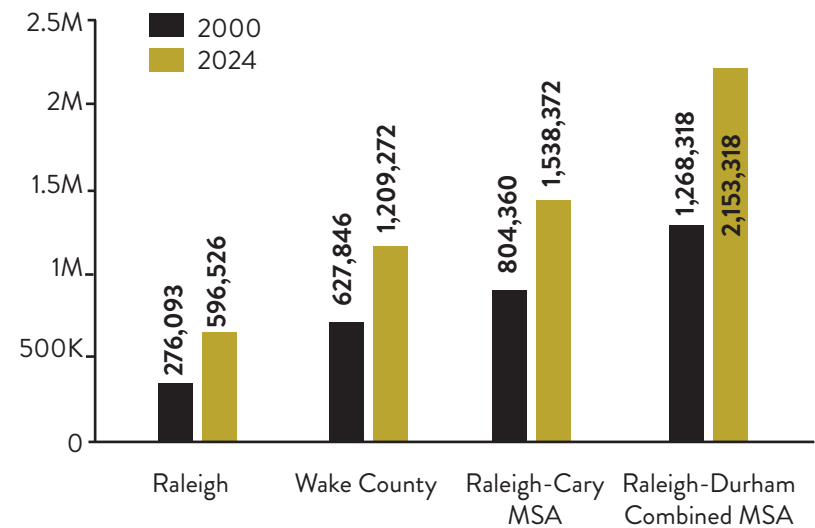
# DEMOGRAPHICS



# DEMOGRAPHIC SUMMARY

RADIUS	2024 POPULATION	2029 PROJECTED	GROWTH RATE
2 Miles	28,700	31,257	+8.9%
5 Miles	126,800	138,557	+9.3%
10 Miles	345,574	379,860	+9.9%

## POPULATION GROWTH



## TRIANGLE POPULATION:

**2.2M+**  
(PROJECTED 2.5M BY 2030)

Source: Costar



## WAKE FOREST

POPULATION GROWTH  
(2020–2024):  
**17%**



**ANNUAL REGIONAL GROWTH  
OF NEARLY 2% REFLECTS  
STRONG HOUSEHOLD AND  
WORKFORCE INFLUX.”**



# HOUSEHOLD INCOME & HOUSING

RADIUS	AVG. INCOME	MEDIAN INCOME %	OVER \$100K %	OVER \$200K
5 Miles	\$137,642	\$110,492	58.6%	11.6%
10 Miles	\$130,245	\$104,352	53.6%	9.6%



**HOMEOWNERSHIP  
RATE:**  
**73.6%**



**MEDIAN HOME  
VALUE (WAKE CO.):**  
**\$431,000**



**COST OF LIVING:**  
**4–6%**  
**BELOW NATIONAL  
AVERAGE**



5







204

CAPCOM AVE

WAKE FOREST, NC

# MARKET/ECONOMY OVERVIEW



# EDUCATION & WORKFORCE

SKILLED & EDUCATED LABOR POOL  
LABOR POOL CREATING ROBUST STEM PIPELINE

BACHELOR'S DEGREE OR HIGHER: **58.8%**,  
HIGHER THAN NATIONAL AVERAGE OF **~36%**

WAKE COUNTY LABOR FORCE: **~627,000**  
PEOPLE, UNEMPLOYMENT AROUND **3.0%**

## Wake County Employment by Industry Sector 2023

Total Employment: 732,113

Public Administration &  
Other Services: 63,964

Leisure & Hospitality:  
72,274

Education & Health  
Services: 90,713

Professional & Business  
Services: 146,721

Financial Activities: 46,523

Government: 91,244

Natural Resources  
& Mining: 2,070

Construction: 48,893

Manufacturing: 23,934

Trade, Transportation  
& Utilities: 118,371

Information: 27,406





# MAJOR REGIONAL EMPLOYERS

## TIER 1 EMPLOYERS:



(300+ COMPANIES,  
65,000+ JOBS)



