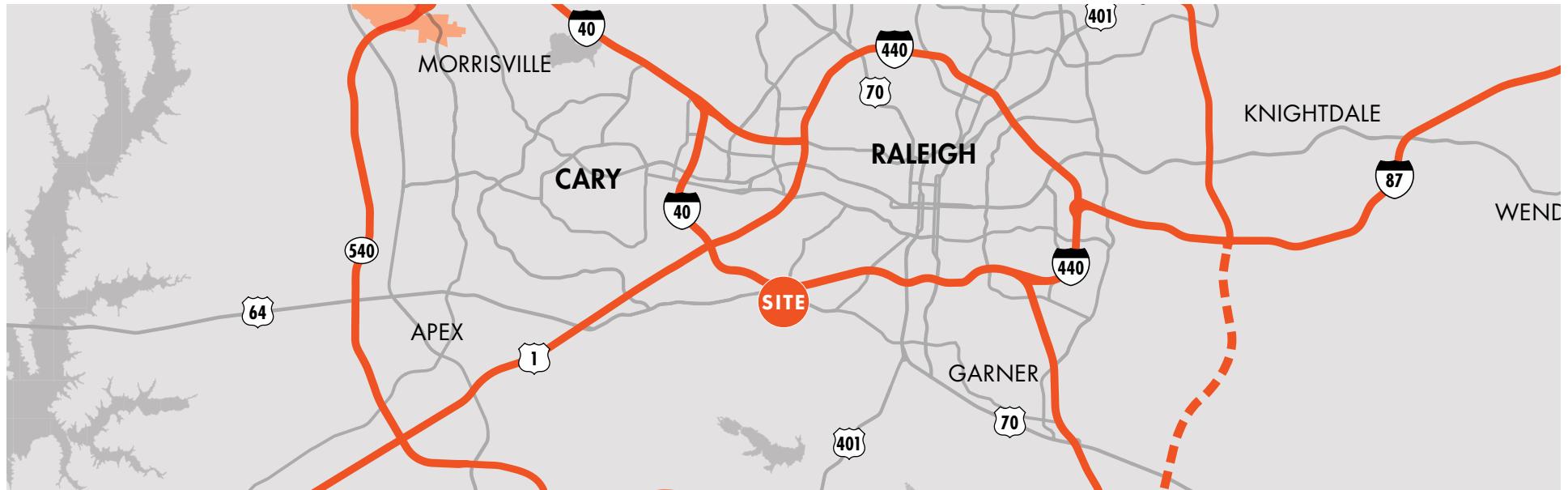


3800 TRYON ROAD

RALEIGH, NC 27606

±8,593 SF AVAILABLE FOR LEASE



PROPERTY FEATURES

- Located in Southwest Raleigh at the corner of Tryon Road and Gorman Road just off I-40 exit 295
- Approximately 0.2 miles from I-40, 2.5 miles from I-440 and US Hwy 64, 3 miles to US Hwy 401, 7 miles to downtown Raleigh and 15 minutes to RDU International Airport
- Suite E1 - ±8,593 SF of flex/warehouse space @ \$15.00 PSF

BUILDING FEATURES

BUILDING SIZE	±62,060 SF
LOT SIZE	±6.89 acres
AVAILABLE SPACE	±8,593 SF
YEAR BUILT	1961, renovated in 1980
CLEAR HEIGHTS	12 - 22 feet
DOCK/DRIVE IN DOORS	3 dock doors & 6 drive in doors
ZONING	IX-3 PL; Industrial Mixed Use
TIMING	Immediately
TICAM	\$2.50 PSF

FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | **919.576.2696**

James.Mattox@foundrycommercial.com

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KARL HUDSON IV, CCIM | **919.987.1012**

