



INDUSTRIAL BUILDING FOR LEASE

102 WOODWINDS INDUSTRIAL COURT, CARY, NC 27511



ALYSSA STEPUSIN BYRD
Broker
919.482.0660
abyrd@lee-associates.com

MARLENE SPRITZER, SIOR, CCIM, JD
Vice President, Principal
919.812.9528
mspritzer@lee-associates.com

Property Overview

102 WOODWINDS INDUSTRIAL COURT

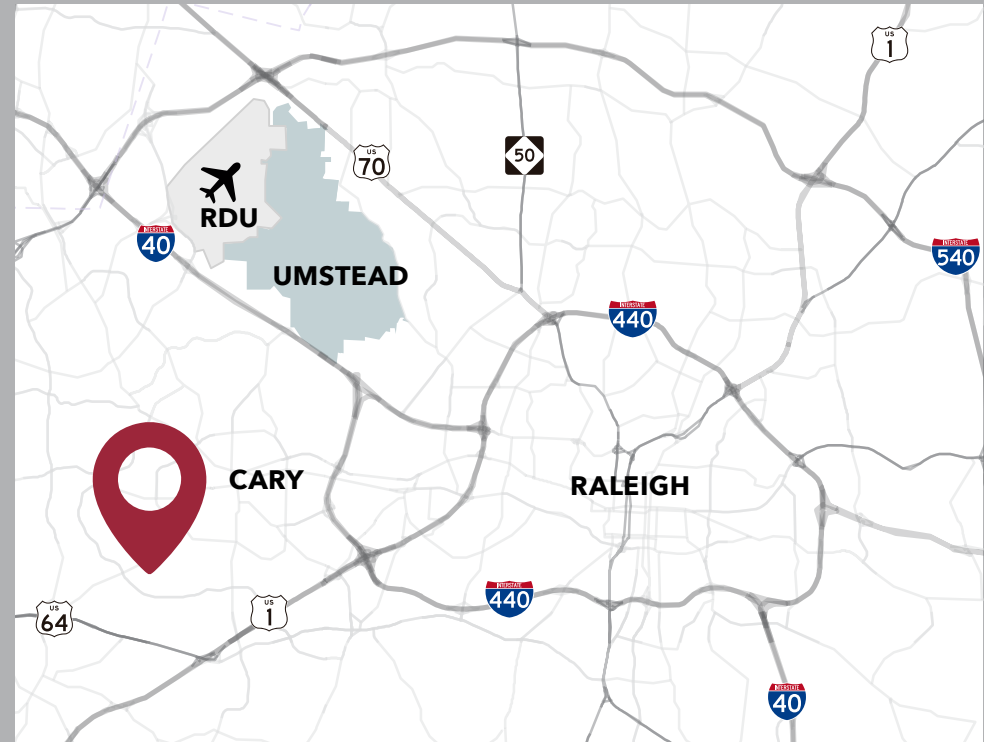
CARY, NC

102 WOODWINDS INDUSTRIAL COURT has up to 12,000 SF for lease, featuring highly functional flex and R&D space. Industrial zoning accommodates a wide range of uses, including lab, light manufacturing, industrial services, outdoor storage, personal service businesses, office, and veterinary and kennel. Located on over an acre, the property has generous parking and prominent visibility.

