

900 Freedom Dr.

RALEIGH, NC 27610

FOR LEASE



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900 Freedom Dr. is a 78,000 SF industrial property with 2 separate buildings. Building 1 is 33,000 SF, while Building 2 is 45,000 SF. Building 2 will be available in October of 2024. Each building has over 1 acre of laydown yard. This site is strategically located near the intersections of I-87 & I-440 and I-87 & I-540, providing seamless transportation to the Raleigh-Durham, Charlotte, and Virginia Beach greater areas.



Located off Newbern Ave in Raleigh, NC



Near the intersections of I-87 & I-440 and I-87 & I-540



1 Acre of laydown yard for each building

LEASE INFORMATION

Lease Rate	\$11.50 SF/yr (NNN)
Building Size	77,900 SF
Available SF	13,682 SF
Lot Size	6.73 Acres
Year Built	1997
Zoning	IX-3
Market	Raleigh MSA

FOR LEASE

AVAILABLE SPACE



+/- 13,682 SF
AVAILABLE

+/- 33,000 SF



FOR LEASE

AERIAL PHOTOS



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FOR LEASE

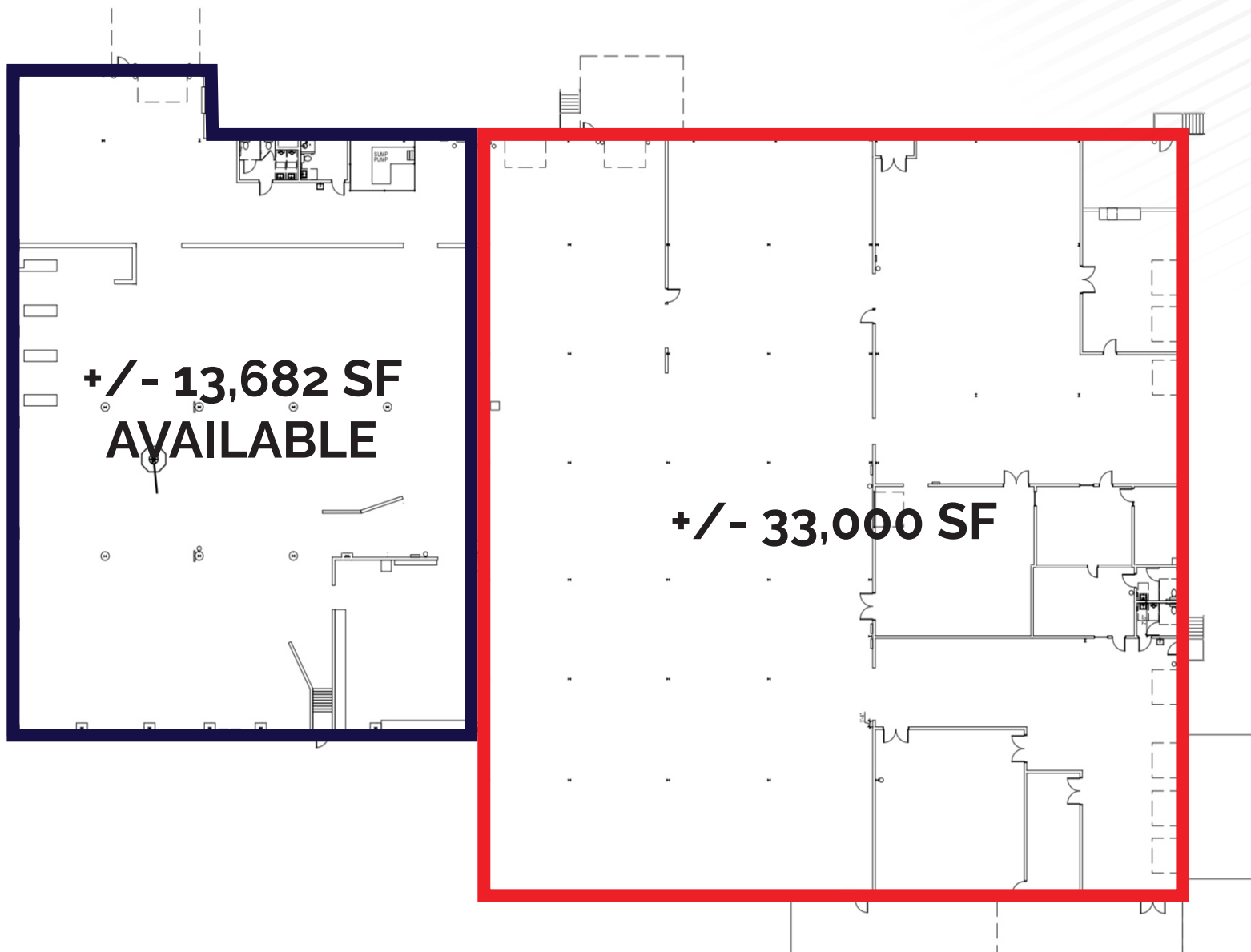
INTERIOR PHOTO



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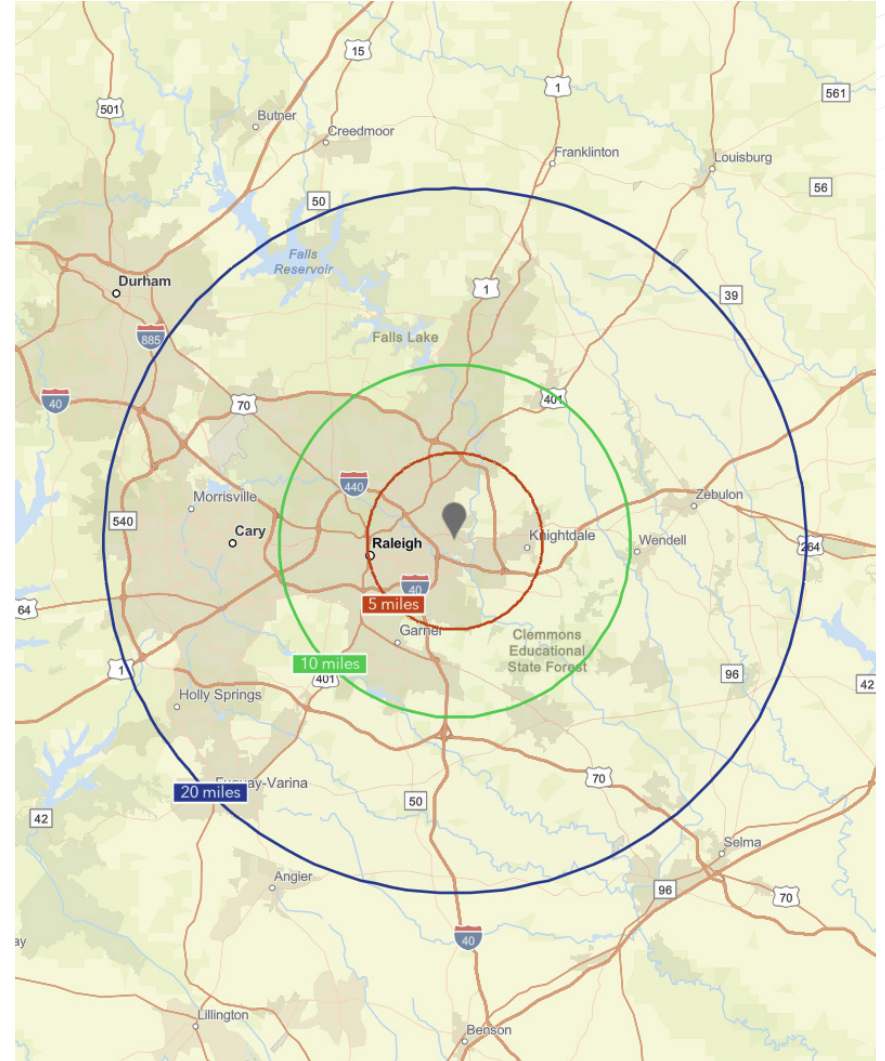


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Population	5 Miles	10 Miles	20 Miles
Total Population	188,829	562,349	1,415,139
Median Age	35.1	35.3	37.2

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	72,303	229,865	553,351
# of Persons per HH	2.55	2.37	2.52
Average HH Income	\$102,023	\$118,348	\$135,148
Average Home Value	\$412,613	\$503,263	\$514,418

Demographics data derived from ESRI (2024)



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THE OVERTON GROUP TEAM

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