

INDUSTRIAL FOR LEASE
601 COOK STREET

WENDELL, NC 27591



PROPERTY OVERVIEW

21,200 RSF OF WAREHOUSE SPACE AVAILABLE

ADDRESS 601 Cook Street, Wendell, NC 27591

AVAILABLE SPACE 21,200 RSF Warehouse Space
1,000 RSF Office Space & Restroom

RENTAL RATE \$6.95 PSF, Triple Net
OPERATING EXPENSES \$1.25 PSF, TICAM
TOTAL RENTS **\$8.20 PSF, Total Rents**

COLUMN SPACING 15' x 14'

CLEAR HEIGHT 17' - 18'

LIGHTING T-8 Motion Lights

DOCK DOORS

- 1 Dock High
- 2 Drive Ins

ZONING M&I
[Zoned MI - Zoning Table of Permitted Uses](#)

HIGHLIGHTS

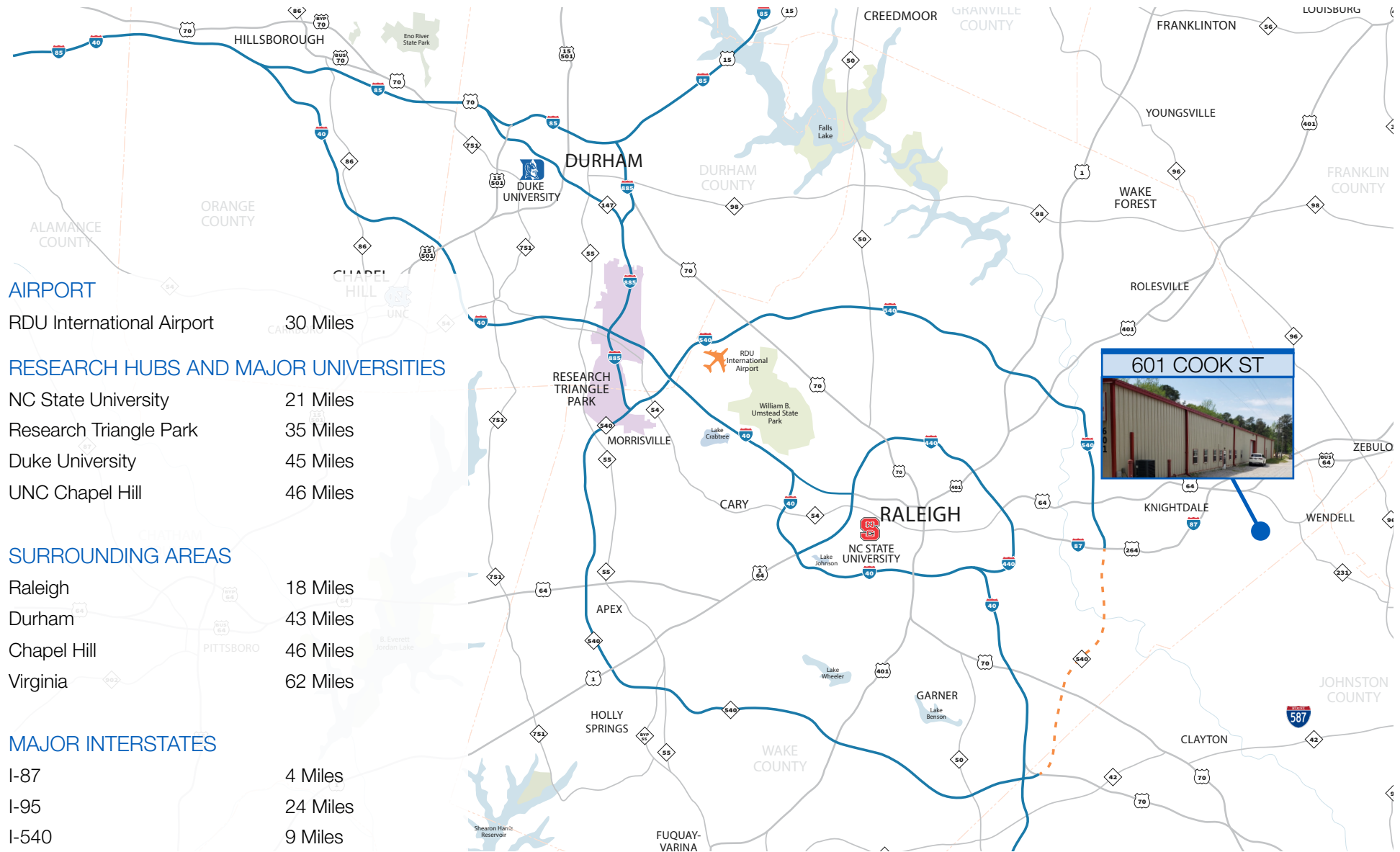
- Recent Roof Repairs
- Wood Construction

