

# RARE SINGLE-TENANT FLEX INVESTMENT

4600 TRADEMARK DRIVE, RALEIGH, NC 27610

OFFERING MEMORANDUM



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# OFFERING MEMORANDUM

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## TABLE OF CONTENTS

Property Summary ..... **3**

Investment Summary ..... **4**

Floor plans ..... **5**

Demographics ..... **6**

Amenities Aerials ..... **7**

Regional Map ..... **8**

Area Information ..... **9**

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# 4600 TRADEMARK DR.

## PROPERTY SUMMARY

### ±8,737 SF INDUSTRIAL BUILDING IN RALEIGH, NORTH CAROLINA

Lee & Associates Raleigh-Durham is excited to present the exceptional opportunity to acquire 4600 Trademark Drive, an 8,737 square foot income-producing property in Raleigh, North Carolina.

Situated on 1.99 acres, this property boasts a prime location with convenient access to major highways including I-87, I-440, I-40, and I-540.

Built in 2023, this building is in excellent condition and features rare outdoor storage capabilities.



### PROPERTY DETAILS

<b>ADDRESS</b>	4600 Trademark Dr., Raleigh, NC 27610
<b>OCCUPANCY</b>	100%, Single tenant
<b>YEAR BUILT</b>	2023
<b>SQUARE FEET</b>	8,737 SF
<b>ACRES</b>	1.99
<b>CURRENT USE</b>	Production facility for printing on various materials, producing industrial graphics, decals, and boat decking products, as well as related office and ancillary uses.
<b>ZONING</b>	IX-3
<b>NOI</b>	\$166,876
<b>CAP RATE</b>	5.4%
<b>SALE PRICE</b>	\$3,100,000

# INVESTMENT SUMMARY

TENANT	SIZE	CURRENT ANNUAL RENT	RENT PSF	ANNUAL ESCALATIONS	OPTIONS	LEASE EXPIRATION
Smartdeck/BrandID	8,737 SF	\$166,876.70	\$19.10, NNN	3%	(1) Three Year Option	12/31/28



## SMARTDECK

Smartdeck USA, founded in 2014, specializes in creating innovative decking solutions that combine high quality with sustainability. The company offers a range of products designed to enhance outdoor spaces, featuring materials that are both durable and eco-friendly. Smartdeck USA is committed to providing customers with exceptional service and cutting-edge designs, making them a leader in the decking industry.

For more information, visit :  
<https://smartdeck.co/>

## BUILDING SPECIFICS

CLEAR HEIGHT	21'
LOADING	Three (3) grade level doors
HVAC	Fully conditioned
POWER	3-Phase, 800 amps
OUTDOOR STORAGE	11,000 SF of laydown



