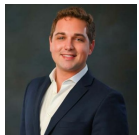


WAREHOUSE SPACE AVAILABLE

±12,800 SF WITH ±1,525 SF OFFICE



JUSTIN BANNISTER
919-480-0010
Justin@BannisterProperties.com



1228 United Dr.
Raleigh, NC 27603

TABLE OF CONTENTS

03

Executive Summary

04

Property Photos

05

Property Aerial

07

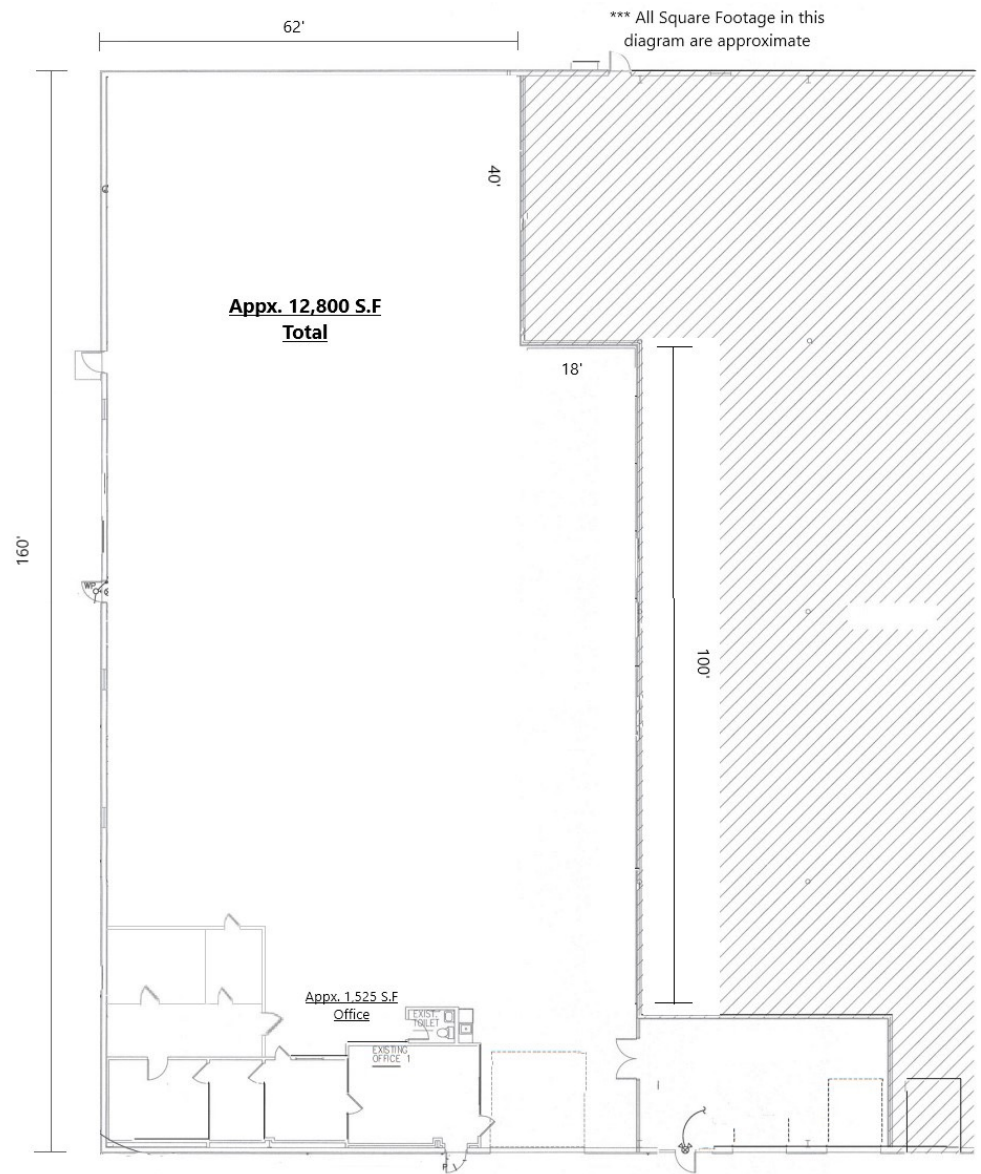
Area Map

08

Location Overview

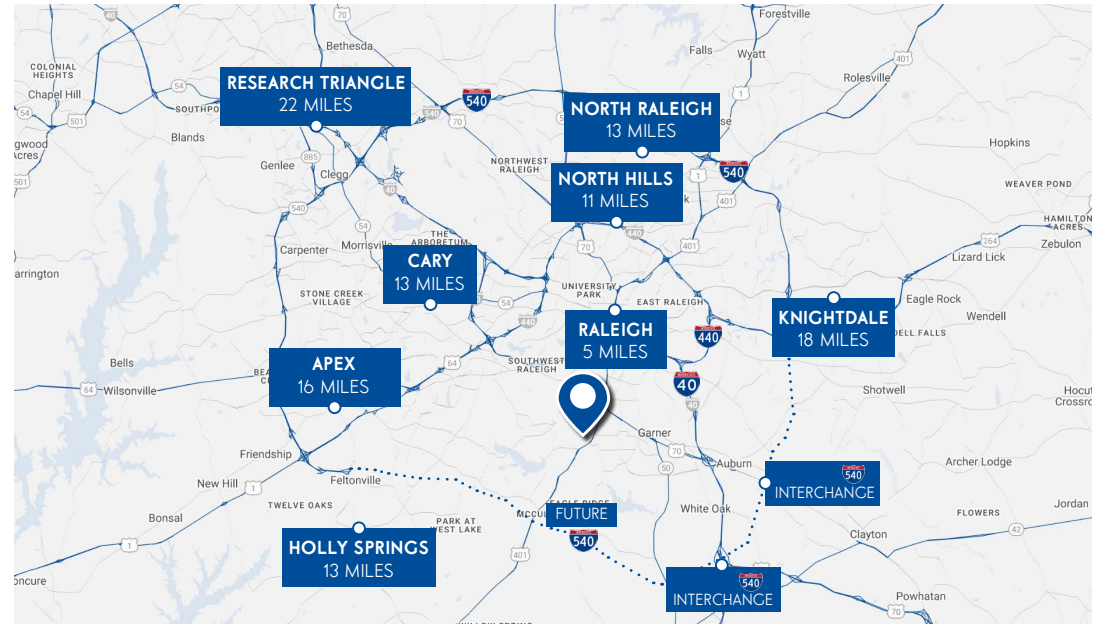
09

Demographics



EXECUTIVE SUMMARY

This commercial property located at 1228 United Dr in Raleigh offers a substantial footprint for businesses looking to expand or establish their operations. Approximately $\pm 12,800$ square feet of warehouse space with $\pm 1,525$ square feet of office provides an excellent blend of functionality and administrative accommodation. The property features two dock doors and one drive-in door, enhancing logistics and ease of access for shipping and receiving. Additionally, there is ample parking available. Positioned on 401 South with a signalized intersection, it's just 3 miles from US-40 Exit 298A and 3.8 miles from the recently completed 540/401 Interchange. The site also adjoins a convenience station with a diesel island, enhancing its utility. Over \$200K in capital upgrades include a new concrete ramp for efficient operations and refreshed landscaping.



PROPERTY HIGHLIGHTS

AVAILABILITY	Q2 2026
PRICE	\$13.44 Rent, \$1.56 NNN
WAREHOUSE SPACE	$\pm 12,800$ SF
OFFICE SPACE	$\pm 1,525$ SF
DOCK DOORS	Two
DRIVE-IN DOORS	One
PARKING	Ample Parking
MARKET	Raleigh



