

FLEX/OFFICE FOR LEASE 1600 HERITAGE COMMERCE CT SUITE 104

Wake Forest, NC 27587

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



PROPERTY HIGHLIGHTS

- 4,700 SF flex/office space for lease
- Light Industrial zoning
- Conference room, private offices, break room and warehouse/storage
- Warehouse racking to remain for use
- 16' ceiling height in warehouse
- Rooftop solar installed, generating approximately \$1,500 annual savings on electric
- Dock door
- Water included in CAM

LOCATION DESCRIPTION

Located 1.8 miles from US-1/Capital Blvd, 4.5 miles from US-401, and 7.5 miles I-540.

OFFERING SUMMARY

Lease Rate:	\$16.00/SF (NNN)
TICAM:	\$3.55 SF/yr
Available SF:	4,700 SF

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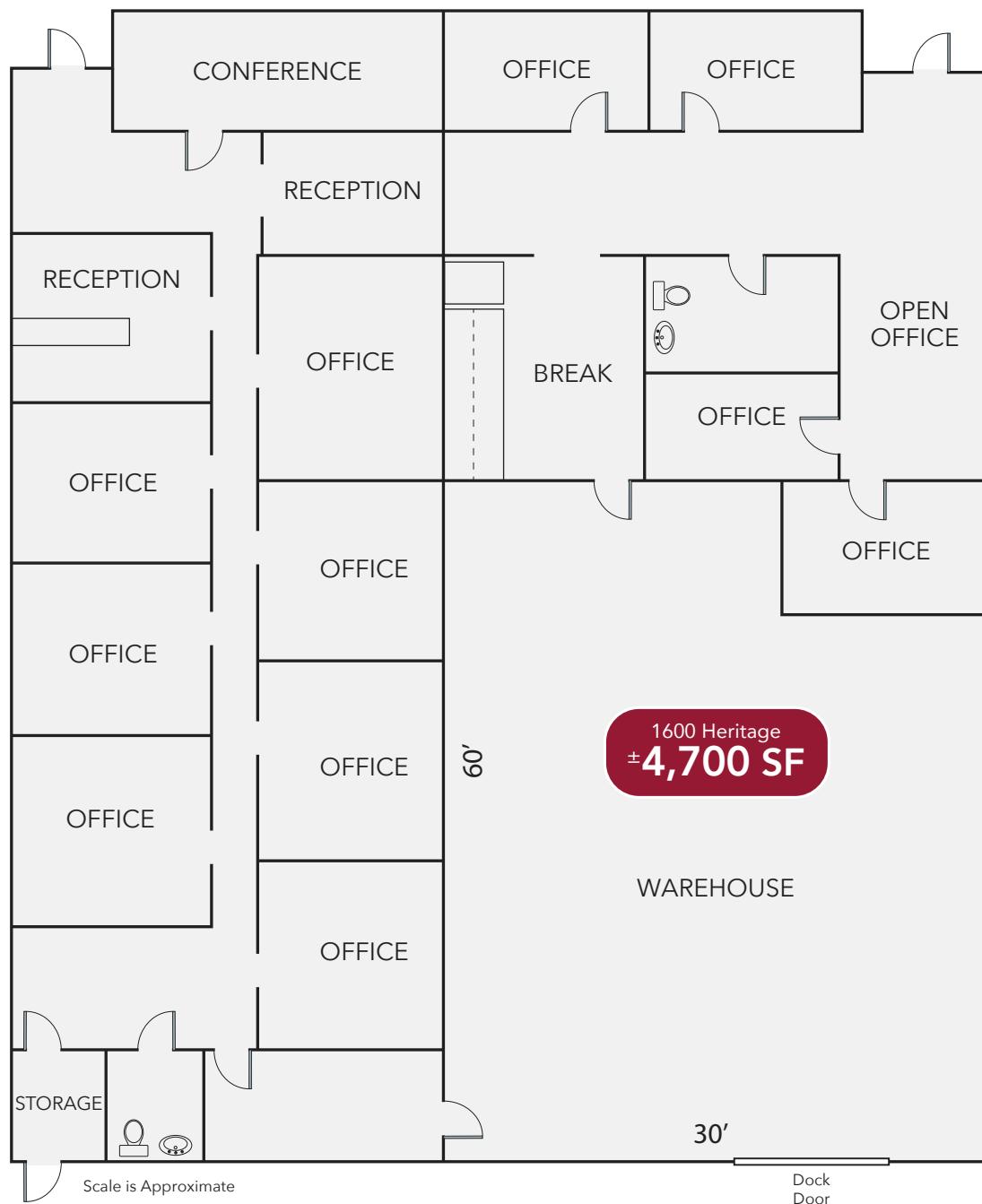
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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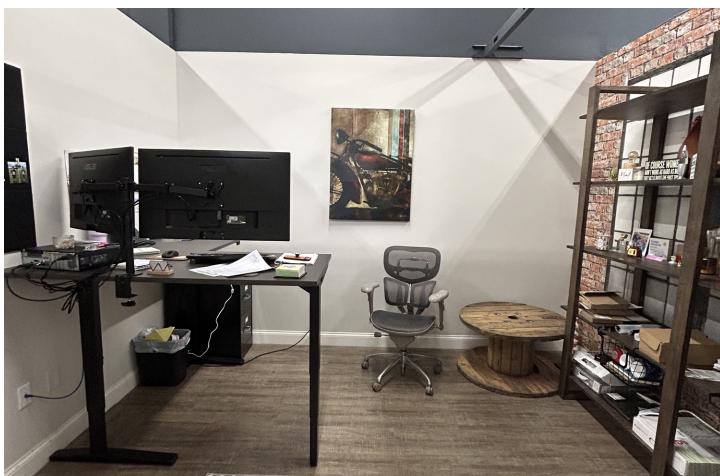
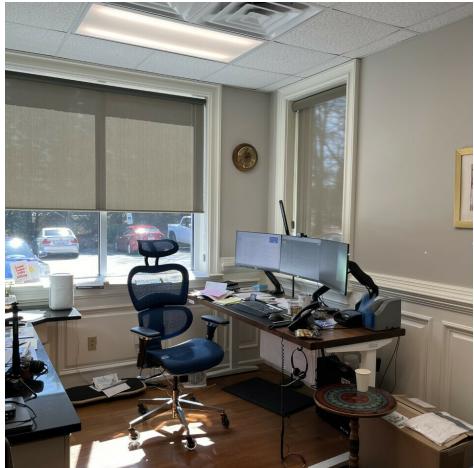
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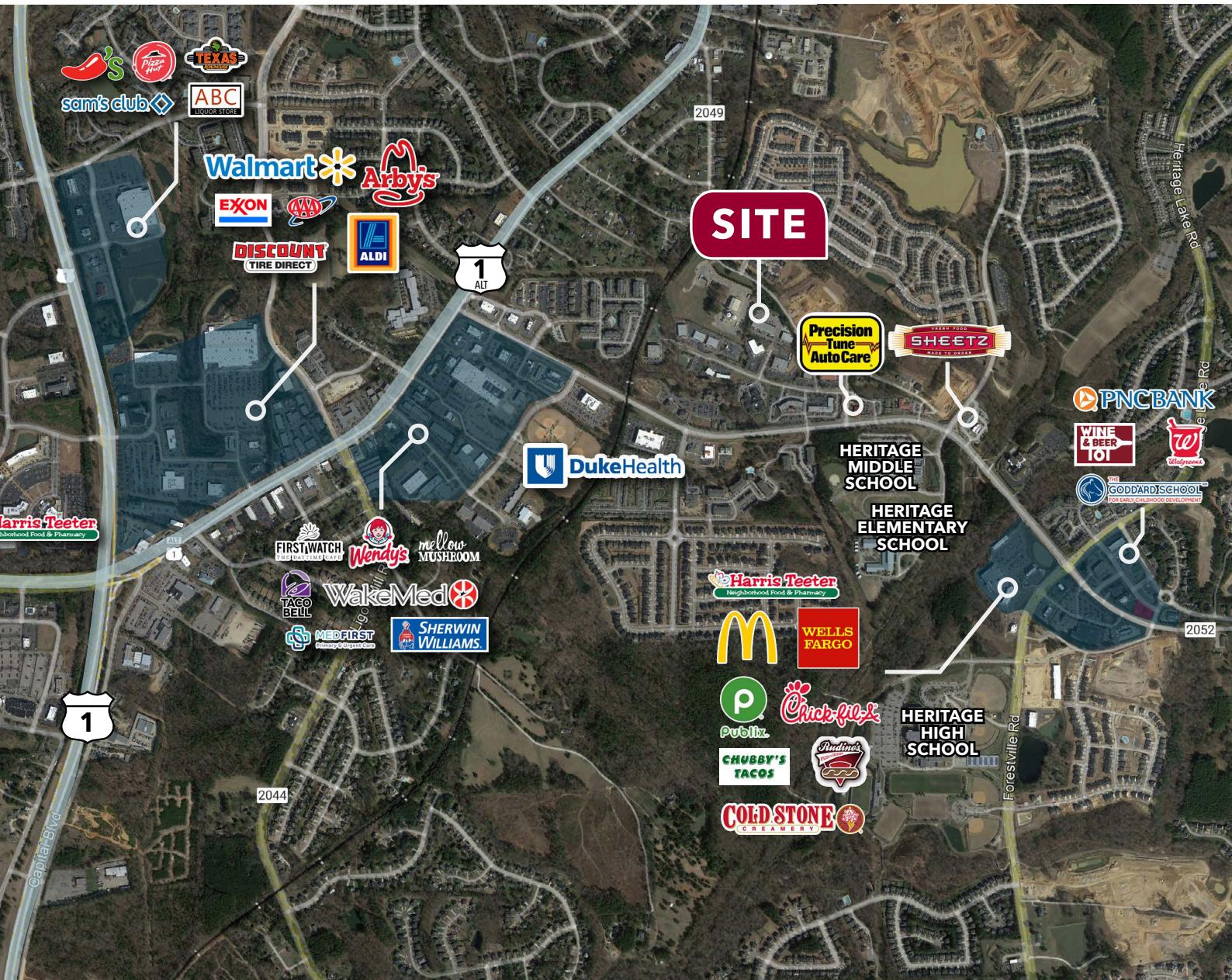
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