CONTACT
ED BROWN, CCIM, SIOR | 919-345-5939 | EBROWN@TRIPROP.COM

NAITRI PROPERTIES



REGIONAL OVERVIEW



AIRPORT

RDU International Airport 30 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

- NC State University 21 Miles
- Research Triangle Park 35 Miles
- Duke University 45 Miles
- UNC Chapel Hill 46 Miles

SURROUNDING AREAS

- Raleigh 18 Miles
- Durham 43 Miles
- Chapel Hill 46 Miles
- Virginia 62 Miles

MAJOR INTERSTATES

- I-87 4 Miles
- I-95 24 Miles
- I-540 9 Miles



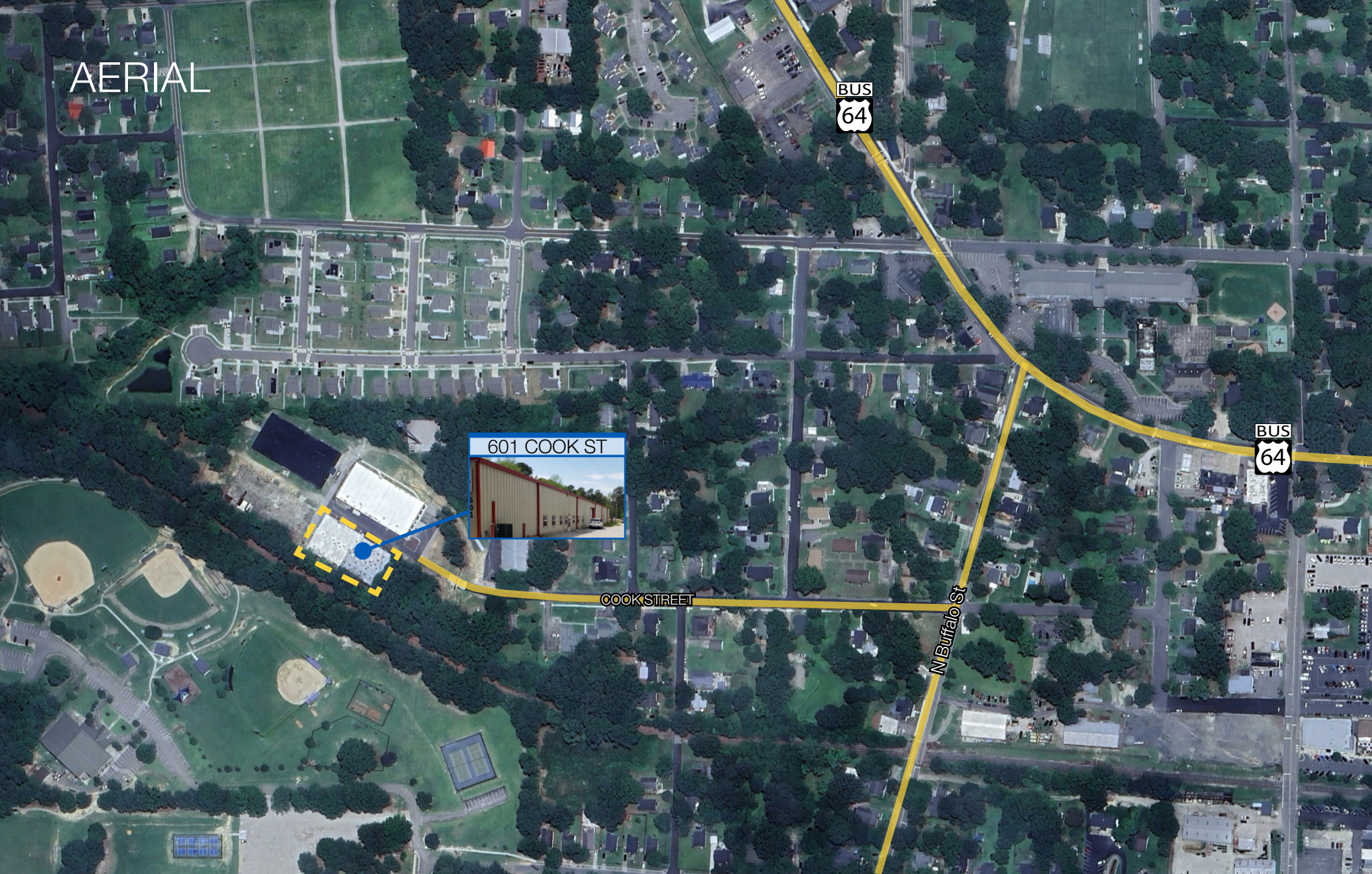
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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



