

Flex / Warehouse Building in Raleigh, NC Fully Leased - NNN



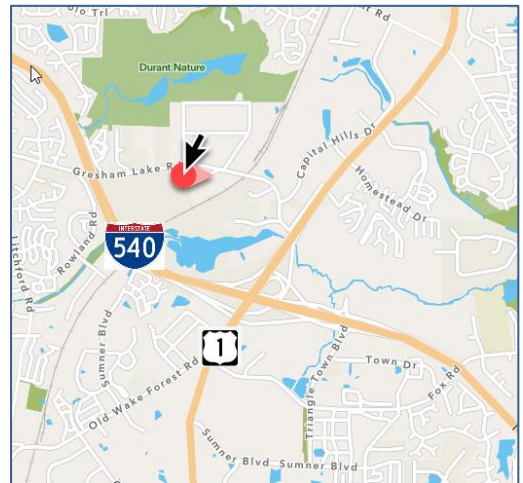
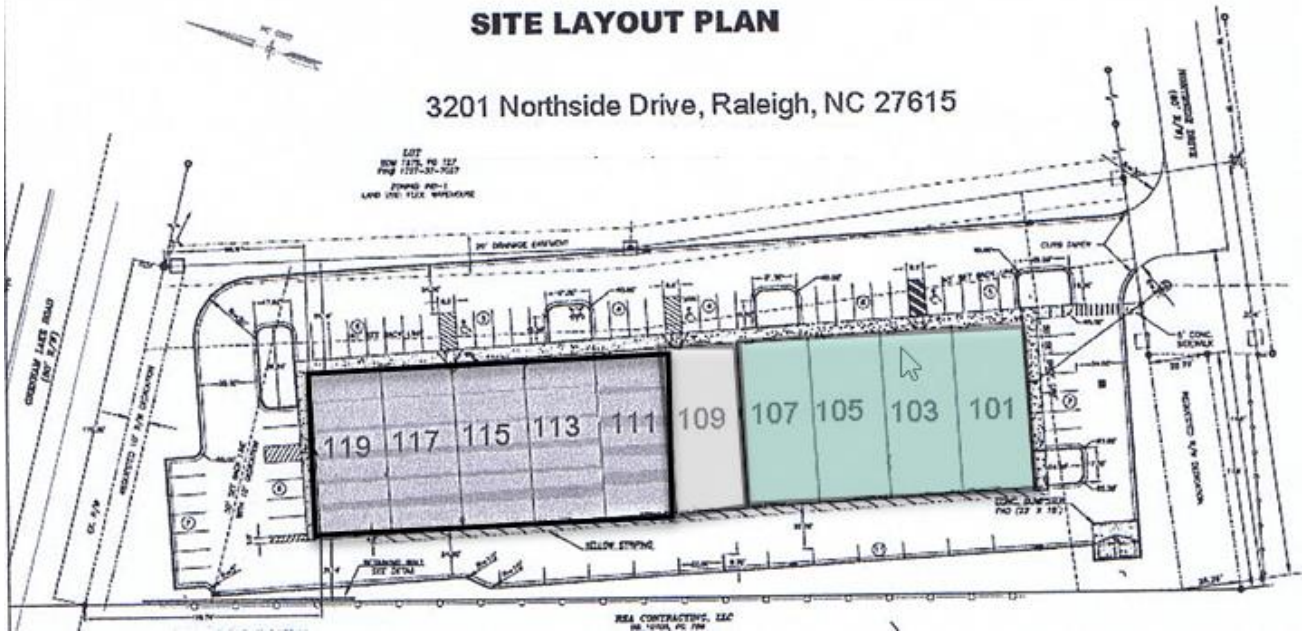
3201 Northside Drive, Raleigh, NC

- Fully leased 28,000 SF single story building.
- NNN Tenants include a brewery (11,200 SF), sports training group (14,000 SF) and communications firm (2,755 SF)
- Ideal location off Gresham Avenue, just north of I-540
- Year Built: 2008
- Acreage: 2.04. Zoning: IX -3
- Ten 10 x 10 roll up doors
- Parking: 65 unassigned spaces
- Note: Brewery Tenant owns the building. Will negotiate extended lease term with Offer
- Contact broker for pricing guidance and lease information.