# of  
Employees  
5,000



# of  
Employees  
43,108



# of  
Employees  
5,968



# of  
Employees  
5,300



# of  
Employees  
964



# of  
Employees  
1,800



# of  
Employees  
1,466



# of  
Employees  
1,250



# of  
Employees  
1,500



# of  
Employees  
1,700



# of  
Employees  
9,000



# of  
Employees  
5,100



# of  
Employees  
9,019



# of  
Employees  
2,000



# of  
Employees  
3,700



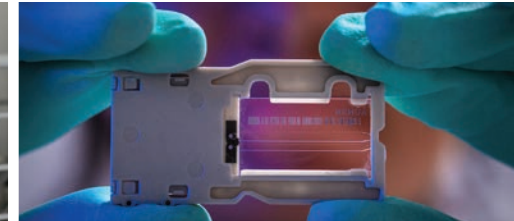
# of  
Employees  
7,700



# of  
Employees  
4,024



# of  
Employees  
10,307





# NORTH CAROLINA: A NATIONAL LEADER IN DEFENSE MANUFACTURING

Housing multiple world class defense contractors since it's inception, this facility is purpose-built for top tier tenants and strategically located in one of the most military-connected, innovation-driven, and pro-business states in the country. North Carolina offers a rare combination of world-class infrastructure, elite talent, and unmatched government and industry support.

## STRATEGIC LOCATION & INFRASTRUCTURE

**4** INTERNATIONAL  
AIRPORTS,  
**2** DEEPWATER PORTS

**EXTENSIVE**  
RAIL AND HIGHWAY  
NETWORK

**IDEAL EAST COAST**  
LOGISTICS FOR MILITARY  
SUPPLY CHAIN

## POWERFUL WORKFORCE & TALENT PIPELINE

**#1**  
MANUFACTURING  
WORKFORCE IN THE  
SOUTHEAST

**31,000+**  
STEM GRADUATES  
ANNUALLY

**18,000+**  
VETERANS TRANSITION  
INTO THE WORKFORCE  
EACH YEAR

## UNMATCHED DEFENSE ECOSYSTEM

**7**  
MAJOR MILITARY  
INSTALLATIONS INCLUDING  
FORT LIBERTY  
(LARGEST IN THE WORLD)

**HOME TO**  
DOD, NSA, AFWERX,  
NSIN, 82ND & XVIII  
AIRBORNE CORPS

**STRONG**  
UNIVERSITY R&D AND  
PUBLIC-PRIVATE  
PARTNERSHIPS



# PRO-BUSINESS & PRO-DEFENSE CLIMATE

**\$7.3B**

IN DOD CONTRACTS  
AWARDED IN 2024

**#4**

IN U.S. FOR TECH  
JOB GROWTH

**2.5%**

CORPORATE TAX RATE  
(LOWEST IN U.S., HEADING  
TO 0% BY 2030)





# AVERAGE HOUSEHOLD INCOME / AVERAGE HOME PRICE

HOUSEHOLDS	1 MILE	5 MILE	10 MILE
2029 Projection	3,562	50,415	147,998
2024 Estimate	3,276	46,147	134,690
2020 Census	3,142	43,522	127,274
Growth 2024 - 2029	8.73%	9.25%	9.88%
Growth 2020 - 2024	4.26%	6.03%	5.83%
Owner Occupied	1,633 49.85%	33,418 72.42%	89,891 66.74%
Renter Occupied	1,643 50.15%	12,729 27.58%	44,799 33.26%
<b>2024 HOUSEHOLDS BY HH INCOME</b>	<b>3,275</b>	<b>46,148</b>	<b>134,691</b>
Income: <\$25,000	291 8.89%	4,613 10.00%	15,121 11.23%
Income: \$25,000 - \$50,000	569 17.37%	6,615 14.33%	22,270 16.53%
Income: \$50,000 - \$75,000	474 14.47%	5,159 11.18%	18,823 13.97%
Income: \$75,000 - \$100,000	310 9.47%	5,277 11.43%	18,008 13.37%
Income: \$100,000 - \$125,000	360 10.99%	5,512 11.94%	14,227 10.56%
Income: \$125,000 - \$150,000	98 2.99%	4,190 9.08%	11,734 8.71%
Income: \$150,000 - \$200,000	808 24.67%	6,953 15.07%	15,009 11.14%
Income: \$200,000+	365 11.15%	7,829 16.96%	19,499 14.48%
<b>2024 AVG HOUSEHOLD INCOME</b>	<b>\$119,539</b>	<b>\$128,602</b>	<b>\$116,338</b>
<b>2024 MED HOUSEHOLD INCOME</b>	<b>\$99,475</b>	<b>\$106,395</b>	<b>\$90,453</b>