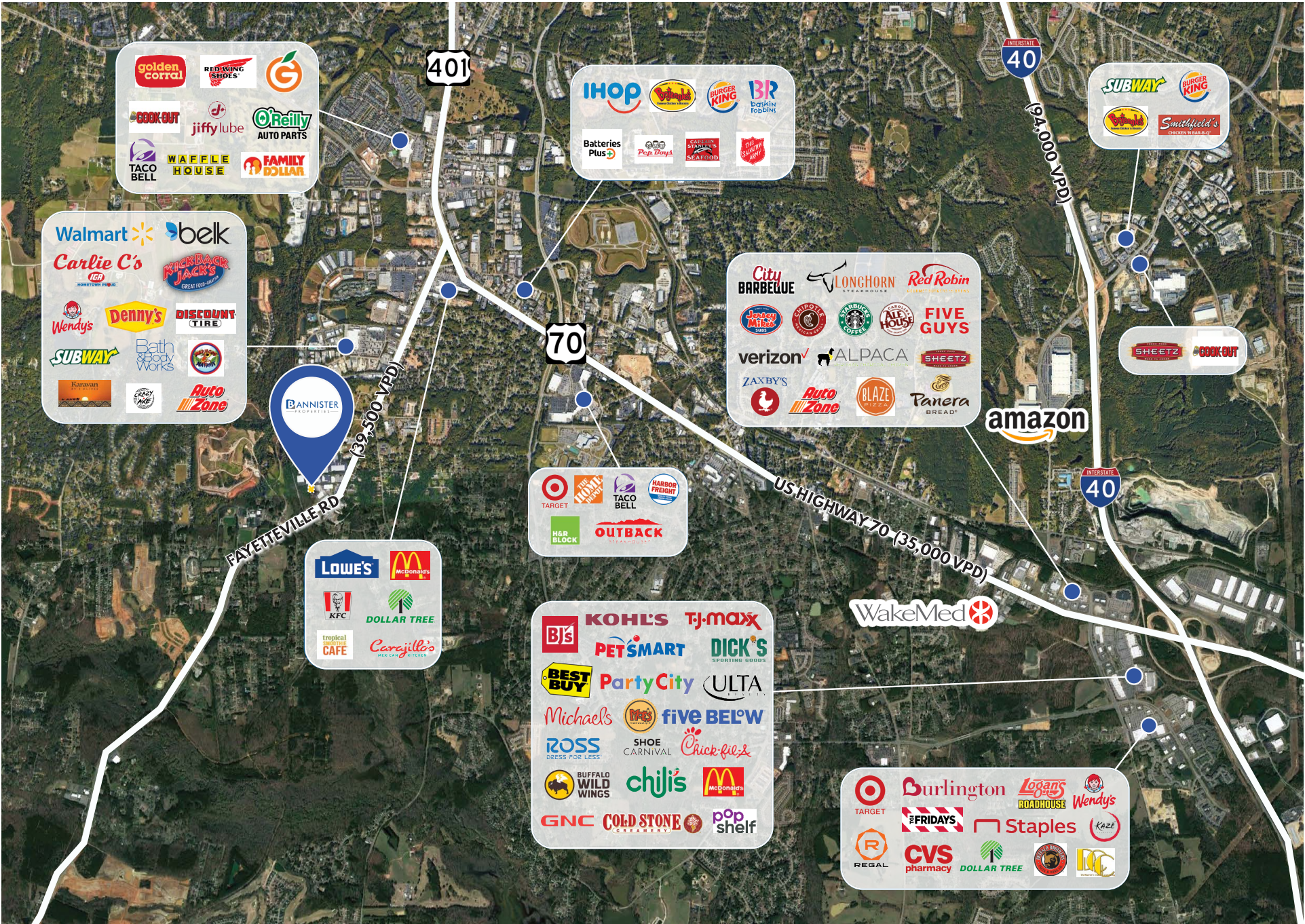
PROPERTY PHOTOS



PROPERTY AERIAL



AREA MAP



LOCATION OVERVIEW



Raleigh, North Carolina, stands as a beacon of economic strength in the Southeastern United States. Renowned for its robust job market, Raleigh benefits from a diverse economy with strong sectors in technology, biotech, and education. Anchored by the Research Triangle Park, one of the most prominent high-tech research and development parks in the U.S., the city attracts a myriad of businesses and top talent, fostering innovation and economic growth. This economic vibrancy is supported by several top universities which provide a steady stream of skilled graduates, making Raleigh a magnet for entrepreneurs and established companies alike.

Ease of interstate travel is another significant advantage for residents and businesses in Raleigh. The city is well connected by several major highways, including Interstate 40 (I-40) which runs east to west, and Interstate 440 (I-440), which encircles the central portion of the city. These highways provide efficient links to nearby cities like Durham and Chapel Hill, as well as convenient access to coastal regions and the Appalachian Mountains. The well-maintained road network facilitates seamless travel and logistics, enhancing Raleigh's appeal as a strategic hub for commerce and an attractive place to live.

THE RALEIGH-CARY-GARNER METROPOLITAN AREA IS THE FASTEST-GROWING URBAN REGION IN THE SOUTH.