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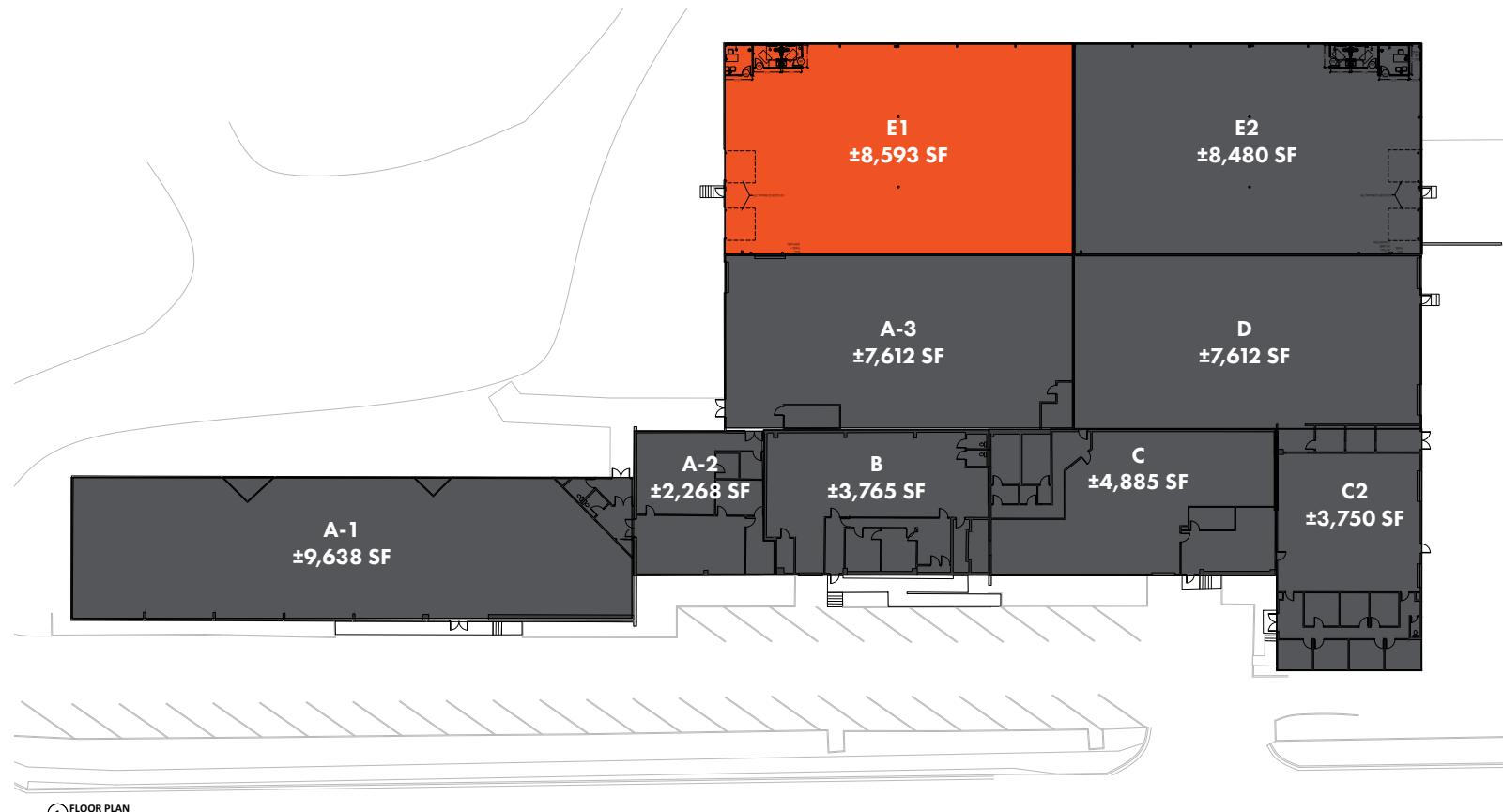
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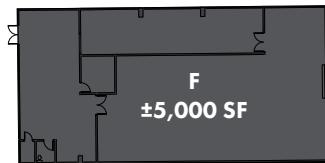
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FLOOR PLAN



AVAILABLE
LEASED



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