AERIAL



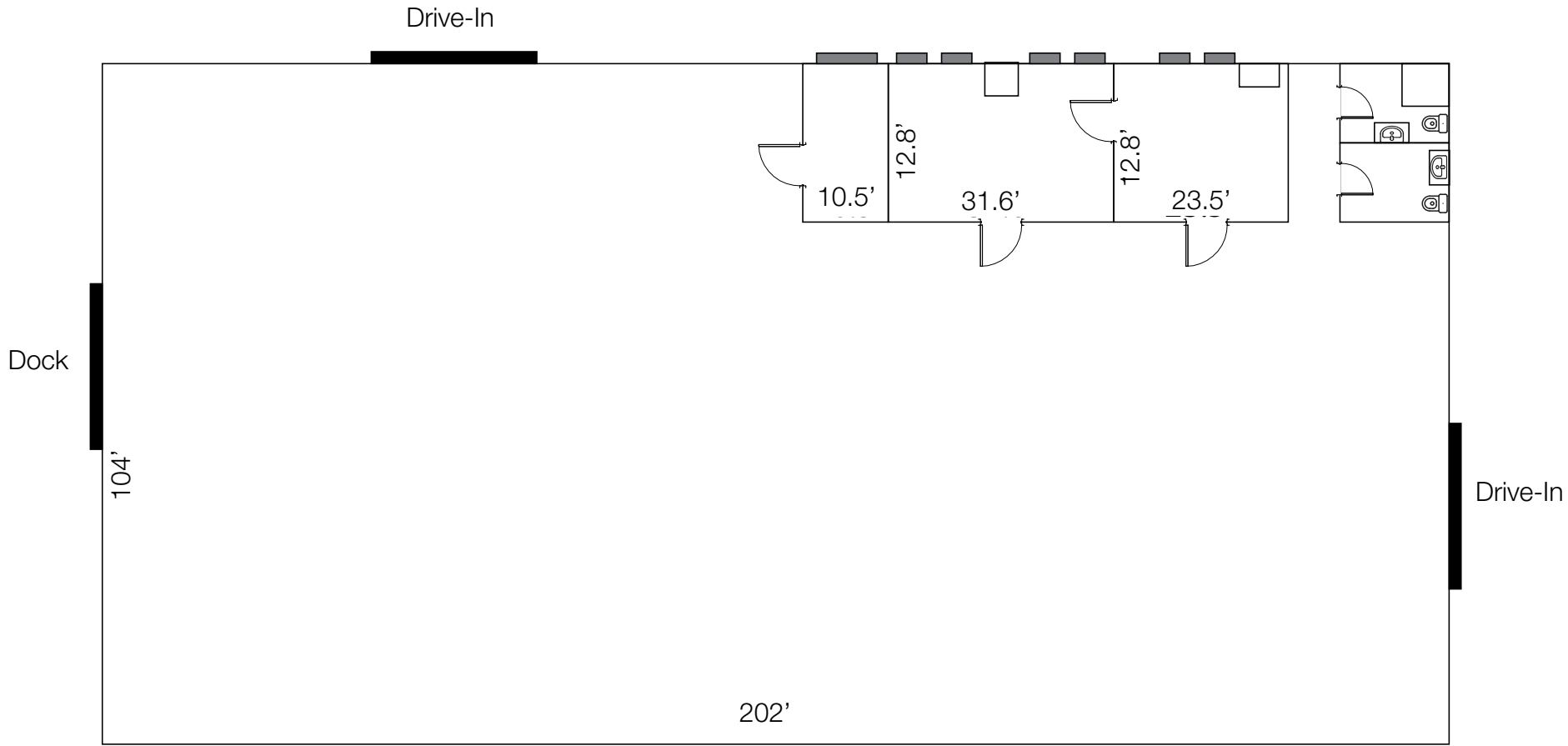
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FLOORPLAN



