

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

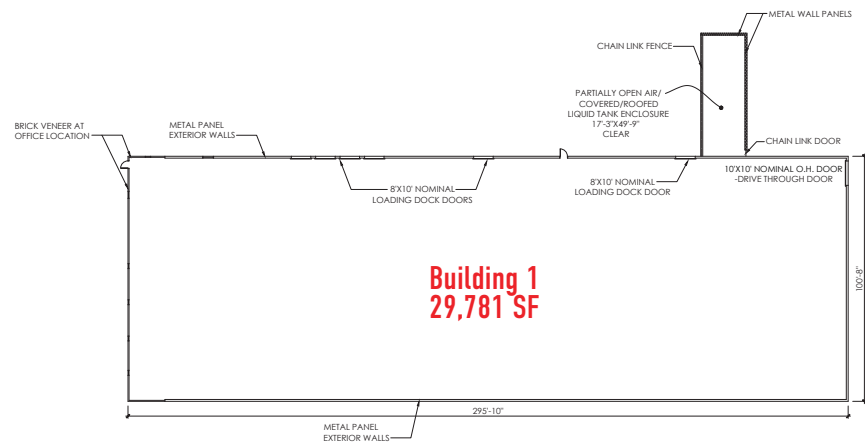
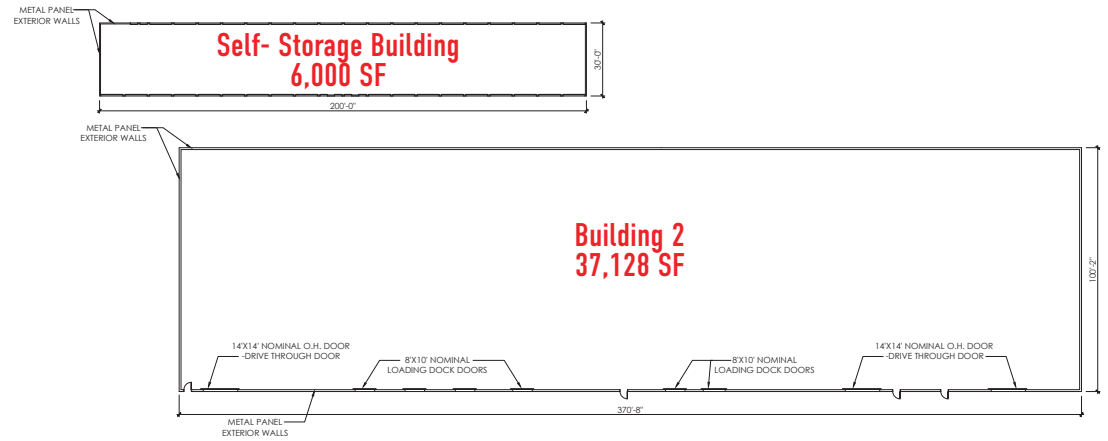
Address	10791 E Finch Ave Middlesex, NC
Lease Rate	\$3.75/SF + TICAM (TBD)
Sale Price	Call Broker for Pricing
Availability	<ul style="list-style-type: none">• Building 1: 29,781 Sf• Building 2: 37,128 SF• Self Storage: 6,000 SF
Acres	4.74
Year Built	1972
Zoning	Light Industrial
Signage	Signage on E Finch 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