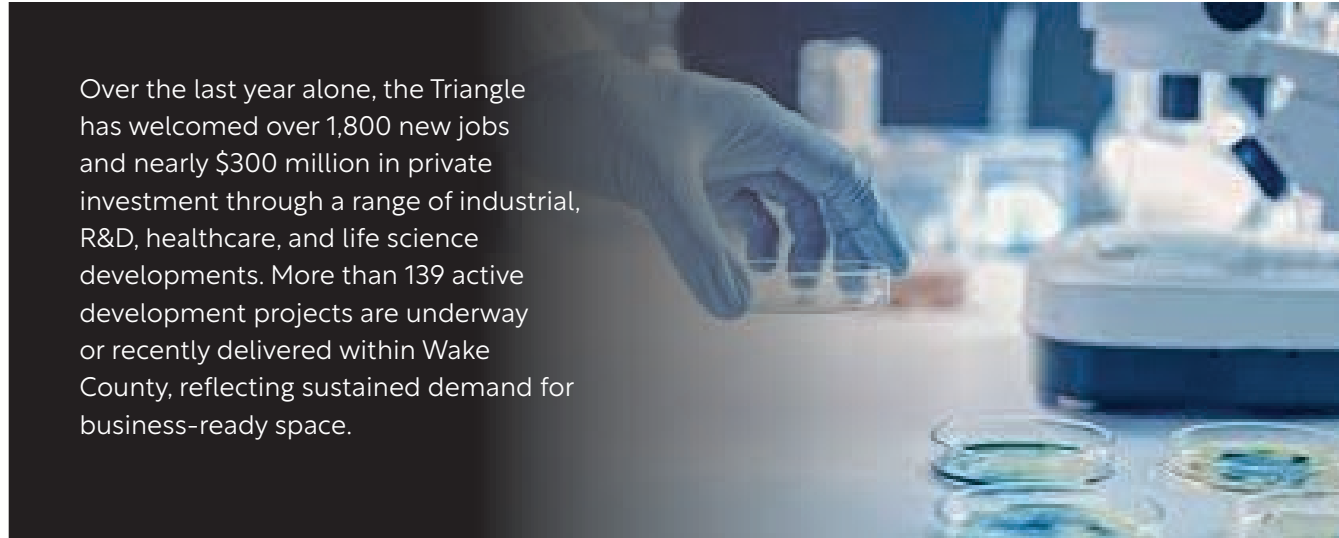
# STRATEGIC TRIANGLE LOCATION

## A GROWTH MARKET ANCHORED BY INNOVATION

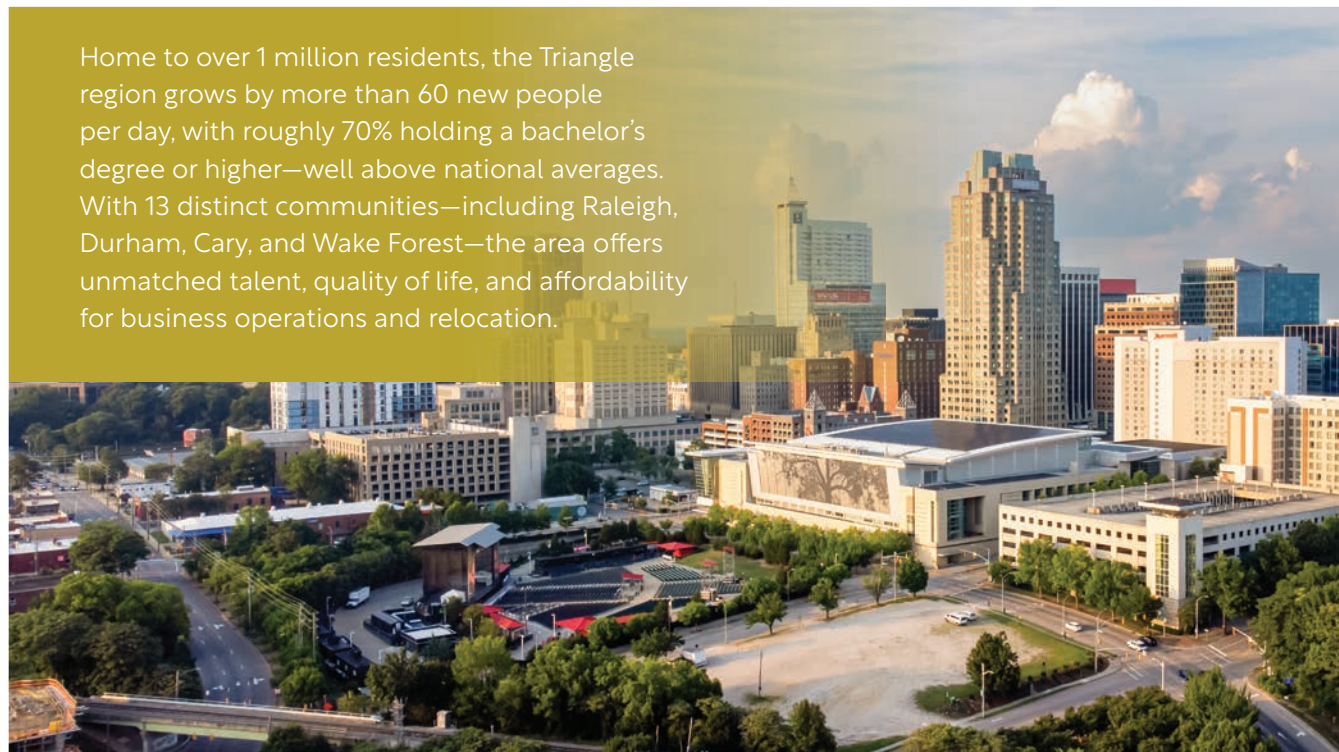


Wake Forest sits at the northern edge of North Carolina's Research Triangle, one of the most dynamic and well-educated regions in the United States. As part of Wake County—the fastest-growing county in North Carolina—Wake Forest benefits from a robust pipeline of job growth, infrastructure investment, and corporate relocations.

Over the last year alone, the Triangle has welcomed over 1,800 new jobs and nearly \$300 million in private investment through a range of industrial, R&D, healthcare, and life science developments. More than 139 active development projects are underway or recently delivered within Wake County, reflecting sustained demand for business-ready space.



