

WAREHOUSE FOR LEASE

140 RUPERT ROAD

RALEIGH, NC 27603



NAI TRI PROPERTIES

PROPERTY OVERVIEW

Industrial Warehouse for lease in South Raleigh with easy access to Downtown Raleigh. On site parking, easily accessible from major roadways.

ADDRESS	140 Rupert Road, Raleigh, NC 27603
BUILDING SIZE	Approximately 26,000 SF
AVAILABLE SF	16,000 RSF 3,400 SF Office/Showroom & 12,600 SF Warehouse
BASE RATE	\$14.75 PSF, NNN
TICAM	\$2.25 PSF
CLEAR HEIGHT	20'
DOCK DOORS	1
DRIVE-IN DOORS	3
POWER	3-Phase
ACCESSIBILITY	Easy access to 401 South, Highway 70, Tryon Road, and Interstate 440
FEATURES	<ul style="list-style-type: none">• Clear span Warehouse• Interior crane in place• Outside storage available

ENTIRE BUILDING, 26,000 SF, AVAILABLE JANUARY 1, 2026

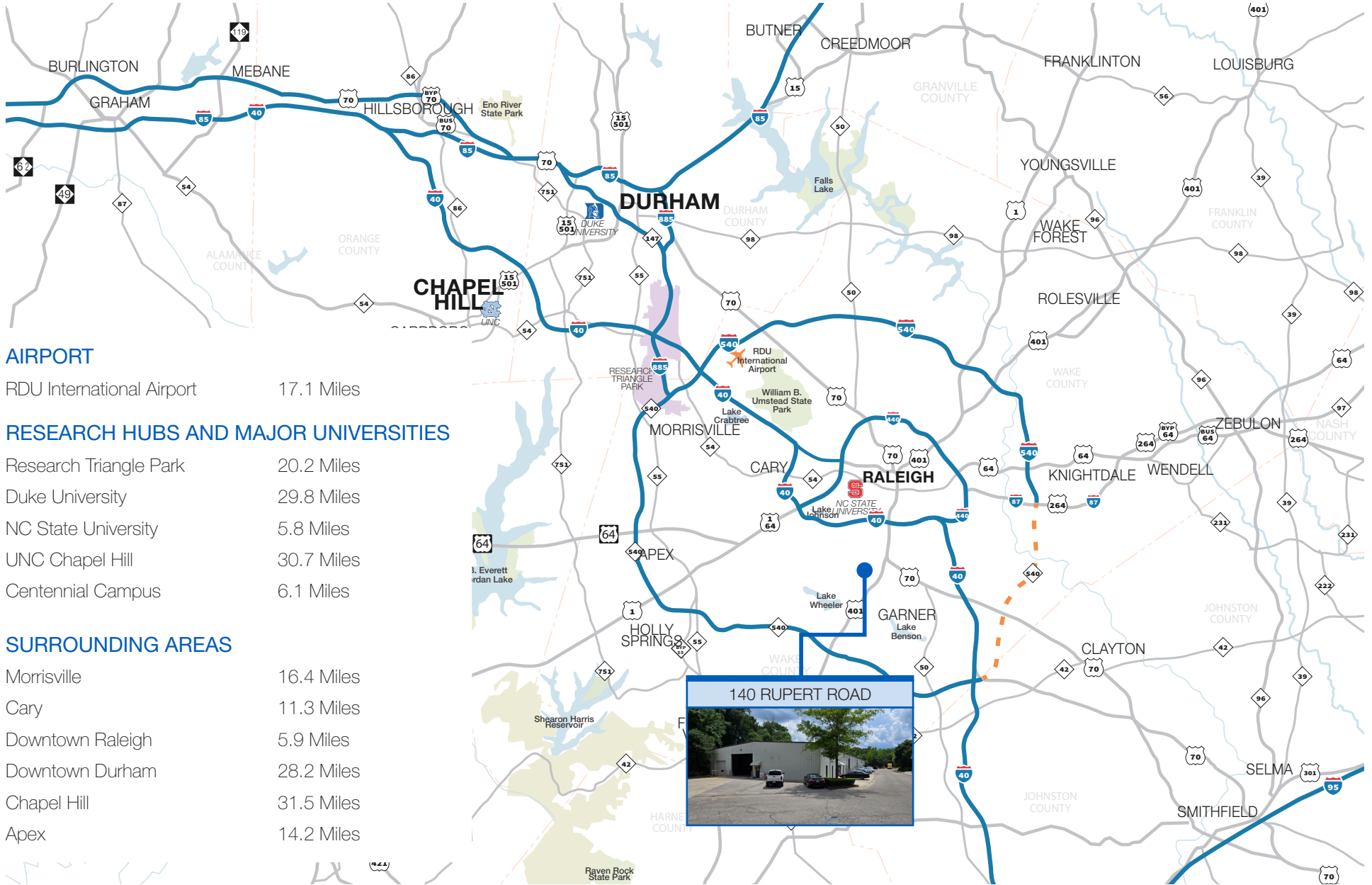
CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



