

Raleigh Executive Jetport (TTA)

700 Rod Sullivan Road, Sanford, NC 27330



For lease

Premium corporate
hangar under development

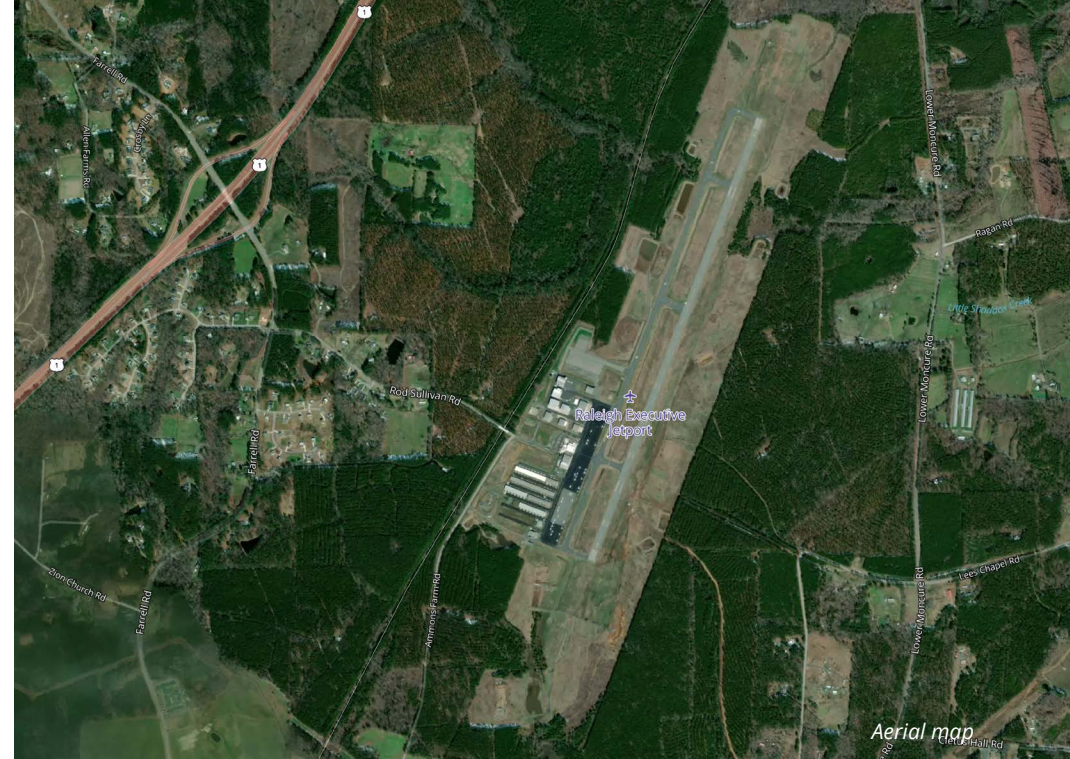


**AVISON
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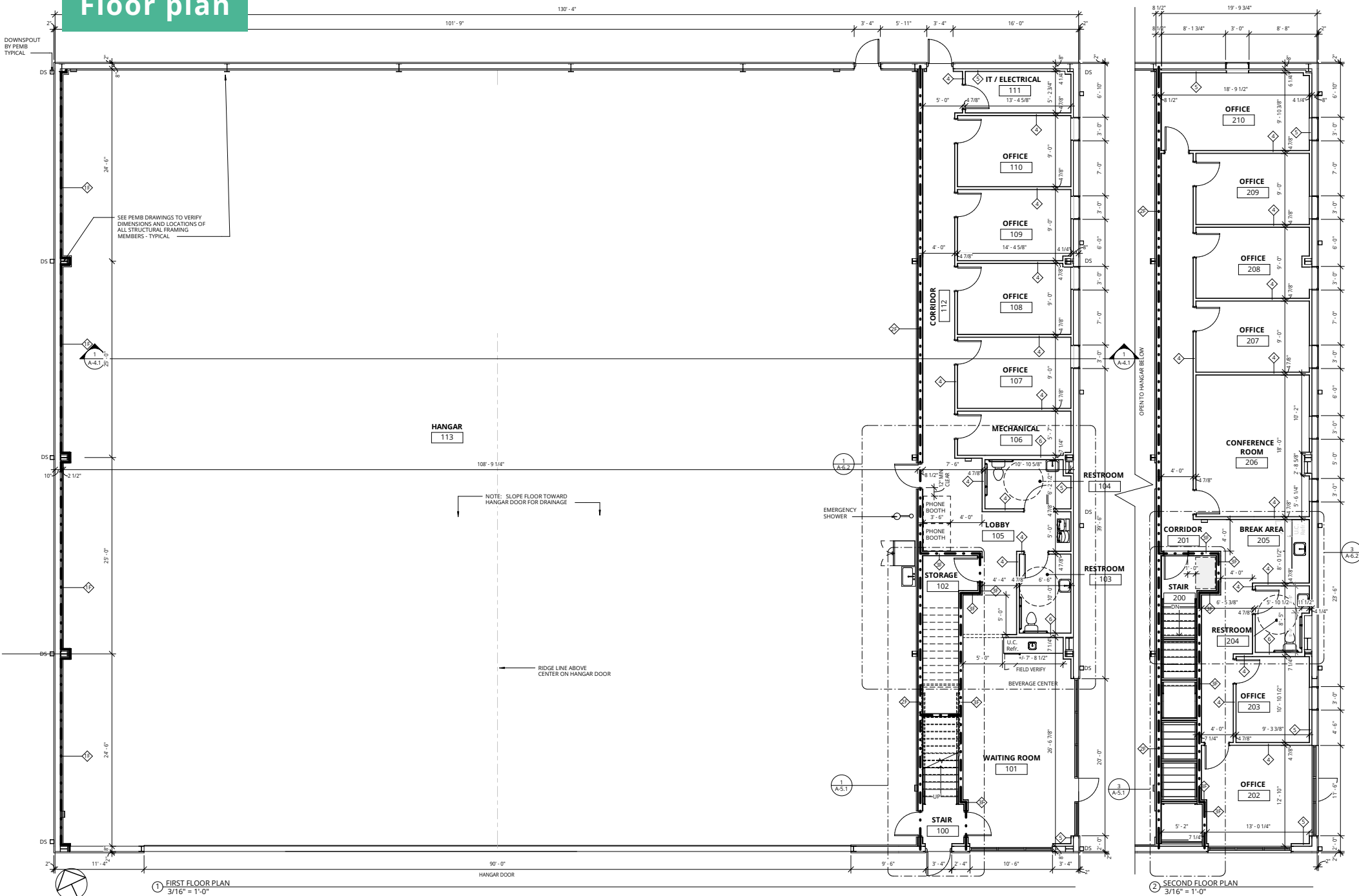
Property summary

Lease rate	\$12.76/sf, NNN (<i>hangar</i>) \$20.00/sf, NNN (<i>office</i>)
Building SF	14,500 sf
Year built	Delivering Q4 2025
Zoning	Industrial
County	Lee
Coordinates	N35°34.95' / W79°06.08'
Office size	4,000 sf (<i>2,000 sf per floor</i>)
Hangar dimensions	105' x 100' (<i>10,500 sf</i>)
Hangar door size	90' x 24'
Clearance	28'
Airport	Raleigh Executive Jetport (TTA)

- Premium corporate hangar under development for lease
- First floor office space features a large waiting area with beverage station, two bathrooms, and four offices
- Second floor office space features a break room, restroom, six offices, and a large conference room
- Two office spaces can be leased separately
- Hydraulic hangar door
- Just 40 minutes from Downtown Raleigh, TTA provides proximity without the congestion or cost