WE MAKE YOUR BRAND VISIBLE

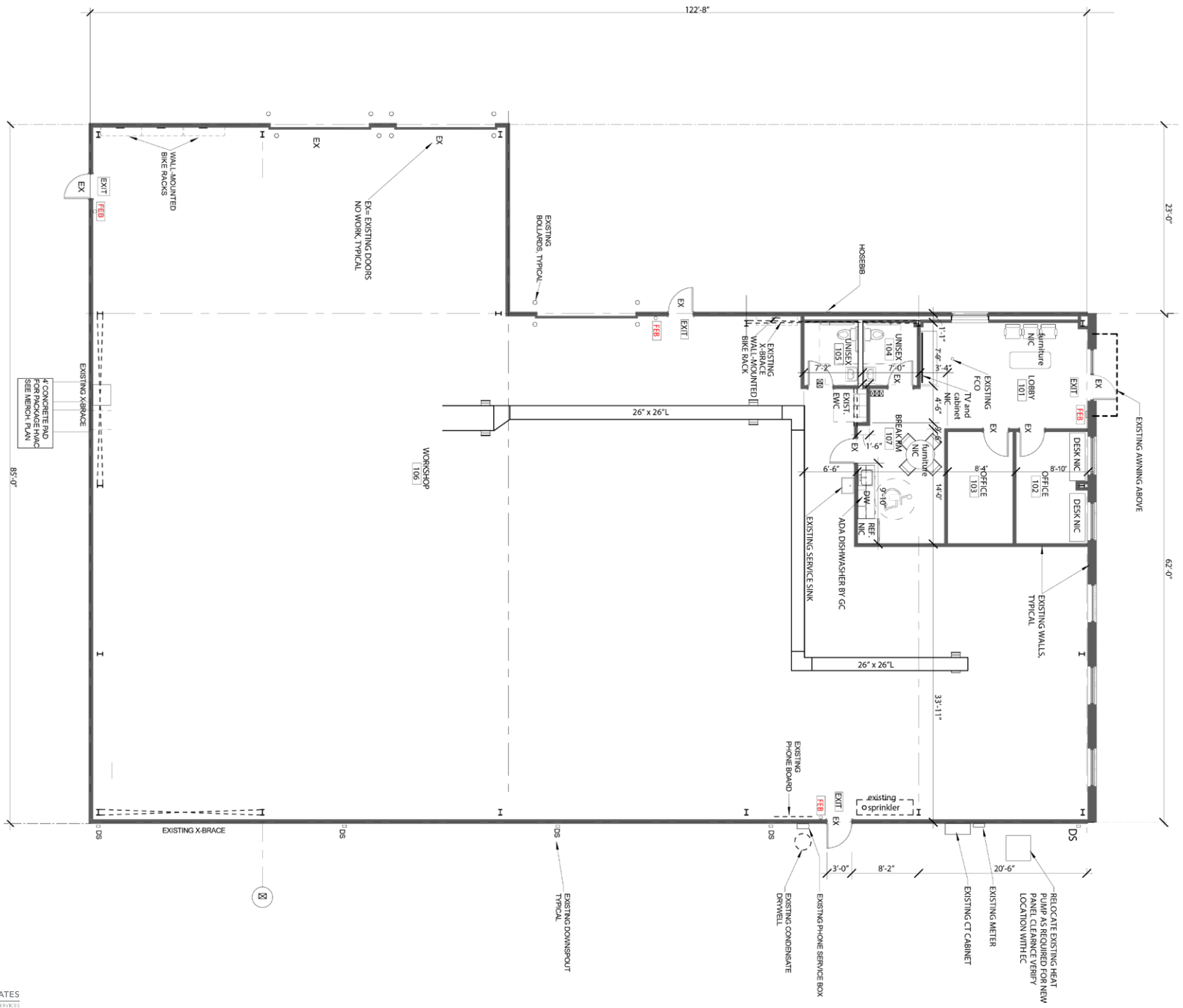
## BRANDID

Brand ID, established in 2005, is a Finnish company that focuses on delivering comprehensive branding and identity solutions for businesses. With a strong emphasis on creativity and strategic planning, Brand ID offers services that include brand development, design, and marketing. Their expertise in crafting unique and impactful brand identities has made them a trusted partner for companies looking to strengthen their market presence.

For more information, visit :  
<https://www.brandid.fi/en/front-page-2/>



# FLOOR PLAN





# BUILDING PHOTOS





# BUILDING AERIAL





# DEMOGRAPHICS

**1 MILE   3 MILES   5 MILES**

## POPULATION

2024 Total Population	5,888	66,151	159,045
2029 Projection	6,127	70,849	173,017
2024 Daytime Population	7,549	67,975	216,106