Stacy Milburn, CCIM, Cell: 919-637-6697
Milburn Commercial Partners, LLC
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28,000 SF Flex / Warehouse for Sale – Raleigh, NC



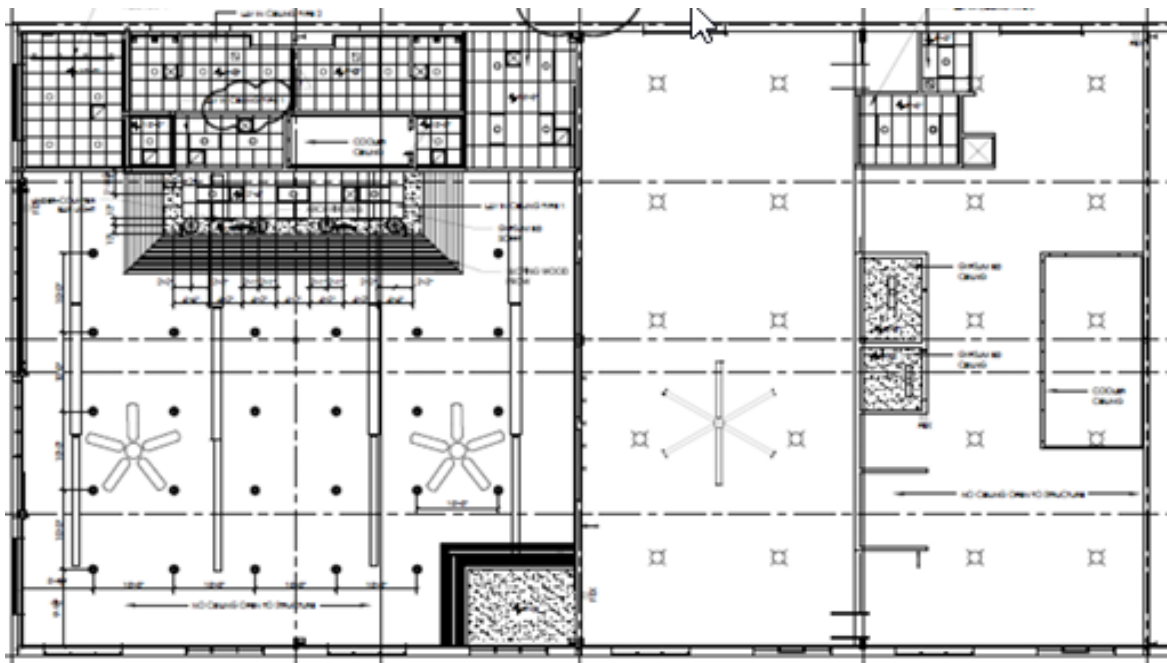
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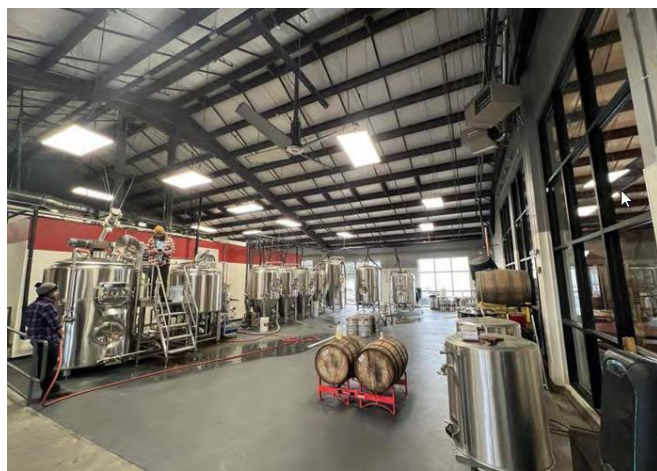
28,000 SF Flex / Warehouse for Sale – Raleigh, NC