*Not to Scale

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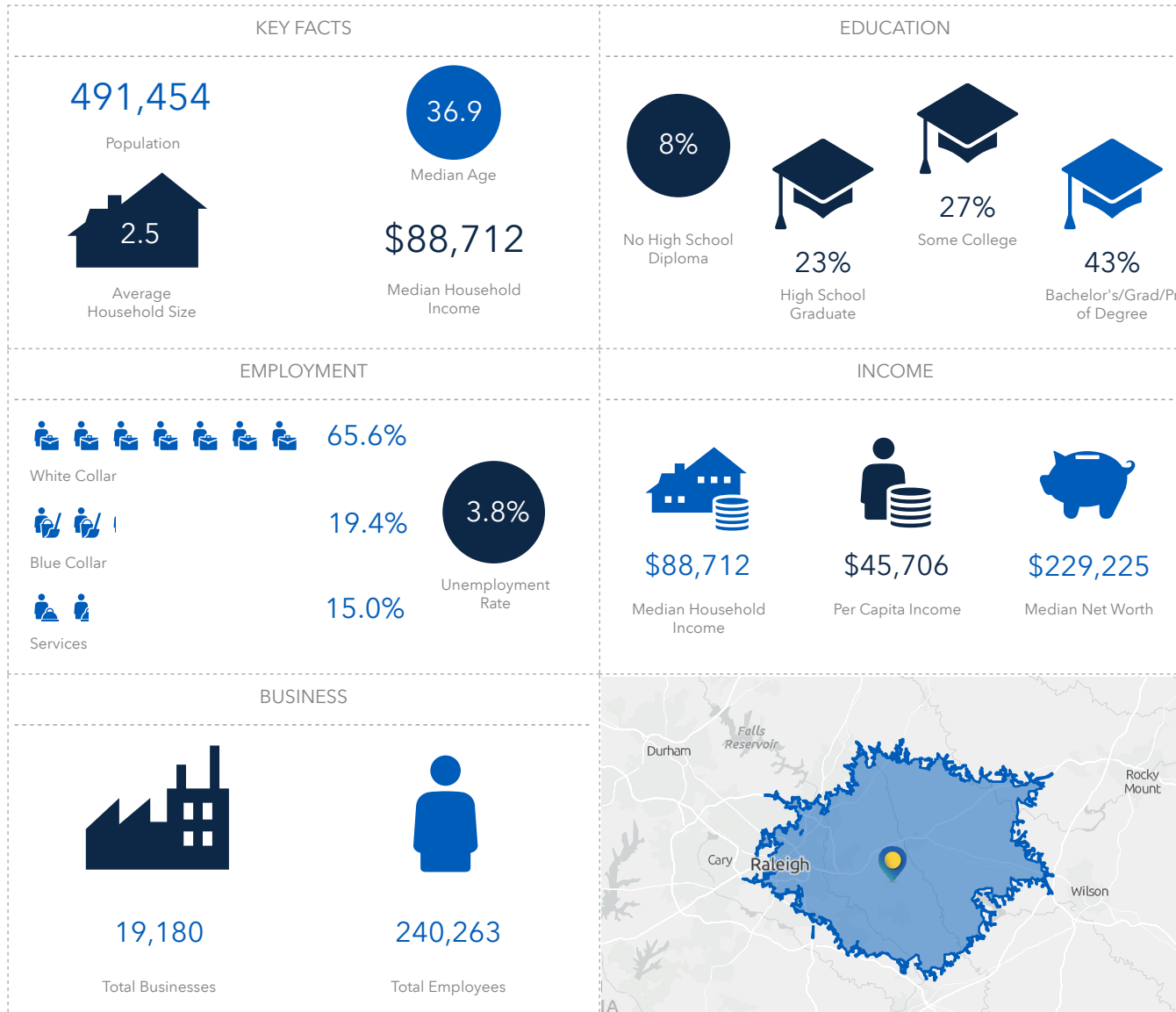
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DEMOGRAPHICS

27 MINUTE DRIVE TIME



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