Home to over 1 million residents, the Triangle region grows by more than 60 new people per day, with roughly 70% holding a bachelor's degree or higher—well above national averages. With 13 distinct communities—including Raleigh, Durham, Cary, and Wake Forest—the area offers unmatched talent, quality of life, and affordability for business operations and relocation.





# SEAMLESS REGIONAL CONNECTIVITY



## **AIR | RAIL | ROAD | BUS**

RALEIGH-DURHAM  
INTERNATIONAL AIRPORT (RDU)

22 MILES FROM WAKE FOREST  
(~30 MINUTES BY CAR)

400+ DAILY FLIGHTS ON 19  
MAJOR AIRLINES

70+ NON-STOP DESTINATIONS,  
INCLUDING 15 INTERNATIONAL  
ROUTES

NAMED THE FASTEST-GROWING  
TOP 50 AIRPORT IN THE U.S. IN  
2024



## **PASSENGER RAIL EXPANSION**

\$1.1 BILLION IN FEDERAL  
FUNDING AWARDED TO  
DEVELOP THE S-LINE—A DIRECT  
PASSENGER RAIL CONNECTION  
FROM DOWNTOWN RALEIGH  
TO WAKE FOREST, WITH  
OPERATIONS EXPECTED BY  
2030.



## **REGIONAL TRANSIT**

WAKE FOREST IS SERVED BY  
WAKE FOREST-RALEIGH EXPRESS  
AND THE LOCAL WAKE FOREST  
LOOP, PROVIDING AFFORDABLE  
AND FREQUENT ACCESS TO THE  
LARGER TRIANGLE AREA.