3201 Northside Drive, Raleigh NC

11,200 SF Brewery Floorplan



80' W x 140' L



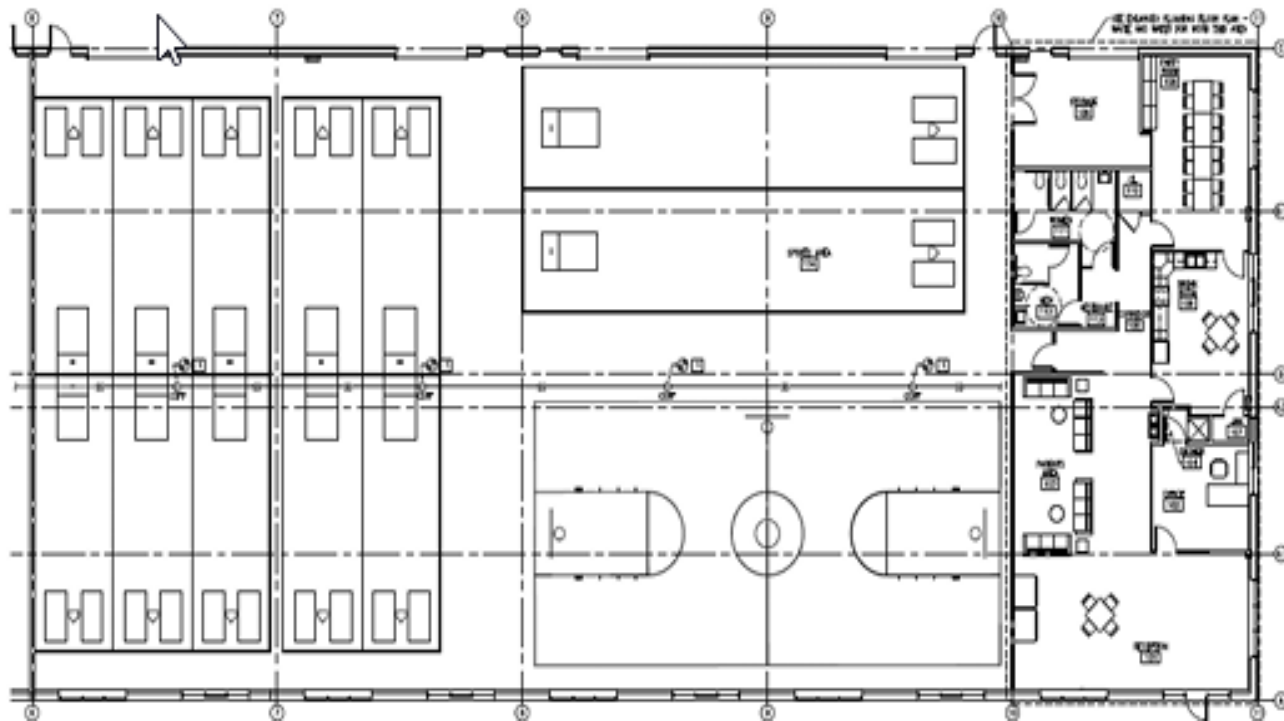
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14,000 SF Sports Training Floor Plan

