

10791 E FINCH AVE
FOR LEASE OR FOR SALE



EXECUTIVE SUMMARY

Located just 30 minutes east of Downtown Raleigh, 10791 E Finch Avenue in Middlesex, NC presents an exceptional industrial opportunity totaling approximately 66,909 square feet across 4.74 acres. The property features two industrial buildings with clear heights ranging from 14' to 20', suitable for a variety of industrial, distribution, and light manufacturing uses. Additional amenities include approximately 0.5 acres of laydown yard, providing operational flexibility. Building #1 includes roughly 1,400 square feet of office space, complete with executive offices and administrative areas to support day-to-day operations.

An attractive income-producing component of the property is the $\pm 6,000$ SF self-storage facility, which includes 40 rentable units. The facility operates on month-to-month leases, offering consistent cash flow with the flexibility to adjust rental rates in response to market demand. This turnkey storage operation provides reliable supplemental income and enhances the overall value of the property.



2

PROPERTY DETAILS

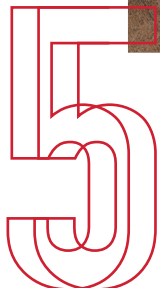
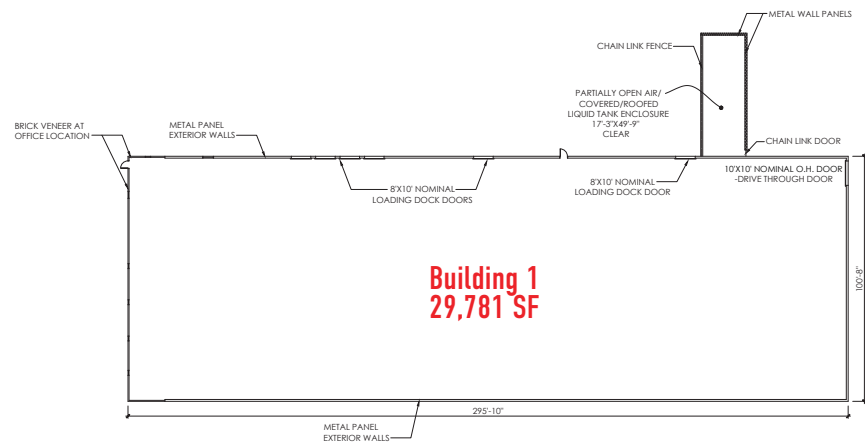
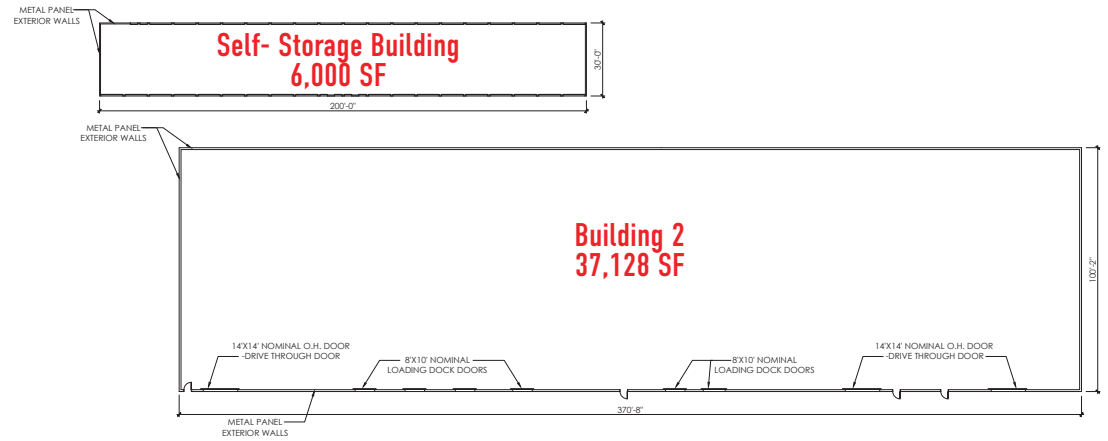
Address	10791 E Finch Ave Middlesex, NC
Lease Rate	\$3.75/SF + TICAM (TBD)
Sale Price	Call Broker for Pricing
Availability	<ul style="list-style-type: none">• Building 1: 29,781 Sf• Building 2: 37,128 SF• Self Storage: 6,000 SF
Acres	4.74
Year Built	1972
Zoning	Light Industrial
Signage	Signage on E Finch Ave
Power	Single Phase
Sprinkler	None
Parking	Ample
Clear Height	14' to 20'
Dock Doors and Drive-in	<ul style="list-style-type: none">• Building 1 has one 10' x 10' drive-in door and seven 8'x10' dock doors.• Building 2 has three 14' x 14' drive-in doors with six 8' x 10' dock doors