# LIFESTYLE, LIVABILITY & AWARDS

-  **WAKE FOREST: #6 BEST** PLACE TO MOVE IN NC (CONSUMER AFFAIRS 2025)
-  **WAKE FOREST: #25 BEST** PLACE TO LIVE FOR FAMILIES (FORTUNE WELL 2024)
-  **WAKE FOREST NICHE RANKINGS: #13** IN NC FOR FAMILIES/YOUNG PROFESSIONALS AND PUBLIC SCHOOLS
-  **CARY: #1 IN NC, #5 NATIONALLY** FOR QUALITY OF LIFE
-  **RALEIGH-DURHAM RANKED #1 BEST-PERFORMING** LARGE CITY IN U.S. (MILKEN INSTITUTE, JAN 2025)
-  **NC RANKED #1 BEST** STATE TO DO BUSINESS IN 2025 (CNBC)

“

CNBC named North Carolina as second-best state to do business and in the top three for the fifth year in a row thanks to our well-trained and diverse workforce, booming economy, and strong business environment. In 2019, North Carolina ranked third; in 2021, the state ranked second; and in both 2022 and 2023 North Carolina ranked first.

(From NC Dept. of Commerce)

”

## Area Highlights:

Walkability, Top Tier Public And Private School Systems, Local NC Greenway Trails, Parks (William B Umstead, Dorothea Dix, Pullen Park), Jordan Lake, Falls Lake, Mountains Are 3 Hours Away, Beach Is 2 Hours.









# WHY NORTH CAROLINA

# #1

## BEST STATE FOR BUSINESS

Ranked by CNBC in both 2022 & 2023 for its pro-business climate, competitive tax structure, and world-class workforce.

### ROBUST POPULATION & WORKFORCE GROWTH



10.8M+ RESIDENTS, 3RD HIGHEST NET MIGRATION RATE IN THE U.S.



474,000+ MANUFACTURING WORKERS — LARGEST IN THE SOUTHEAST



320,000+ PROFESSIONALS IN SCIENTIFIC & TECHNICAL SERVICES

Source: EDPNC (Economic development partnership of NC)

### LOWEST CORPORATE INCOME TAX IN THE U.S.

Currently 2.5%, decreasing to 0% by 2030. Also ranked among the Top 10 states for lowest total tax burden on businesses.





# STRATEGIC LOCATION & INFRASTRUCTURE



## ACCESS TO 150M+ CUSTOMERS

Central East Coast location puts NC within an 11-hour drive of over 150 million people.

## SUPERIOR INFRASTRUCTURE



**2** deepwater ports with on-dock rail (Wilmington & Morehead City)



**4** international airports including Charlotte Douglas (Top 10 globally)



**3,200+** miles of Class 1 rail (CSX & Norfolk Southern)



**80,000+** miles of highway; major corridors include I-40, I-85, and I-95

## LOW OPERATING COSTS



### ELECTRICITY

~30% below national average



### CONSTRUCTION

~17% below national average



### RIGHT-TO-WORK STATE WITH LOW UNIONIZATION



# INDUSTRY ECOSYSTEM & INCENTIVES

## THRIVING ADVANCED INDUSTRIES



### **AEROSPACE & DEFENSE:**

#3 most attractive U.S. market (PwC), major firms like Pratt & Whitney, Collins Aerospace



### **LIFE SCIENCES:**

830+ companies, 75,000+ workers



### **AUTOMOTIVE:**

250+ facilities, 20 of the top 100 OEM suppliers in North America



### **TECHNOLOGY:**

192,000+ IT workers; 6,000+ CS degrees conferred annually

**AGGRESSIVE  
INCENTIVES**

**JDIG & ONENC  
PERFORMANCE-BASED  
GRANTS**

**BUILDING REUSE AND  
INFRASTRUCTURE  
DEVELOPMENT  
GRANTS**

**STRONG SUPPORT  
FROM EDPNC AND  
NC DEPARTMENT  
OF COMMERCE**









# 204

## CAPCOM AVE

WAKE FOREST, NC

NICK MELFI,  
BROKER

[nick@cityplat.com](mailto:nick@cityplat.com)  
(908) 255-9698

VINCENZO VERDINO,  
PRINCIPAL

[vincenzo@cityplat.com](mailto:vincenzo@cityplat.com)  
(917) 566-5944

**CITYPLAT**  
COMMERCIAL REAL ESTATE