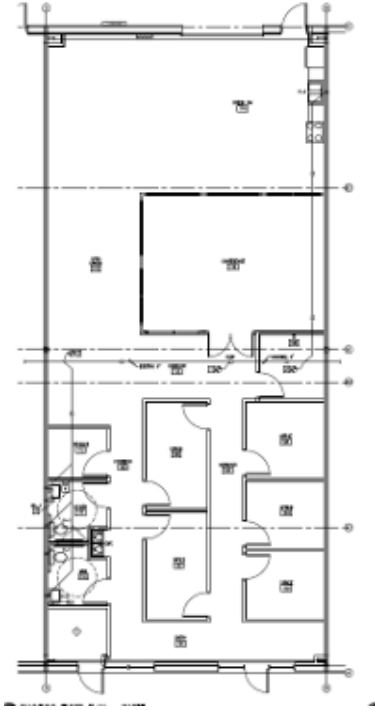


80' W x 175' L

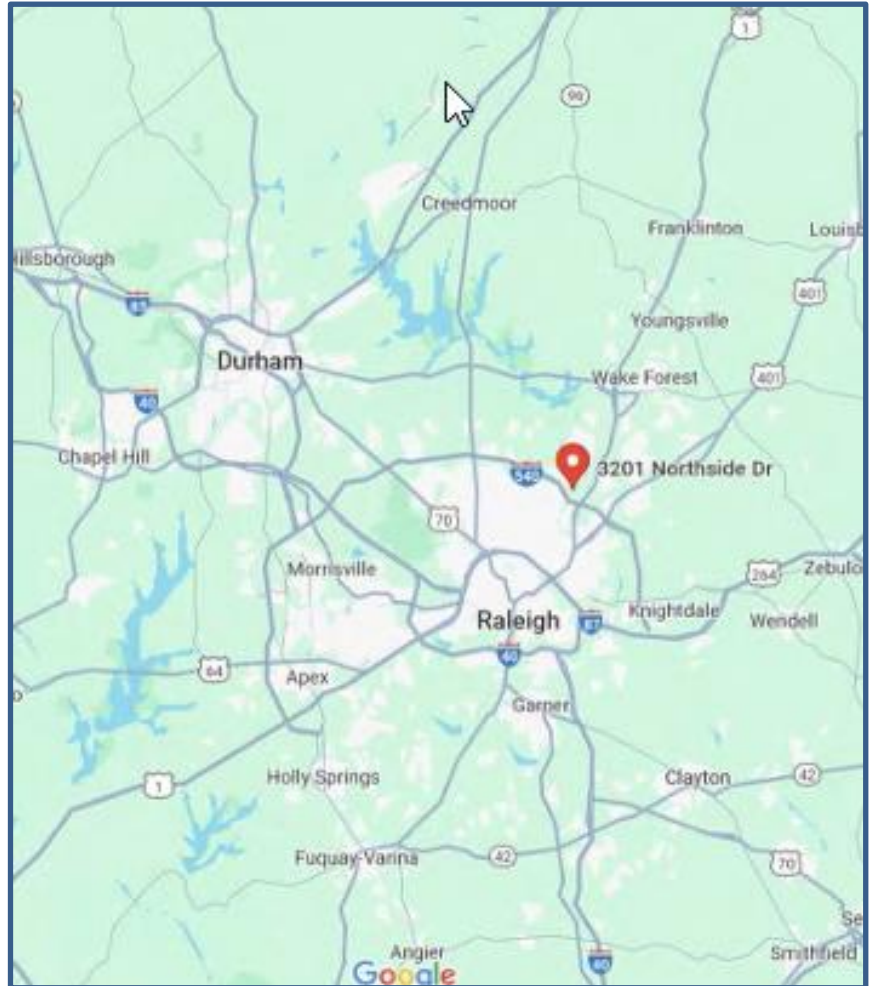


28,000 SF Flex / Warehouse for Sale – Raleigh, NC

2,755 SF Office Floorplan



80' W x 35' L



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Raleigh Market Data

RALEIGH

* NORTH CAROLINA *

Raleigh is in the heart of the Research Triangle of North Carolina—a city known for its fast growth and resilient nature. This East Coast hub is a "Top 10 Market to Watch," undergoing a multi-billion-dollar upgrade by adding mixed-use office space, transit, retail, lodging, and more.

Between the moderate year-round climate, business-friendly environment, capital city status, and historic reputation for business collaboration, we're in the business — of growing business.

TOP INDUSTRIES

- Advanced Manufacturing
- Clean Technology
- Headquarter & Office
- Life Sciences
- Technology

STATE-WIDE WORKFORCE



HEADQUARTERS HAPPEN HERE

in North Carolina

The rest of headquarters companies is impressive, with:

13 FORTUNE 500 COMPANIES
28 FORTUNE 1000 HEADQUARTERS

WHO WE ARE

CONVERGENCE
 NEXT-GENERATION
 INNOVATION
 CULTURE
 VERSATILE
 GRADUATES
 DIVERSE
TALENT GROWING WORKFORCE
 INDUSTRIES EDUCATED TECH HEADQUARTERS

MEET ME IN RALEIGH

Raleigh-Durham International Airport

16 Carriers
 350+ Daily Domestic & International Flights
 Top Five Large Airports in the U.S.



FAST GROWTH

GROWING BY

86 PEOPLE PER DAY
 18 are born in NC, and 68 move from out of state.



In the business — of growing business.

raleighcenter.org

DEMOGRAPHICS



The general population is between the age of 25 - 54

RALEIGH RANKS

- #3 Best Place for Millennials to Live and Work in the U.S.
- #3 Best County to Live in America in 2024
- 75.3% Over Age 25 with Postsecondary Education
- #1 State for Workforce

TALENT, TALENT, TALENT

TRIER 1 RESEARCH UNIVERSITIES

~87k STUDENTS

- Duke University
- North Carolina State University
- University of North Carolina at Chapel Hill

HBCU

~10k STUDENTS

- North Carolina Central University
- St. Augustine's University
- Shaw University

COLLEGES & COMMUNITY COLLEGES

~95k STUDENTS

- Campbell University
- Durham Technical Community College
- Meredith College
- Wake Technical Community College
- William Peace University



Source: CPM Research, 2024

STUDENT POV

42k Graduates Enter the Workforce Annually

12k International Students Enrolled in Higher Education

AVERAGE PRIVATE SECTOR WAGE



LARGEST MAJORS

- Biological and Life Sciences
- Biomedical and Health Sciences
- Business and Management
- Computer Science and Information Technology
- Engineering
- Environmental Sciences

WORK AND LIVE

RESOURCES FOR RELOCATION SUPPORT



RALEIGH
 Economic Development

In the business — of growing business.

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