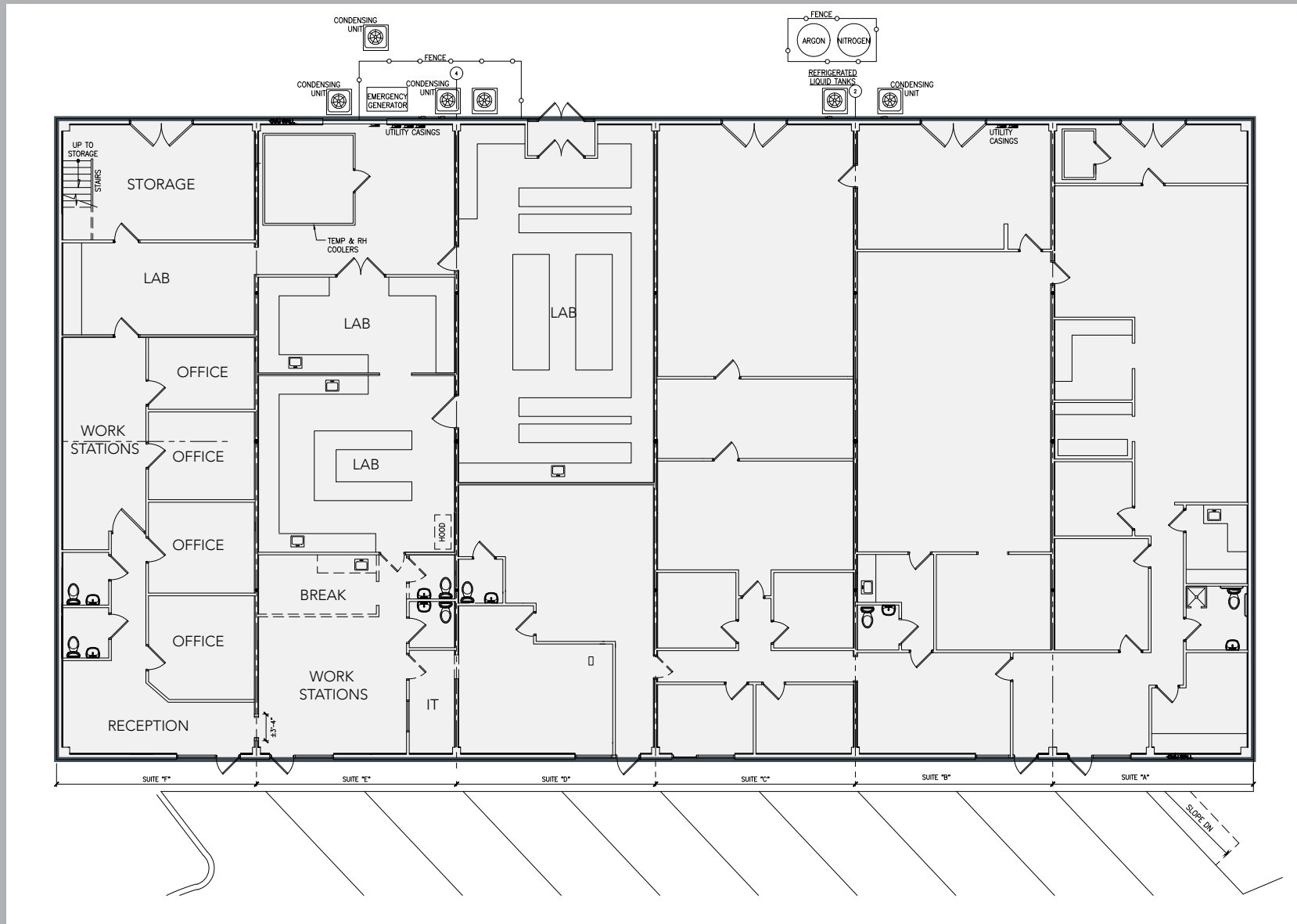
PROPERTY HIGHLIGHTS

- 12,000 SF building for lease
- Generous 1.18-acre lot provides ample parking
- 10' ceiling heights
- One drive-in door
- Industrial zoning allows a wide range of uses
- Existing lab build-out in space
- Located in the Cary Parkway Business Park
- Building signage opportunity
- Lease Rate: Call broker

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.



102 Woodwinds Industrial Court



102 Woodwinds Industrial Court



Area Amenities

- DOWNTOWN CARY
- 3.7 MILES
- RDU AIRPORT
- 10.1 MILES
- RESEARCH TRIANGLE PARK
- 11.8 MILES
- DOWNTOWN RALEIGH
- 12.6 MILES



BEAVER CREEK

Asali Desserts
Cilantro Indian Cafe
Gamers Geekery & Tavern
Hangout Bar & Grill
Hot Shots Hideaway Bar
MacGregor Draft House
Mixed Desserts
Starbucks

WAVERLY PLACE

Chase Bank	Shake Shack
Chicken Salad Chick	Tasu Asian Bistro
Cinebistro	Taziki's
Enrico Italian Bistro	Triangle Wine
Famous Toastery	Two Roosters
Farmside Chicken	Walgreen's
Gonza Tacos	Wells Fargo
Rise Biscuits	Whole Foods

Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	10,676	81,515	209,429
Daytime Population	8,708	98,153	219,770
Median Age	41.7	42.1	39.2
Median Household Income	\$135,833	\$138,498	\$130,841
Median Home Value	\$486,375	\$549,951	\$572,309
Bachelor's Degree or Higher	70.1%	70.4%	70.4%

With excellence and innovation in its DNA, Cary is a growing, thriving community of over 191,000 people representing more than 60 nationalities at the heart of central North Carolina's renowned Triangle region. Cary is consistently ranked among the most-desirable places to live, work, have fun, and do business in the United States. It holds a reputation for its safe neighborhoods, network of bike-friendly parks and greenways, environmental stewardship, robust business climate, and premier amateur sports venues. As a government, Cary leans forward while understanding and learning from its past. Its "people first" philosophy values and encourages collaboration, experimentation, learning, and adaptation while seizing opportunities to continue making Cary a place of inspiration and possibility.

#2 BEST BUSINESS

Climate (Raleigh/Cary)

Business Facilities, 2024

#5 BEST PLACES

to Live (Cary)

US News & World Report, 2025

#6 MOST EDUCATED

City in the U.S. (Raleigh-Cary)

WalletHub, 2025