## AVERAGE HOUSEHOLD INCOME

2024 Avg. HH Income	\$79,012	\$94,977	\$100,725
2029 Projection	\$94,858	\$113,380	\$120,024

## MEDIAN AGE

34.6	34.8	35.3
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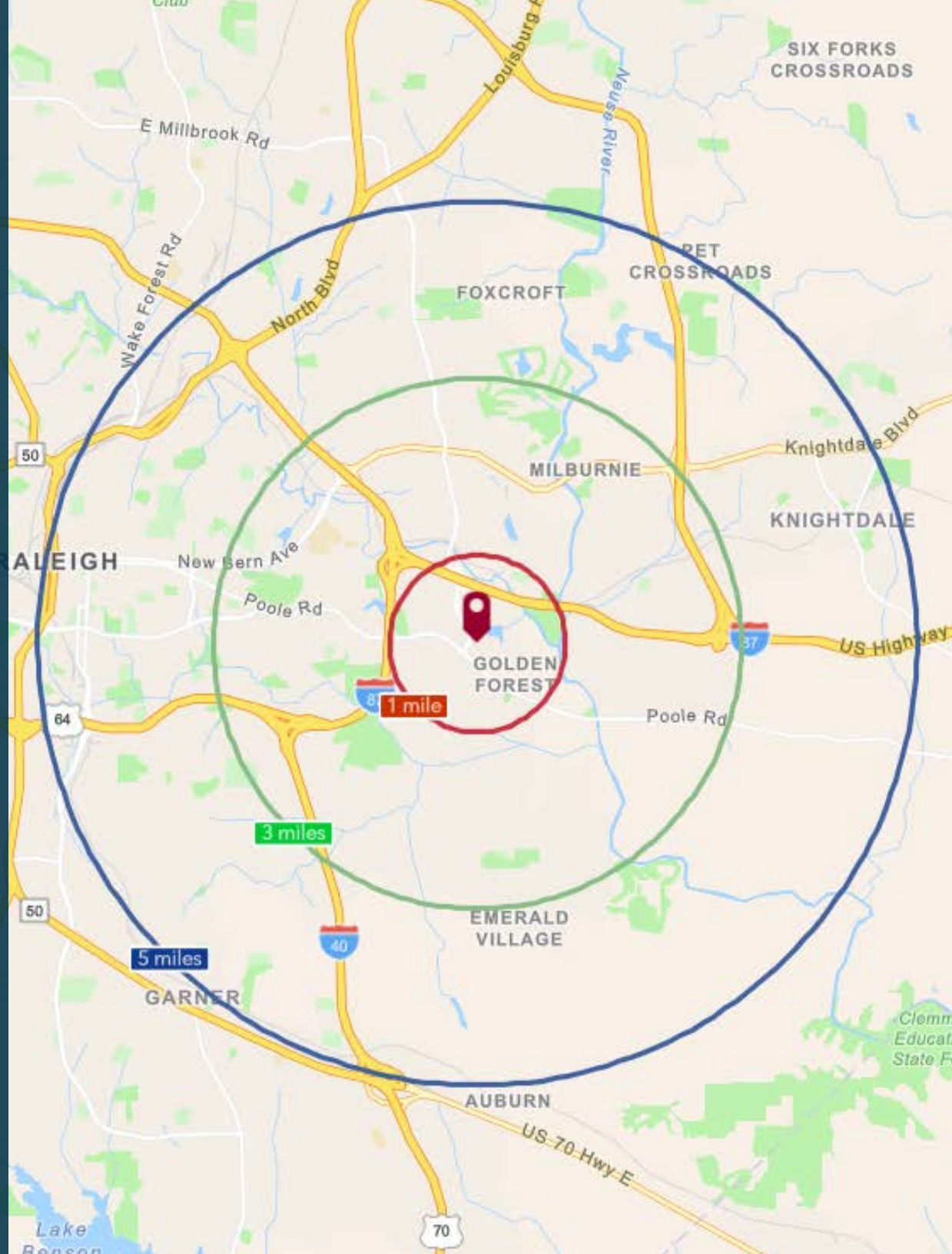
## MEDIAN HOME VALUE

\$233,733	\$293,750	\$331,140
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## MEDIAN HH INCOME

