

INDUSTRIAL FOR LEASE



8621 BAREFOOT INDUSTRIAL RD

RALEIGH | NORTH CAROLINA, 27617

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PROPERTY SUMMARY

8621 Barefoot Industrial Road is a ±8,750 SF industrial property available for lease in Raleigh, NC, conveniently located off Glenwood Avenue and Ebenezer Church Road.

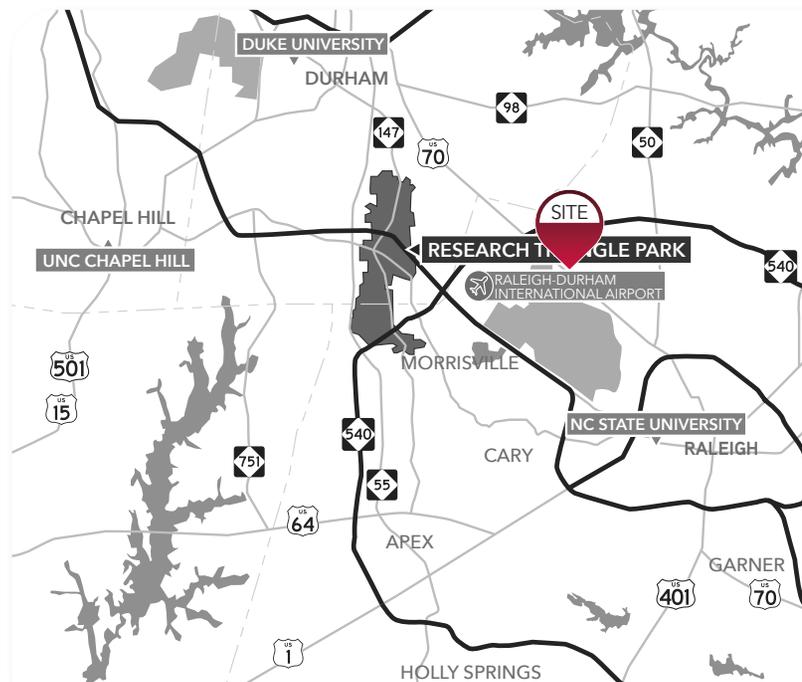
The offering includes 3,750 SF of fully conditioned upper-level industrial space and 3,750 SF of lower-level storage. The building features shared dock-high and drive-in loading with adjacent space, providing efficient access for warehouse and distribution users. The property is well-suited for a variety of industrial users seeking functional space in a desirable Northwest Raleigh location.