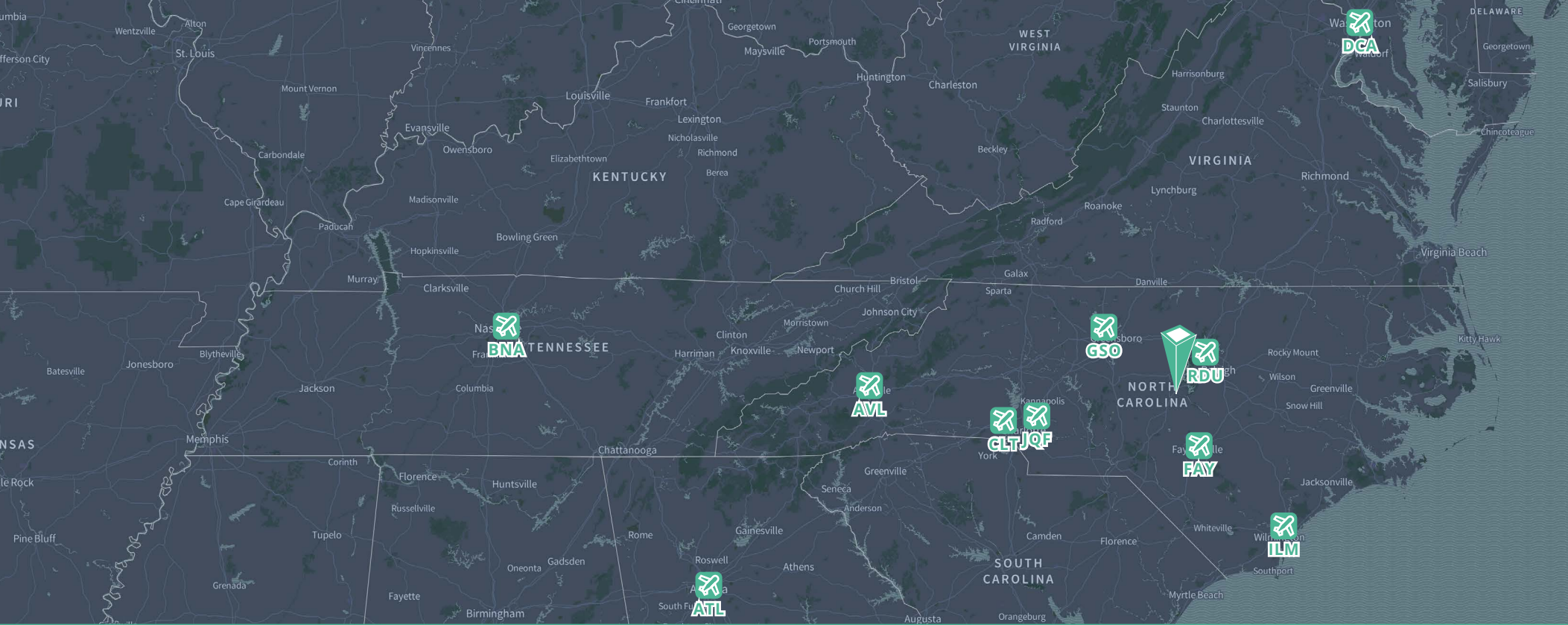


Floor plan



Construction photos





Location overview

Airport name	FAA identifier	City	Nautical mile
Raleigh-Durham International Airport	RDU	Raleigh/Durham	23.4nm
Fayetteville Regional/Grannis Field Airport	FAY	Fayetteville	37nm
Piedmont Triad International Airport	GSO	Greensboro	51.4nm
Wilmington International Airport	ILM	Wilmington	98.2nm
Concord-Padgett Regional Airport	JQF	Concord	79.6nm
Charlotte/Douglas International Airport	CLT	Charlotte	93.4nm
Ronald Reagan Washington National Airport	DCA	Arlington	219.4nm
Asheville Regional Airport	AVL	Asheville	168.8nm
Hartsfield-Jackson Atlanta International Airport	ATL	Atlanta	288.3nm
Nashville International Airport	BNA	Nashville	370.9nm



	Raleigh Executive Jetport	Raleigh-Durham International Airport	Triangle North Executive Airport	Johnston Regional Airport
FAA identifier	TTA	RDU	LHZ	JNX
Lease rate monthly	\$1.06/sf (includes ground lease)	\$2.00/sf	\$1.25/sf (includes ground lease)	\$0.50 - \$0.80/sf
Lease rate annually	\$12.76/sf	\$24.00/sf	\$15.00/sf	\$6.00 - \$9.60/sf
Lease term	Up to 10 years	1 year with 30-day out clause	Up to 10 years	1 year lease
Availability	Q4 2025	Waitlist	Q1 2026	Waitlist
Facility quality	Class A	Varies; some shell only	Class A	Varies
Runway length	6,501 x 100	10,000 x 150; 7,500 x 150; 3,570 x 100	5,498 x 100	5,500 x 100
Access	Direct tarmac, moderate congestion	Shared ramp, high congestion	Direct tarmac, low congestion	Direct tarmac, moderate congestion
Restrictions	Moderate airport oversight	Extensive operational limits	Minimal operational limitations	Moderate airport oversight

