

8005 KNIGHTDALE BLVD
Knightdale, NC 27545



±25,200 SF INDUSTRIAL FOR LEASE

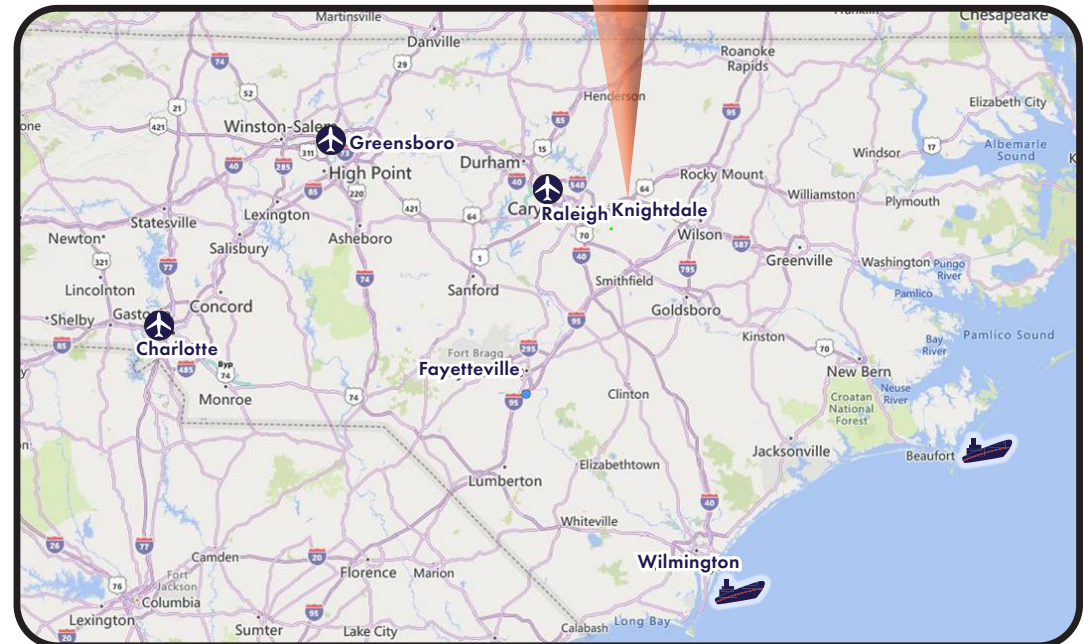


PROPERTY INFORMATION

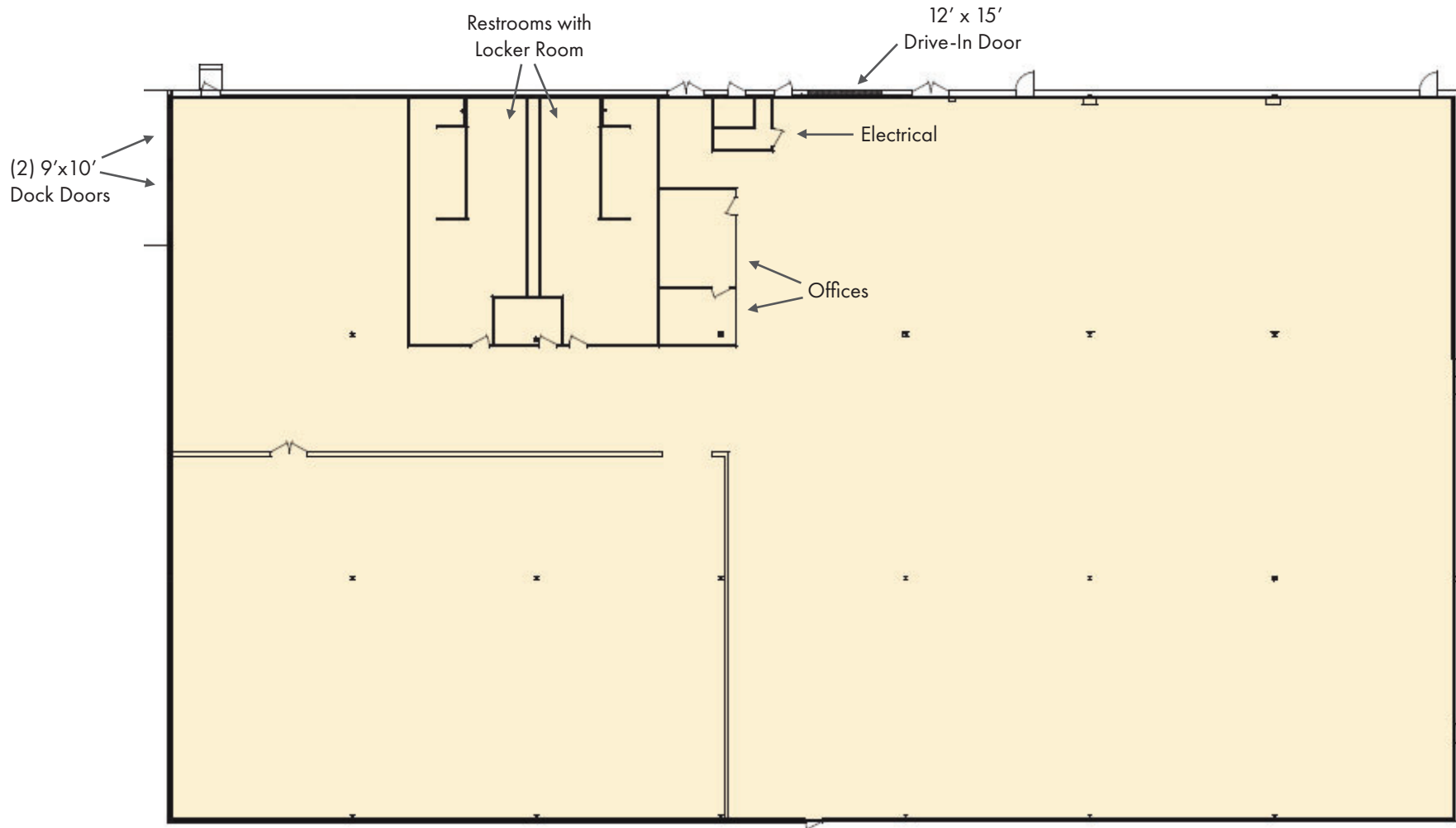
Total Building SF	±25,200 SF
Available Space	±25,200 SF
Available Date	Immediately
Construction	Metal
Ceiling Height	21'
Clear Height	17'-20'
Column Spacing	40'w by 30'd
Dock Doors	(2) 9'x10' dock doors (1) 12'x15' Grade Level Drive-In Door
Fire Protection	Fully sprinklered