HIGHLIGHTS

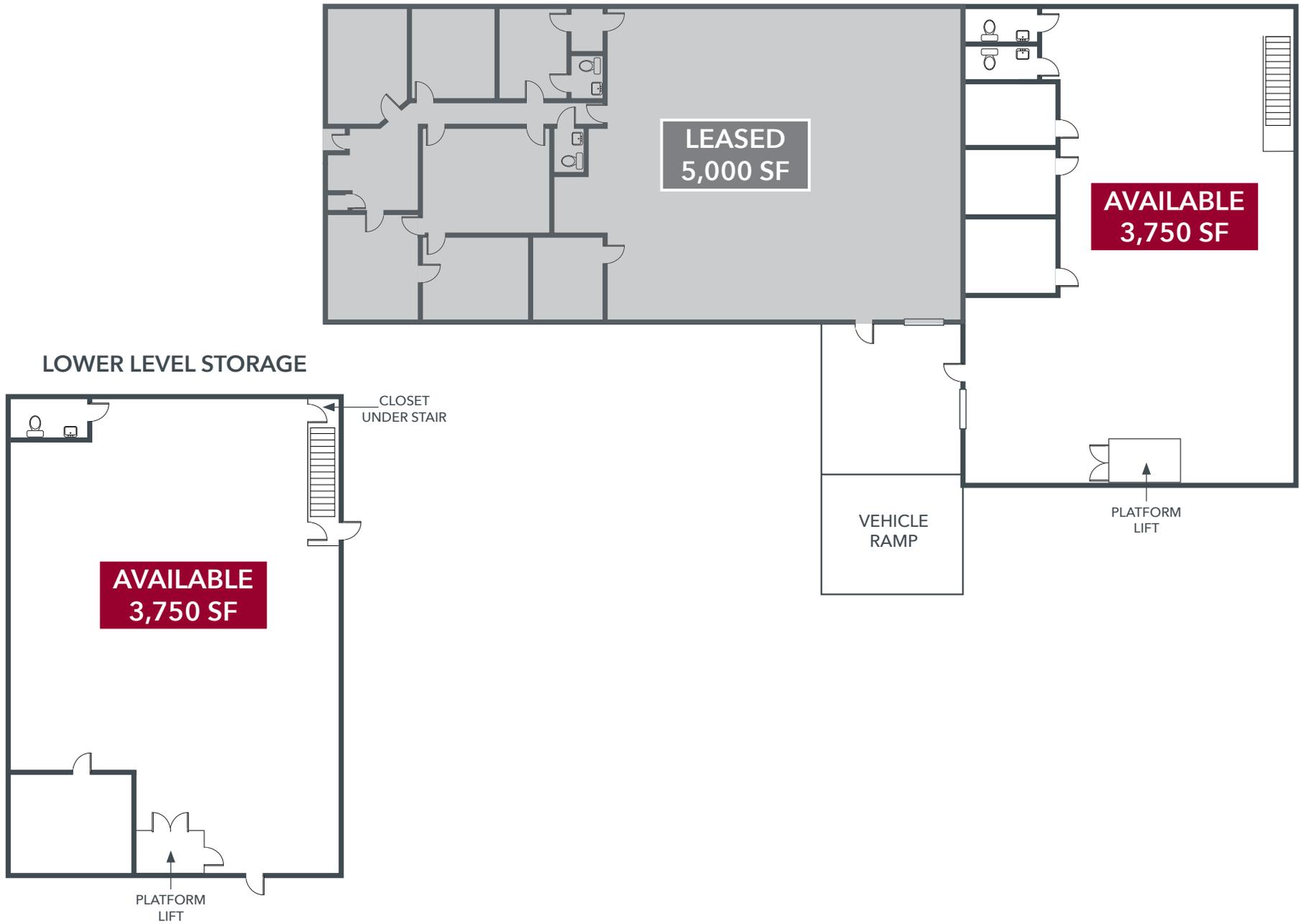
- » ±7,500 SF Industrial Space Available for Lease
- » 3,750 SF Upper Level | 3,750 SF Lower Level Storage
- » Fully Conditioned Warehouse with Backup Generator
- » Shared Dock-High and Drive-In Door
- » Gas Heat
- » 600 AMP, 480 V
- » Convenient Access to Glenwood Avenue and Ebenezer Church Road
- » Traffic Counts: 46,000 VPD on Glenwood Ave | 7,700 VPD on Ebenezer Church Rd

LEASE RATE

- » Upper Level: \$16/SF, NNN
- » Lower Level Storage: \$9/SF, NNN
- » TICAM: \$2.98/SF (estimate)