\$63,647	\$71,916	\$74,010
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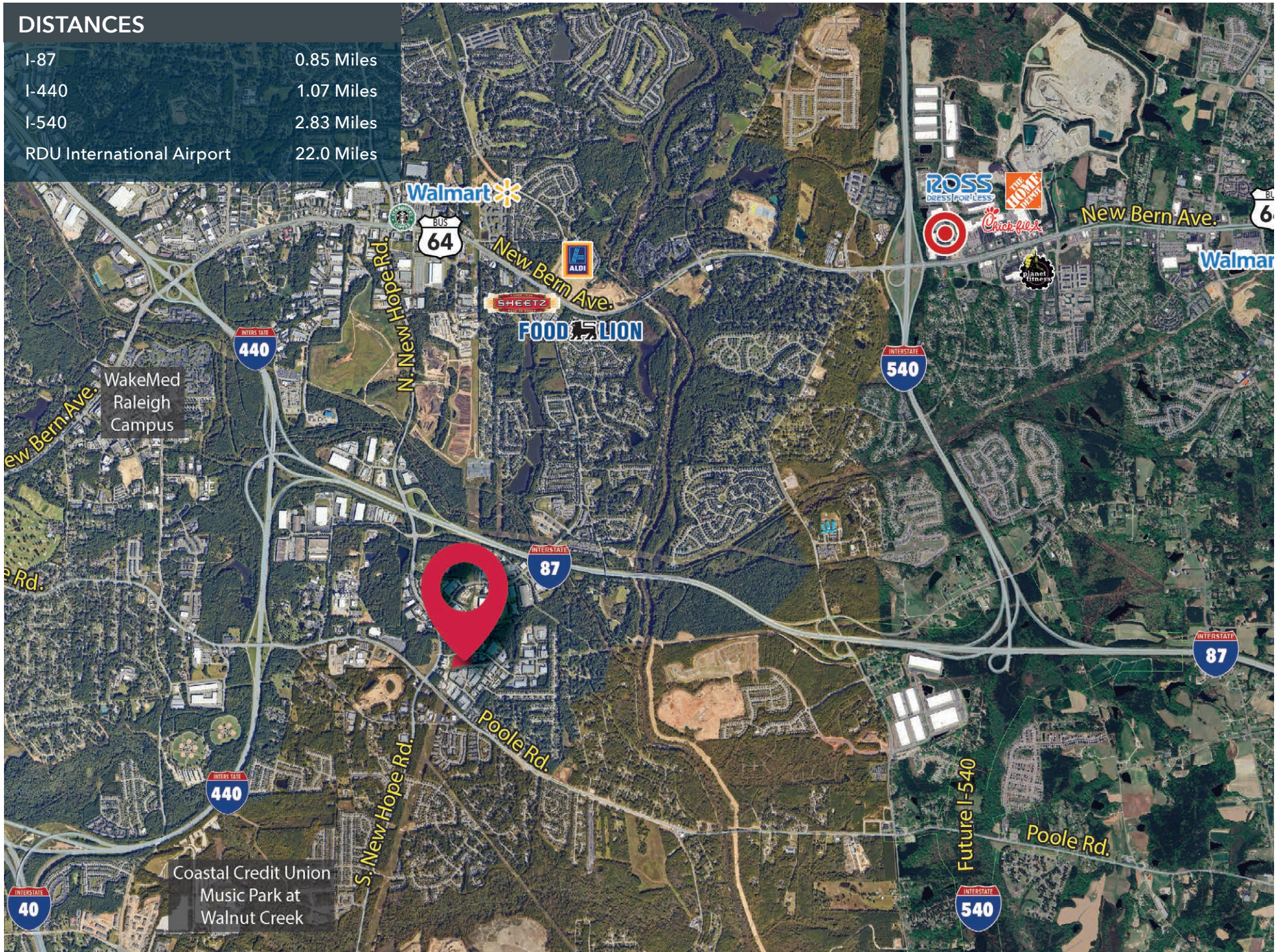
Source: ESRI 2024





