

# 709 FREEDOM DRIVE

RALEIGH, NORTH CAROLINA 27610

4,620 SF TOTAL

1.17 ACRES

IND-1 ZONING

LARGE LAYDOWN YARD

HEATED WAREHOUSE

**4,620**  
TOTAL SF

**3,600**  
WAREHOUSE SF

**1,020**  
OFFICE SF

**1.17**  
ACRES

**200A**  
POWER

**Now**  
AVAILABLE

PROPERTY OVERVIEW

## INDUSTRIAL FLEX WITH LARGE LAYDOWN YARD — NORTHEAST WAKE CORRIDOR

▶ AVAILABLE NOW

709 Freedom Drive delivers a practical combination of heated warehouse, office space, and an expansive laydown yard on 1.17 fenced acres — purpose-built for contractor operations, fleet-based businesses, equipment storage, and outdoor-intensive users.

Built in 1983 and zoned IND-1, the property features two 14x14 drive-in doors for efficient vehicle and equipment access, 16-foot clear height, and direct frontage on Freedom Drive at the New Bern Avenue intersection. Positioned within an established Northeast Wake industrial corridor with convenient proximity to I-440 and downtown Raleigh.

> Total Building SF	4,620 SF
> Warehouse SF	3,600 SF
> Office SF	1,020 SF
> Lot Size	1.17 Acres
> Zoning	IND-1
> Year Built	1983
> Clear Height	16 FT
> Loading	2 Drive-In (14x14)
> Power	200 Amps
> Warehouse Heat	Unit Heaters
> Office HVAC	Central Heat & Air
> Fencing	Full Perimeter — Gated
> Yard Surface	Gravel / Dirt
> Asking Rent	Call for Pricing
> Availability	Now

PHOTO GALLERY



PROPERTY HIGHLIGHTS



**LARGE LAYDOWN YARD**

Over 1.17 fenced and gated acres of open yard — ideal for equipment staging, fleet parking, and material storage. Rare at this price point in the Northeast Wake corridor.



**HEATED WAREHOUSE**

3,600 SF warehouse with unit heaters throughout — protects equipment and inventory through winter months without full climate-control overhead.



**DUAL 14X14 DRIVE-INS**

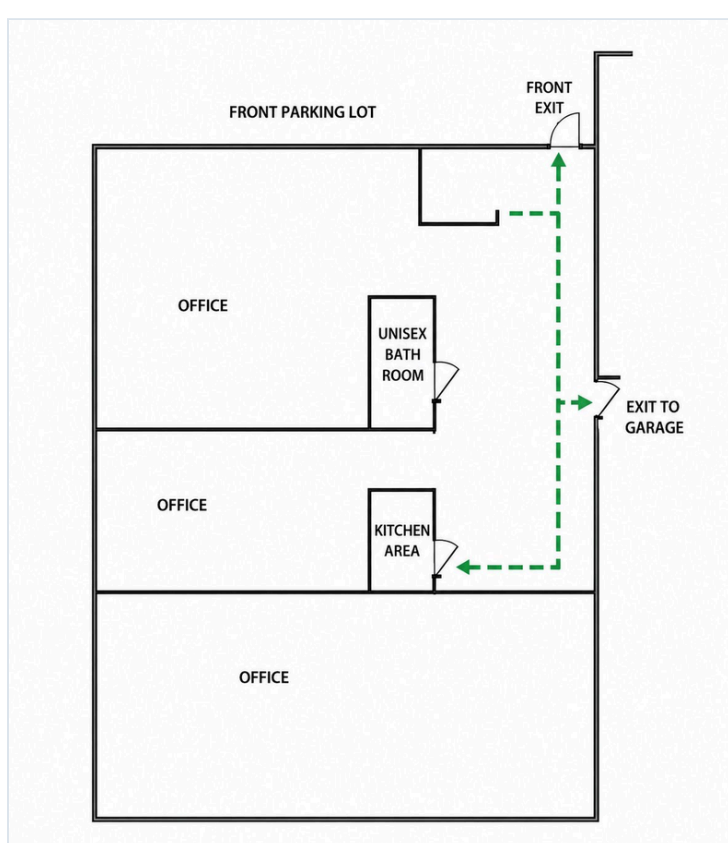
Two grade-level 14x14 drive-in doors accommodate trucks, trailers, and heavy equipment with easy flow-through access.

OFFICE SUITE

## 1,020 SF — 3 PRIVATE OFFICES

The office suite is move-in ready with three private offices of varying sizes, central heat and air conditioning throughout, and direct interior access to the warehouse floor. Restroom and kitchen/break area included.

- 3 private offices — varying sizes
- All offices feature natural light with individual windows
- Central heat and air conditioning
- Private unisex restroom
- Kitchen / break area
- Direct interior access to warehouse
- Carpet and drop ceiling throughout



LOCATION & ACCESS

## ESTABLISHED INDUSTRIAL NODE — NORTHEAST WAKE

- Direct frontage on Freedom Drive at New Bern Avenue — high-visibility arterial intersection
- Surrounded by established industrial and contractor tenants
- Convenient access to I-440 and downtown Raleigh
- Approximately 30 minutes to Raleigh-Durham International Airport (17.7 miles)
- IND-1 zoning — full range of industrial uses permitted by right
- 65-foot frontage with one curb cut on Freedom Drive



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ASKING RENT

**CALL FOR PRICING**

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