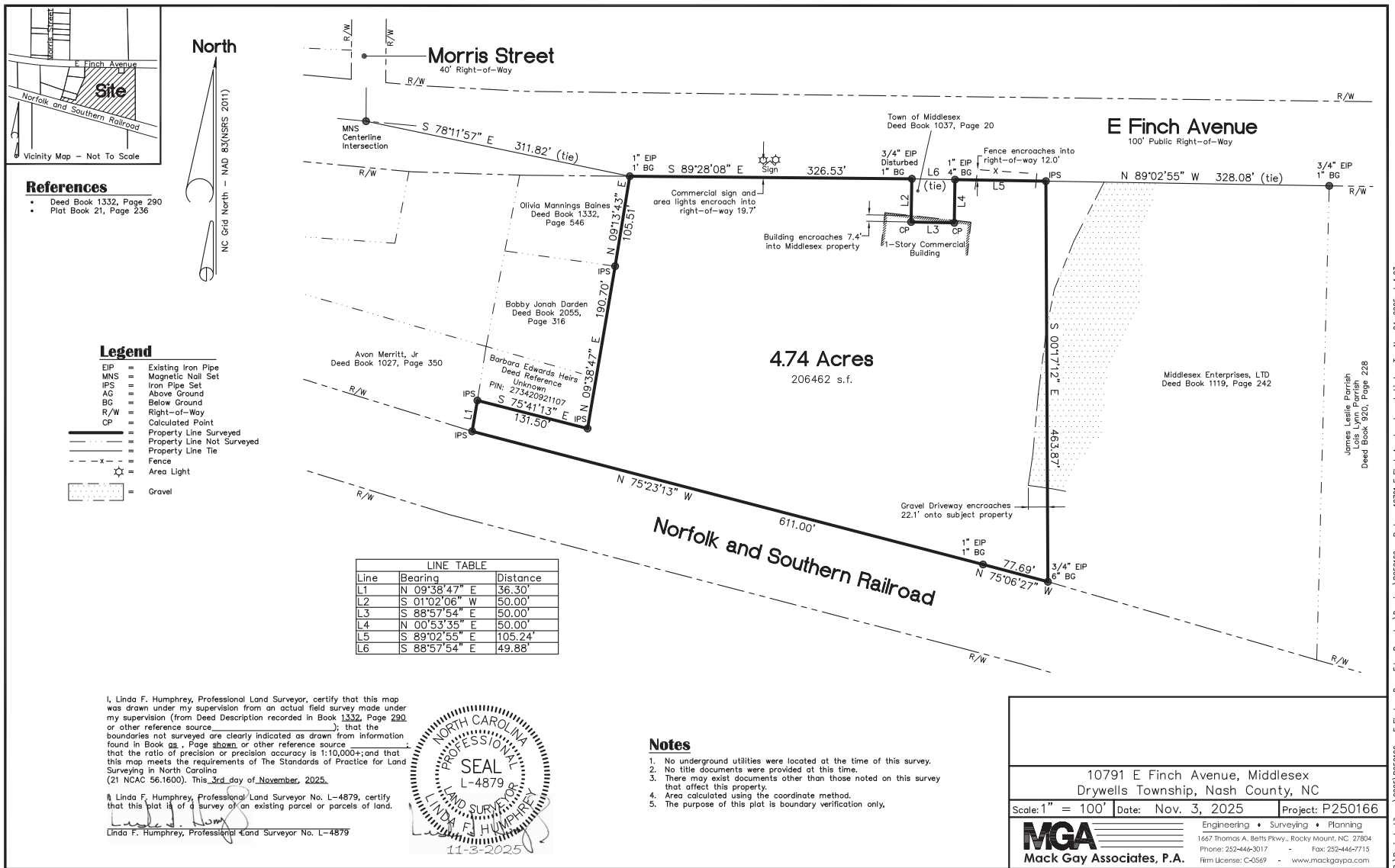
3



FLOOR PLAN



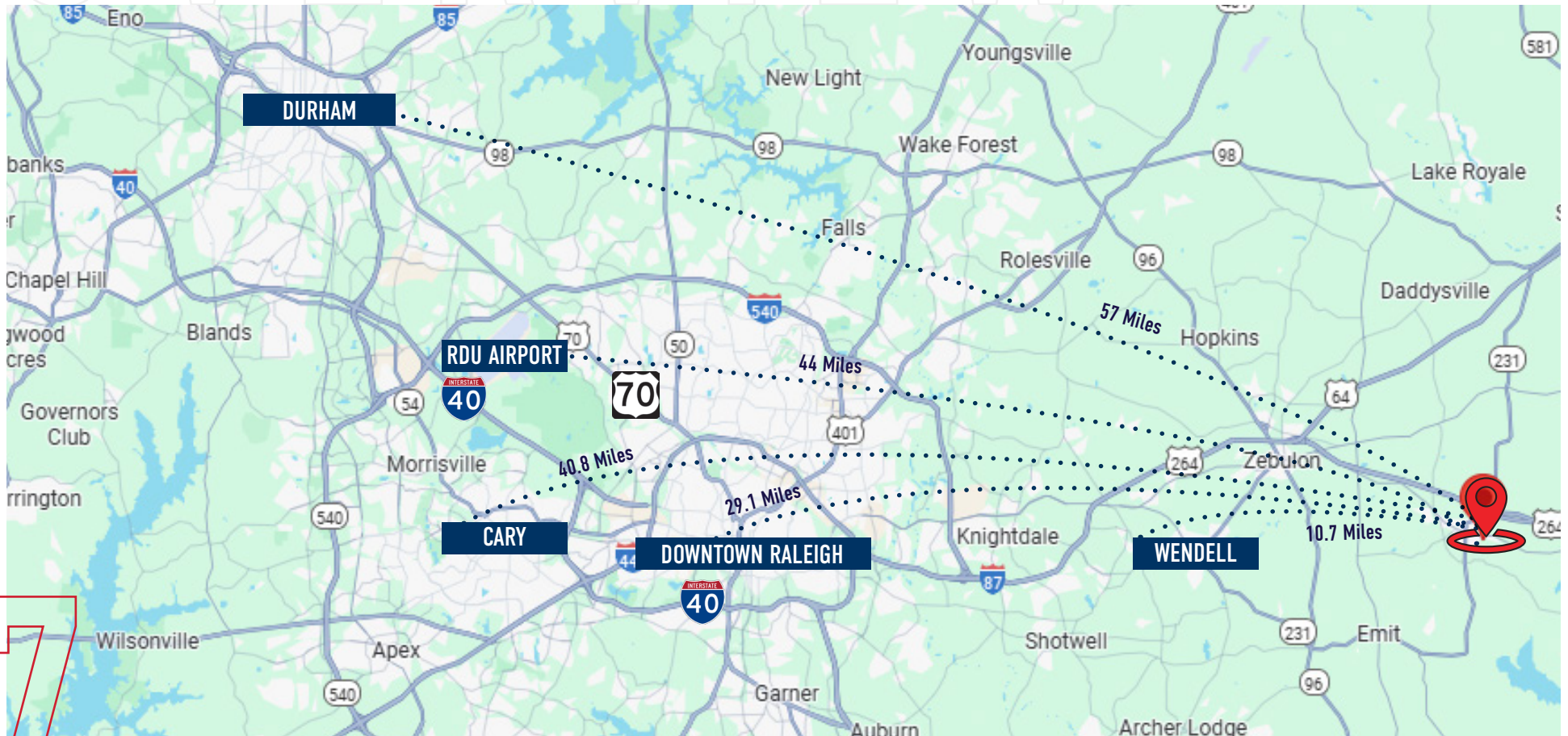
5



P:\Projects\Library\2025\Drawings\Drawings\250166 - E Finch - Dana Edge Boundary\Drawings\250166 - Brady - 10791 E Finch Awding Layout.dwg, Linda, Tue Nov 04, 2025 at 4:03pm

6

LOCATION OVERVIEW





Nick Kasprzak, CCIM
Vice President
(984) 202-0066
nkasprzak@richcommercialrealty.com

DISCLAIMER:

While we have made every attempt to ensure that the information contained herein is accurate, Rich Commercial Realty, LLC ("RCR") is not responsible for any errors or omissions, or for the results obtained from the use of this information. All information provided herein is provided with no guarantee of completeness, accuracy, or timeliness, and without warranty of any kind, express or implied, including, but not limited to warranties of performance, merchantability and fitness for a particular use. A thorough review of the included property to determine its compatibility with your real estate goals and specifications. In no event will RCR, its partners, agents, or employees be liable to you or anyone else for any decision made or action taken in reliance on the information herein.



Call Our Office
919.821.7880



Visit Our Website
richcommercialrealty.com



Follow RCR on LinkedIn
[www.linkedin.com/company/
2514132/admin/feed/posts/](https://www.linkedin.com/company/2514132/admin/feed/posts/)



Raleigh, NC
3840 Ed Drive, Suite 108
Raleigh, NC 27612

Wilmington, NC
P.O. Box 15004
Wilmington, NC 28412