Power	Heavy 3-Phase
HVAC	Fully conditioned
Zoning	(MI) Manufacturing & Industrial
Lease Rate	\$11.00/SF Modified Gross
TICAM	\$2.43/SF (Electricity, Water, Sewer, incl. — Tenant pays proportionate share)

HIGHLIGHTS

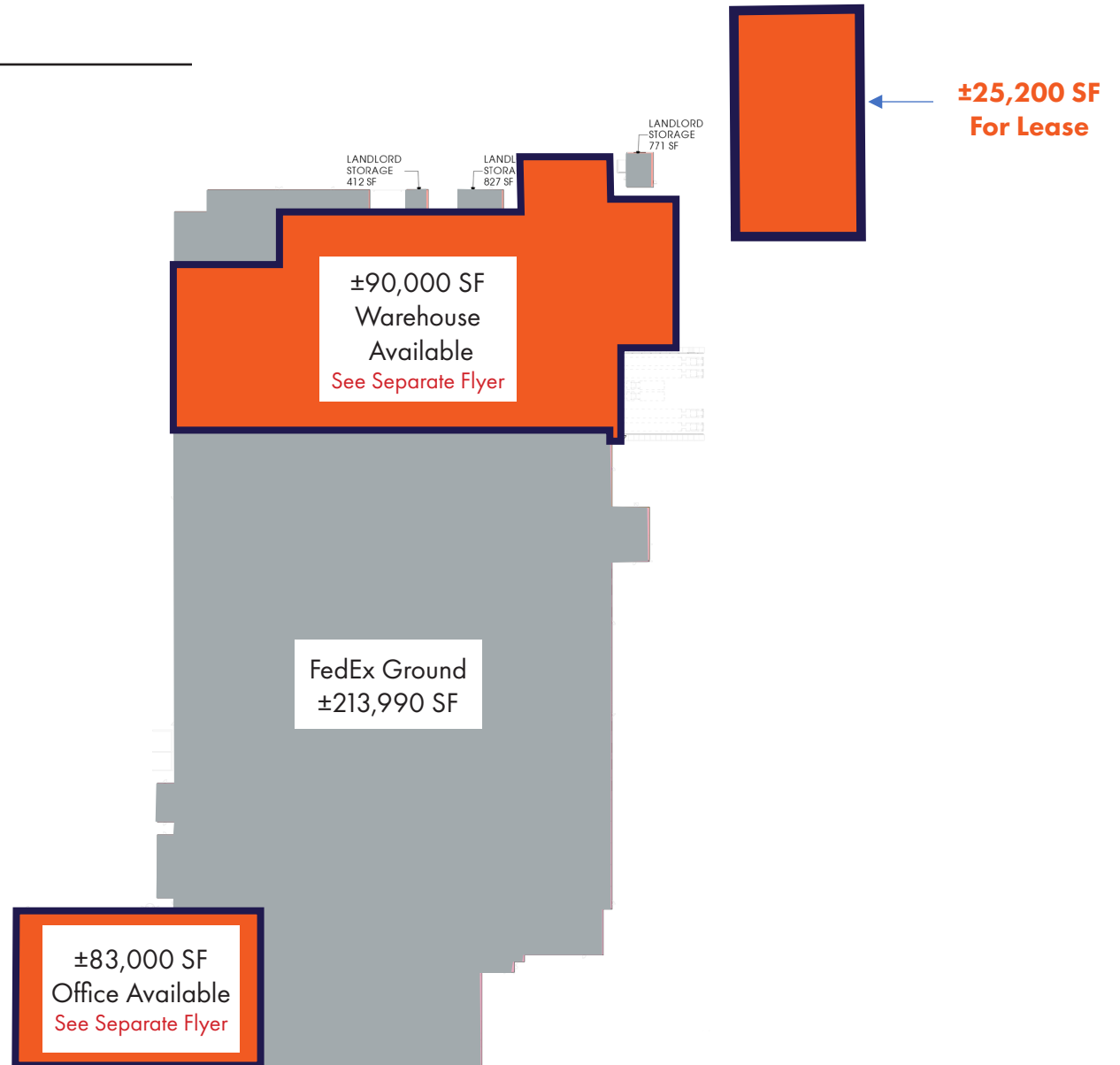
- Open warehouse with 2 small offices and restrooms with locker area.
- Stoplight access and major frontage on US Hwy 64. 3.2 Miles to I-540; I-87 2.5 miles.
- Ample employee and truck parking.