63%

GROWTH SINCE 2001



559,173

HOUSEHOLDS



\$92,739

MEDIAN HOUSEHOLD INCOME



3.4%

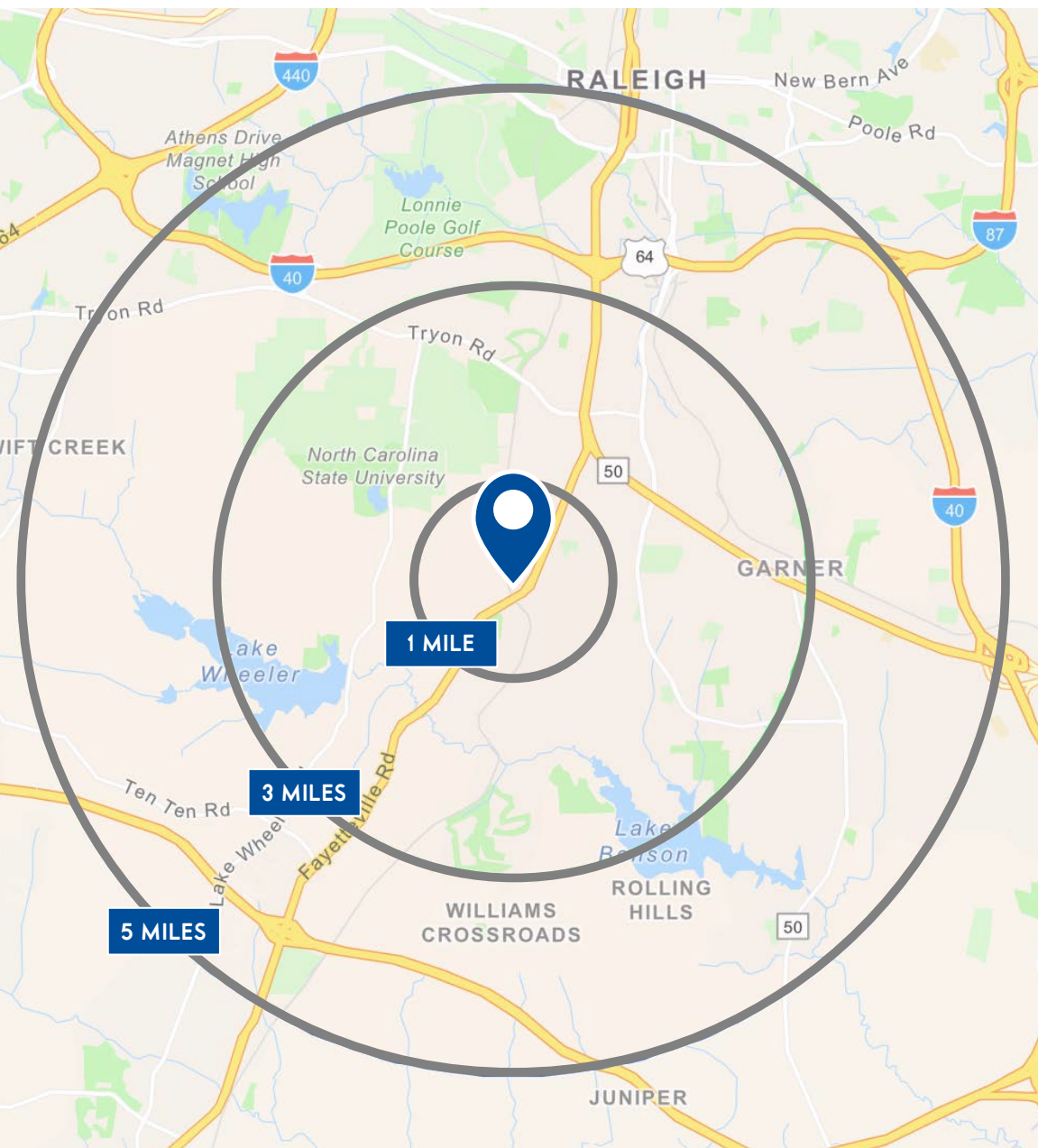
UNEMPLOYMENT RATE



TOP 3

HOTTEST JOB MARKET (WSJ)

AREA DEMOGRAPHICS



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,567	39,062	119,705
Households	1,106	15,686	47,318
Families	531	8,768	25,565
Average Household Size	2.32	2.48	2.46
Owner Occupied Housing Units	705	9,803	25,459
Renter Occupied Housing Units	214	4,999	19,838
Median Age	40.2	36.8	34.7
Median Household Income	\$82,937	\$84,536	\$85,099
Average Household Income	\$85,421	\$102,966	\$100,826

2028 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,421	40,729	130,227
Households	995	16,062	50,523
Families	562	9,467	28,245
Average Household Size	2.43	2.48	2.44
Owner Occupied Housing Units	718	10,009	26,450
Renter Occupied Housing Units	277	6,053	24,073
Median Age	43.9	36.7	33.6
Median Household Income	\$64,116	\$85,859	\$83,081
Average Household Income	\$100,690	\$119,631	\$118,526



1228 UNITED DR | RALEIGH, NC 27603

CONTACT FOR MORE INFO:



JUSTIN BANNISTER

Manager/Broker

Justin@BannisterProperties.com

919-480-0010



www.bannisterproperties.com

919-779-1523