FLOOR PLAN



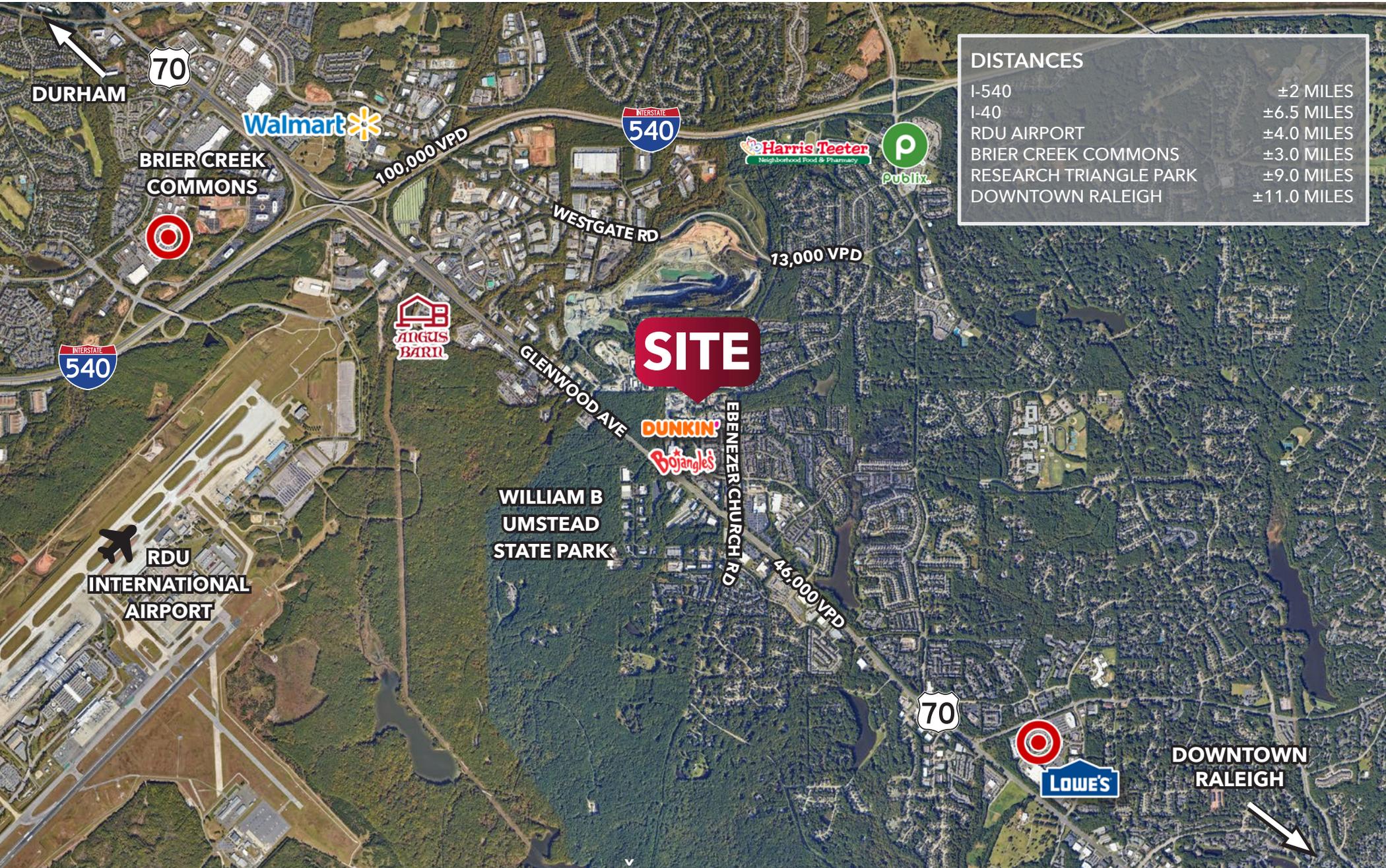
PHOTOS



PHOTOS



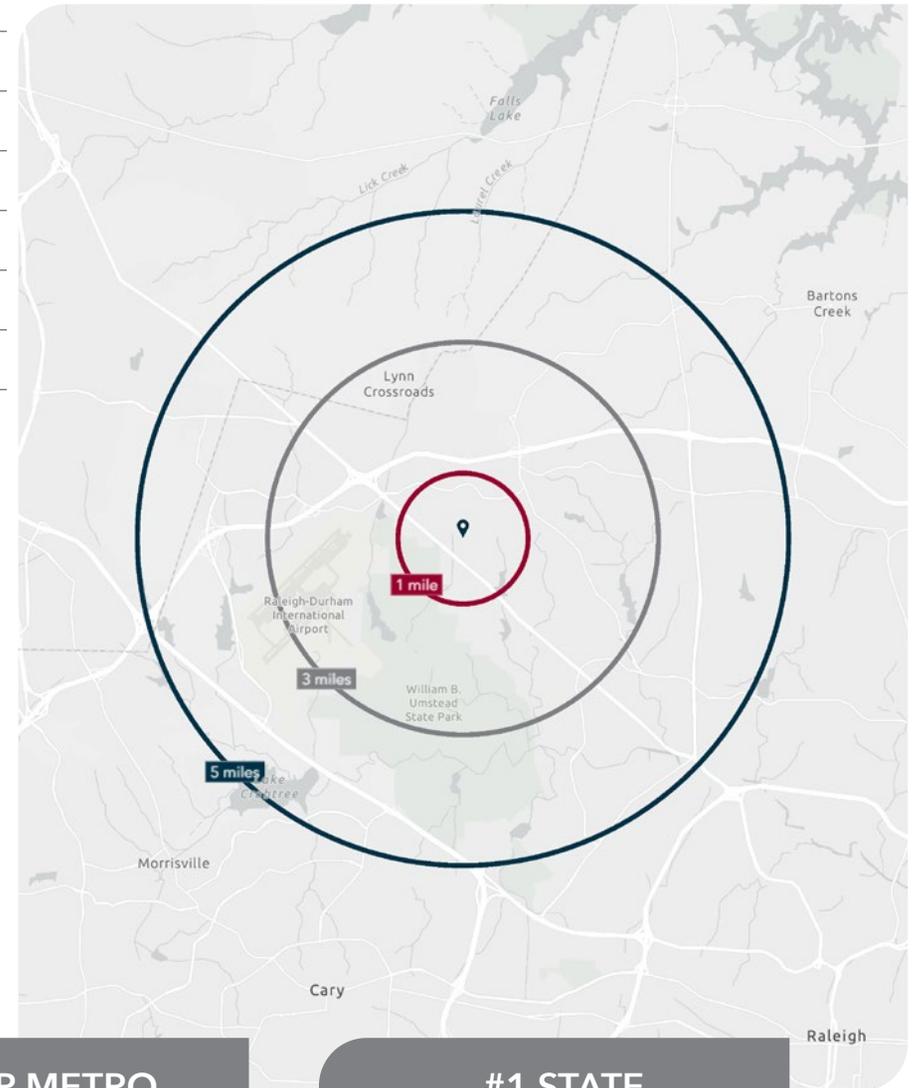
AREA OVERVIEW



| DISTANCES | |
|------------------------|-------------|
| I-540 | ±2 MILES |
| I-40 | ±6.5 MILES |
| RDU AIRPORT | ±4.0 MILES |
| BRIER CREEK COMMONS | ±3.0 MILES |
| RESEARCH TRIANGLE PARK | ±9.0 MILES |
| DOWNTOWN RALEIGH | ±11.0 MILES |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Population (2025) | 6,462 | 52,187 | 124,143 |
| Daytime Population | 10,418 | 51,372 | 129,873 |
| # of Businesses | 522 | 2,076 | 5,147 |
| # of Employees | 6,119 | 22,304 | 56,257 |
| Average Household Income | \$154,369 | \$147,472 | \$157,109 |
| Average Home Value | \$593,227 | \$589,692 | \$615,843 |
| Bachelor's Degree or Higher | 71.4% | 66.1% | 68.3% |



**#1 BEST
PERFORMING LARGE
CITY (RALEIGH)**
Milken Institute, 2025

**#1 TOP METRO
FOR BEST BUSINESS
CLIMATE (RALEIGH)**
Business Facilities, 2025

**#1 STATE
FOR BUSINESS
(NORTH CAROLINA)**
CNBC, 2025

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