## DISTANCES

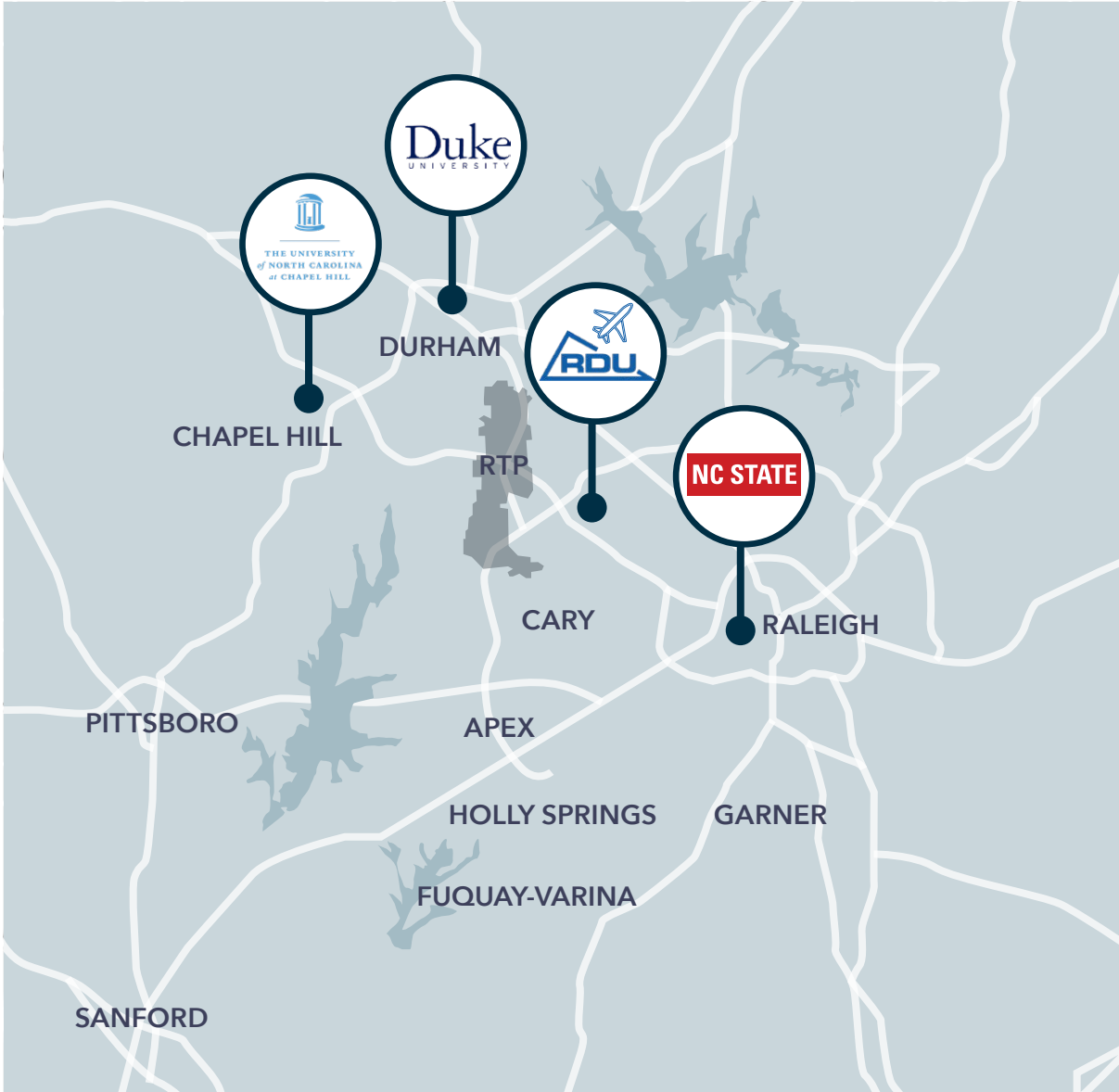
I-87	0.85 Miles
I-440	1.07 Miles
I-540	2.83 Miles
RDU International Airport	22.0 Miles





# RESEARCH TRIANGLE

## REGIONAL INFORMATION



Located in the heart of North Carolina, the Research Triangle Region gets its name from Research Triangle Park and Duke University, North Carolina State University and the University of North Carolina Chapel Hill — located only minutes apart.

The region is comprised of ten member counties and the Research Triangle Park. A diverse business ecosystem, talented workforce, and high quality lifestyle are major factors in the area's continued growth.