Aeronautical map

This is a detailed aeronautical map of the Raleigh-Durham area. It shows the following features:

- Airports:** RDU (Raleigh-Durham International), RAL (Raleigh Executive Jetport), WOMB (Womble Field), CARY (Cary), and several smaller airports like SFC (Spartanburg), BUN (Bunn), and ZEB (Zebulon).
- Navigation Aids:** VORTAC stations for RDU and RAL, and various VOR and VORTAC frequencies.
- Obstructions:** Numerous towers and obstructions are marked with their MSL and AGL altitudes.
- Communication:** Frequencies for ATIS, Tower, Unicom, and other services are provided for major airports.
- Terrain:** Elevation contours and spot heights are shown throughout the region.
- Infrastructure:** Major roads, water bodies, and other geographical features are depicted.

Market overview

The Triangle Region

The Raleigh-Durham region, more commonly referred to as the Triangle, spans seven counties and includes two metro areas – the Durham-Chapel Hill MSA and the Raleigh-Cary MSA. The region is anchored by three research universities – The University of North Carolina at Chapel Hill, North Carolina State University in Raleigh and Duke University in Durham. Located in the heart of the Triangle, the world-renowned Research Triangle Park is one of the largest R&D parks in the world and serves as a major economic driver for the region.

From thriving central business districts to quiet suburban areas, the Triangle offers something for everyone. With a population of 2.2 million people, the Triangle is one of the fastest growing metros in the country. Since 2000, its population swelled by 61%, and more than 70 people move to the region every day.

**#1 state for business in
2025 is North Carolina**

CNBC, 2025

JetZero will build its first advanced manufacturing facility in Greensboro, NC, to produce its fuel-efficient Z4 aircraft, creating over 14,500 jobs and boosting the region's economy. The site, located at Piedmont Triad International Airport, was chosen for North Carolina's strong aerospace ecosystem and skilled workforce, with construction starting in 2026 and first deliveries expected in the early 2030s.





Raleigh-Durham International Airport (RDU)

The Triangle is a dynamic region made up of diverse communities, known for its strong industries and great quality of life. People from across the U.S. and the world are drawn here for its job opportunities, business-friendly environment, and talented workforce. With over 200,000 college students and steady population growth, the area offers a strong talent pool for businesses. Residents enjoy plenty of recreational and cultural activities, plus easy access to both the Blue Ridge Mountains and the Atlantic beaches.

Cost of living

The Triangle's cost of living index is an affordable 92.6 versus a national average of 100. The cost of housing is a key factor in the region's affordability. The housing portion of the cost of living index is 89.7.

Quality of life

The Triangle is one of the most affordable places to live in the U.S. and offers a great quality of life. It's known for excellent healthcare, with top-ranked hospitals at Duke and UNC, and a high number of doctors

per person. The region also has a vibrant arts and culture scene, with museums, theaters, music, and festivals. Outdoor lovers can enjoy parks, greenway trails, and activities like hiking, biking, boating, and camping. Residents are just a short drive from both the beach and the mountains. Sports fans can enjoy everything from NHL hockey and minor league baseball to college sports, including the famous Duke vs. UNC basketball rivalry.

Accessibility

The Triangle's location on the East Coast makes it easy to reach, within a one-hour flight or one-day drive for half the U.S. population. Two major highways, I-40 and I-85, run through the region, and North Carolina has one of the largest state-run highway systems. Raleigh-Durham International Airport offers direct flights to most major U.S. cities and some international destinations, with expansion plans underway. The state also has the largest connected rail system in the country, with new intermodal facilities improving access to major Southeast ports.



**If you would like more information,
please get in touch.**

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