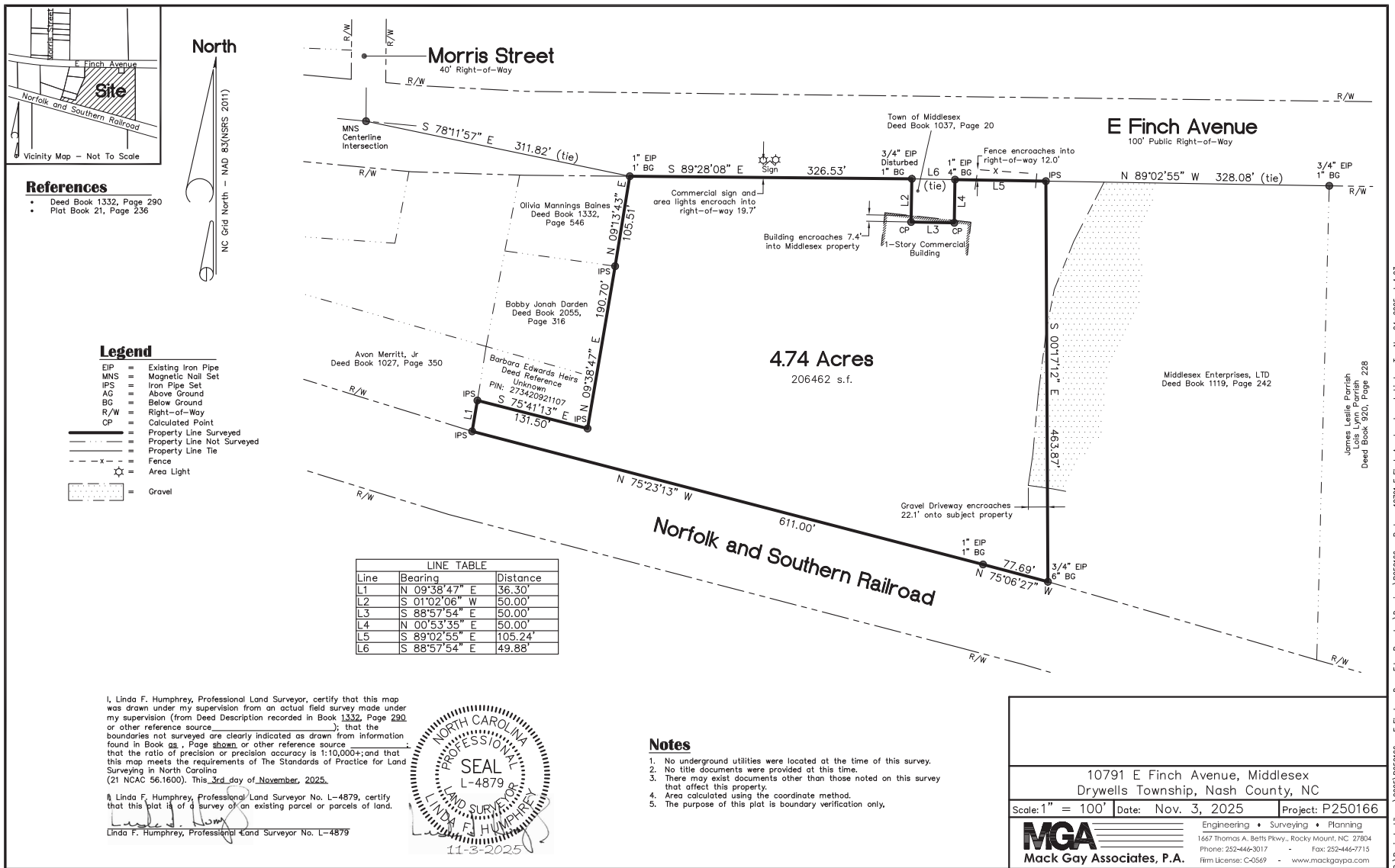


3



FLOOR PLAN

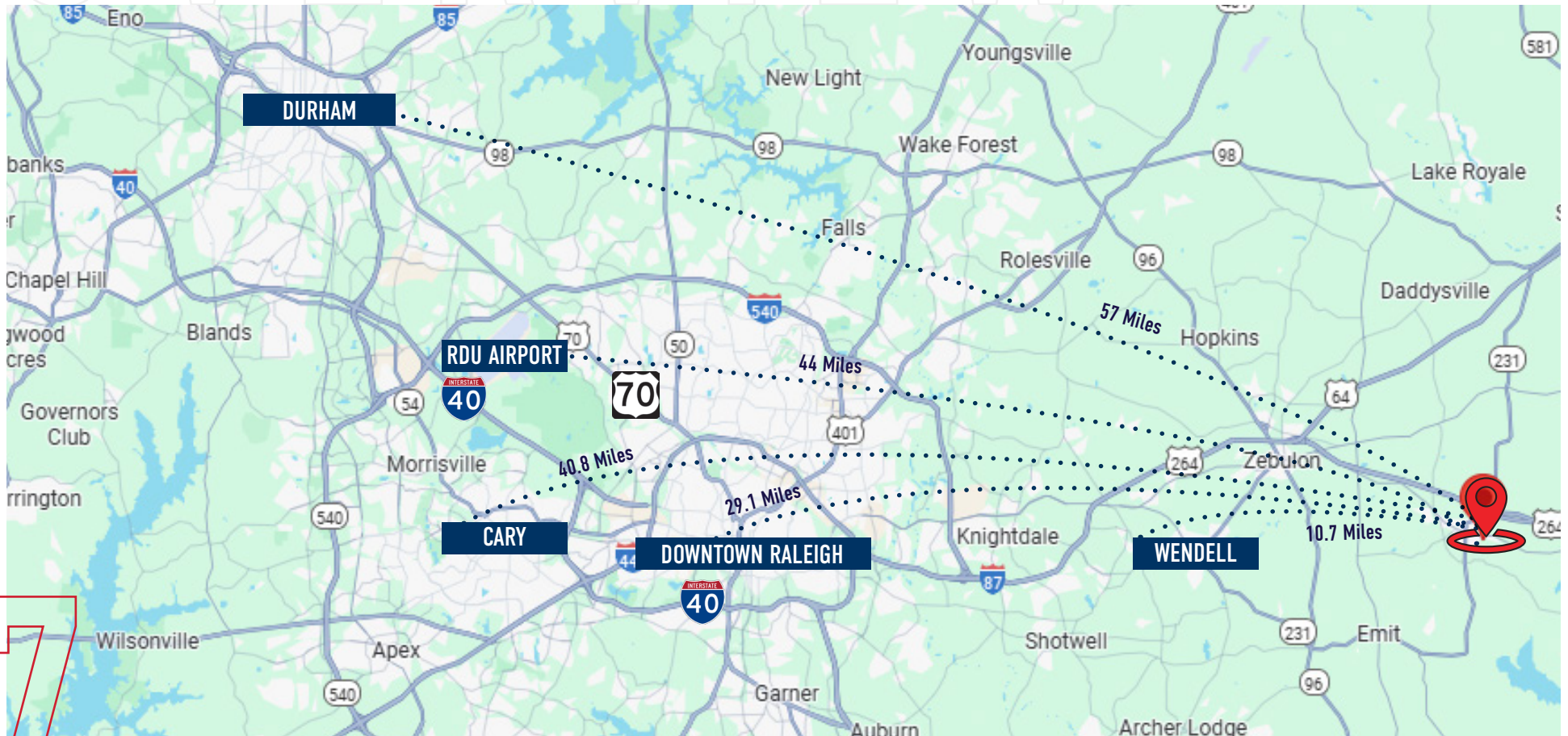




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6

LOCATION OVERVIEW





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