FLOOR PLAN



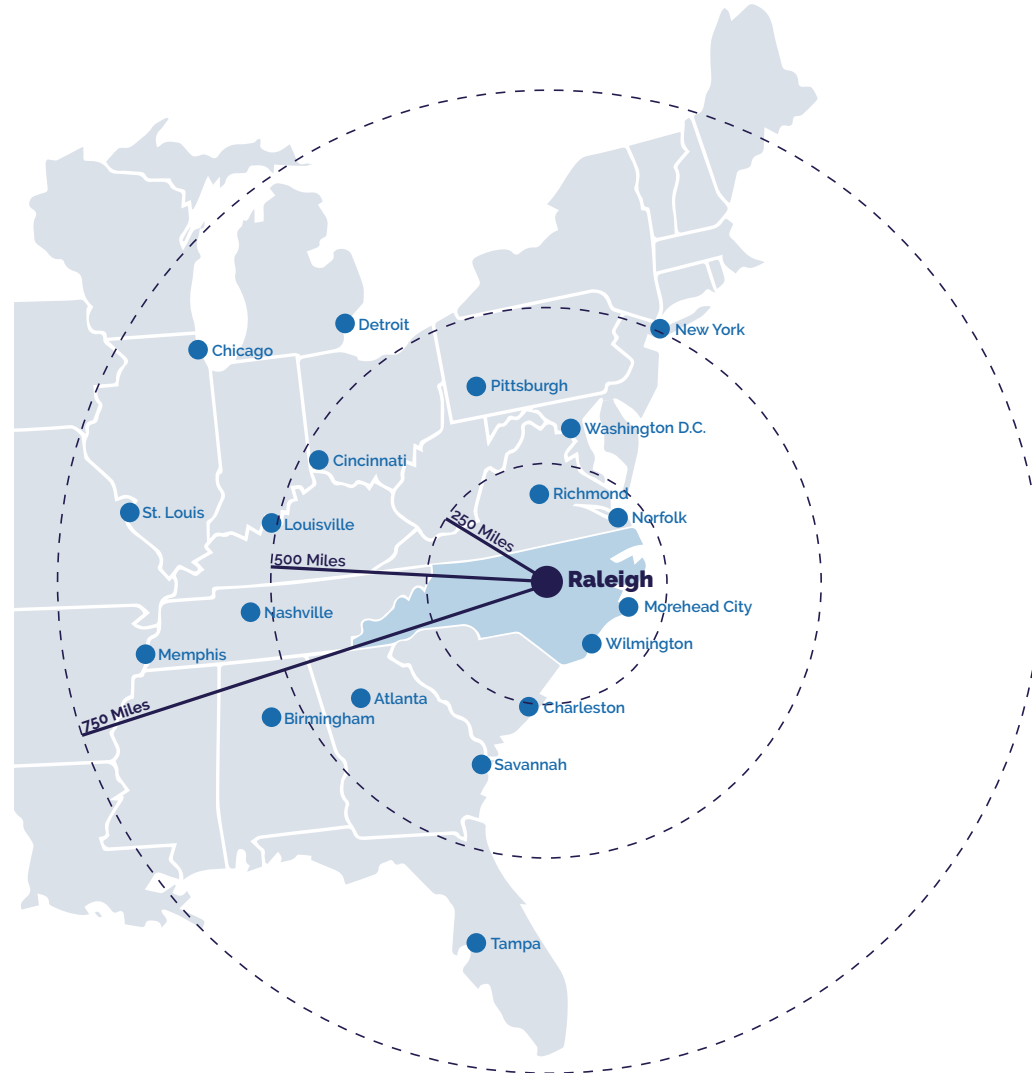
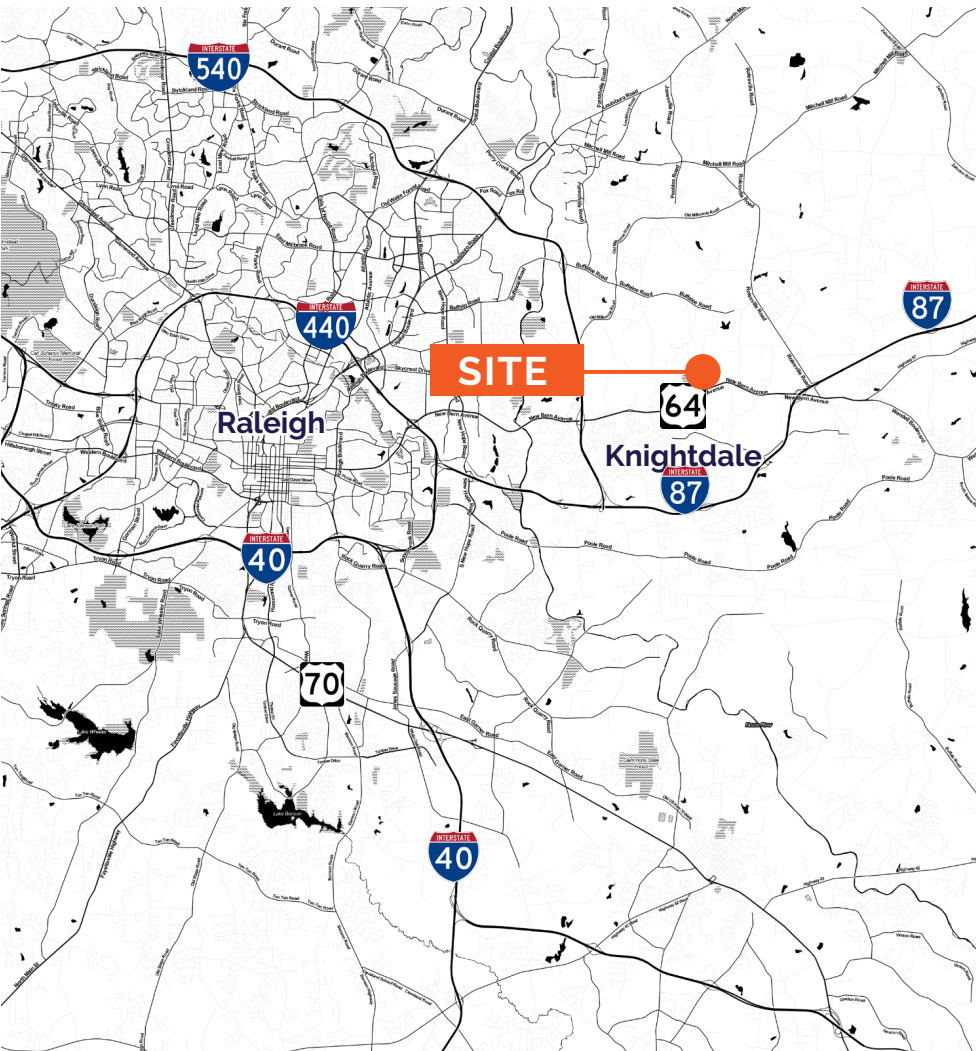
SITE PLAN



PROPERTY PHOTOS



LOCATION AND ACCESS



DRIVE TIME MAP