### #1

MOST LIVABLE CITY  
IN THE U.S.  
(RALEIGH, NC)  
FAR & WIDE | 2023

### #2

MOST AFFORDABLE CITY  
IN THE SOUTHEAST  
(RALEIGH, NC)  
MORNINGSTAR | 2022

### #1

BEST PLACES TO LIVE  
(RALEIGH, NC)  
BANKRATE | 2022

### #3

HOTTEST JOB MARKET  
IN AMERICA  
(RALEIGH, NC)  
WSJ & MOODYS | 2022



# RESEARCH TRIANGLE REGIONAL INFORMATION

## REGIONAL POPULATION



**70%**

POPULATION GROWTH



**37**

MEDIAN AGE



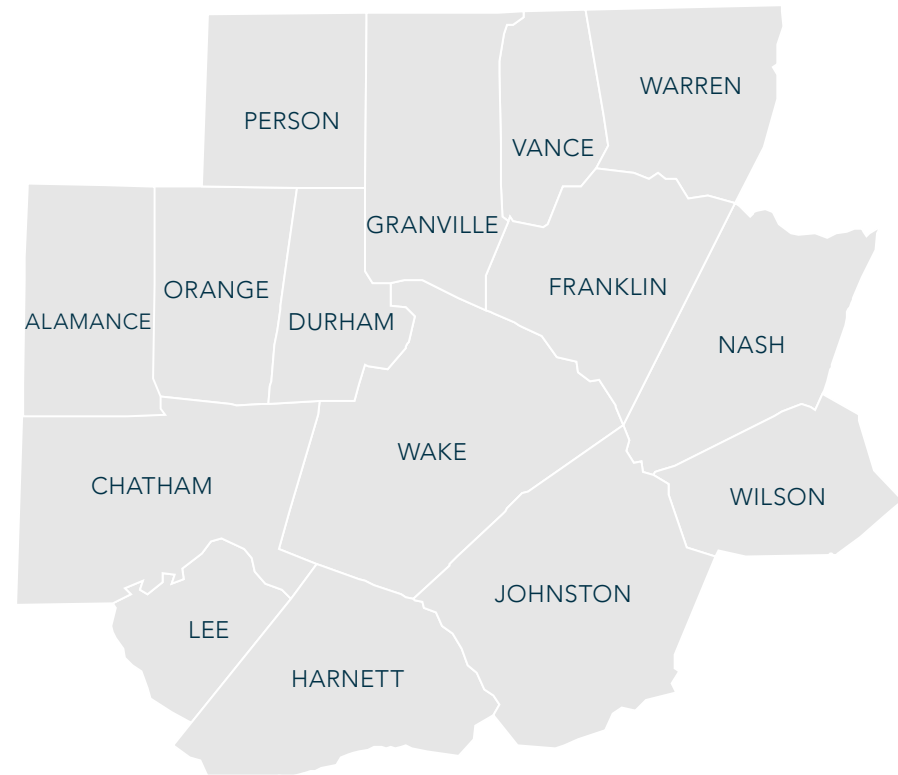
**64**

PEOPLE MOVE TO THE REGION EVERY DAY



**1.1 M**

REGIONAL LABOR FORCE



## CONNECTIVITY

Centrally located between New York and Miami, the Research Triangle Region is easily accessible by Raleigh-Durham International Airport, six regional airports, two ports, and multiple interstates that span from Florida to New York and North Carolina to California.

RDU RANKS AS A TOP 10 LARGE AIRPORT IN SATISFACTION BY J.D. POWER



**11.8**

MILLION PASSENGERS IN 2022

**#5**

BEST LARGE AIRPORT IN AMERICA (JD POWER | 2022)

**400+**

DAILY FLIGHTS  
Over 48 nonstop destinations  
7 international destinations  
11 major airlines



### RAIL

CSX, NORFOLK SOUTHERN, AND NORTH CAROLINA RAILROAD COMPANY



### ACCESS

LOCATED IN BETWEEN NEW YORK AND MIAMI  
INTERSTATES: I-40, I-95 AND I-85  
LESS THAN THREE HOURS TO TWO DEEP WATER PORTS

## EDUCATION



**176,000**

TOTAL STUDENTS ENROLLED IN HIGHER ED

**65,000**

ANNUAL GRADUATES

**\$2.9B**

R&D RESEARCH CONDUCTED AT TIER 1 UNIVERSITIES



**#4**

RANKED LIFE SCIENCE HUB



**#4**

HIGHEST CONCENTRATIONS OF PHDS IN THE COUNTRY



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