AIRPORT

RDU International Airport 17.1 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 20.2 Miles
 Duke University 29.8 Miles
 NC State University 5.8 Miles
 UNC Chapel Hill 30.7 Miles
 Centennial Campus 6.1 Miles

SURROUNDING AREAS

Morrisville 16.4 Miles
 Cary 11.3 Miles
 Downtown Raleigh 5.9 Miles
 Downtown Durham 28.2 Miles
 Chapel Hill 31.5 Miles
 Apex 14.2 Miles

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LOCATION + ACCESS



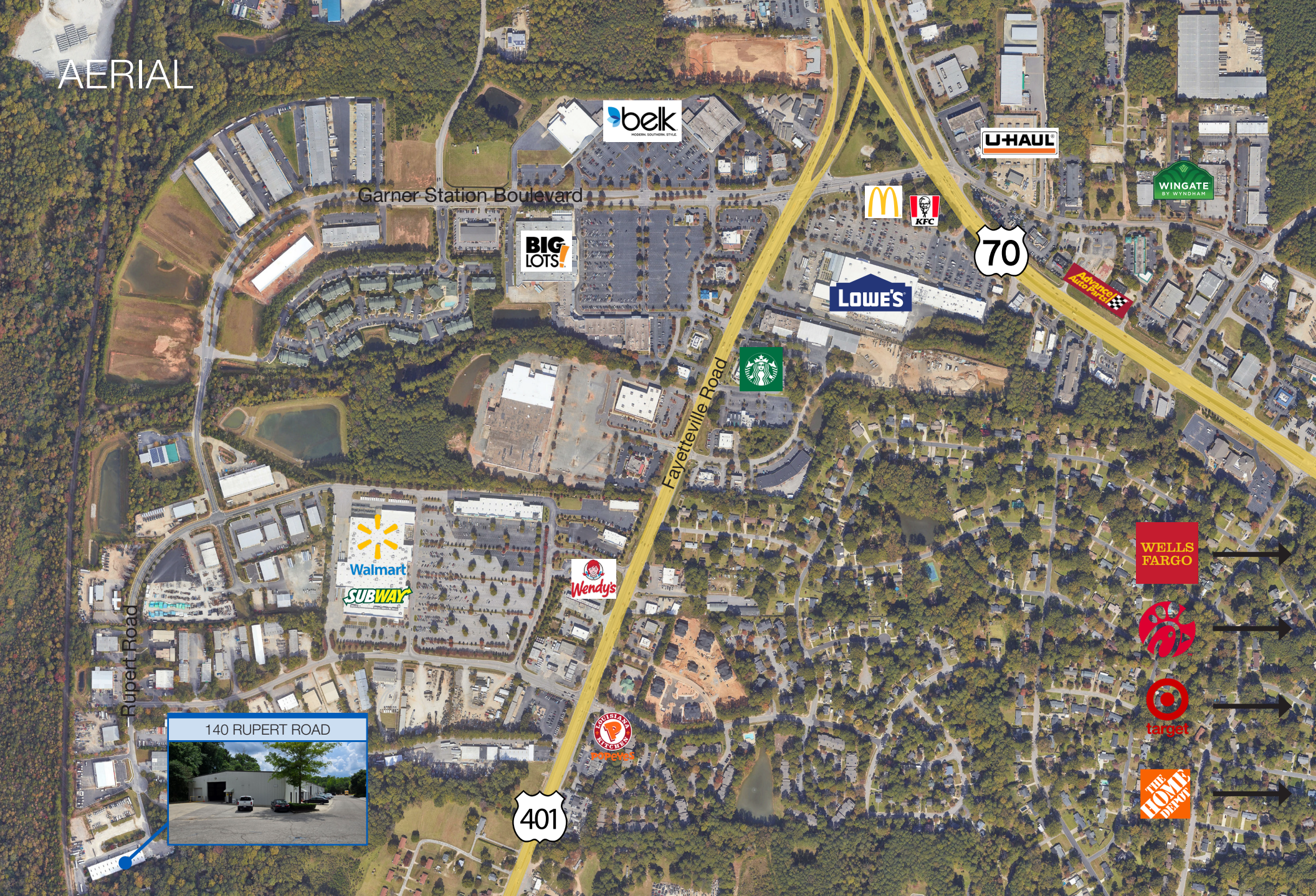
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AERIAL



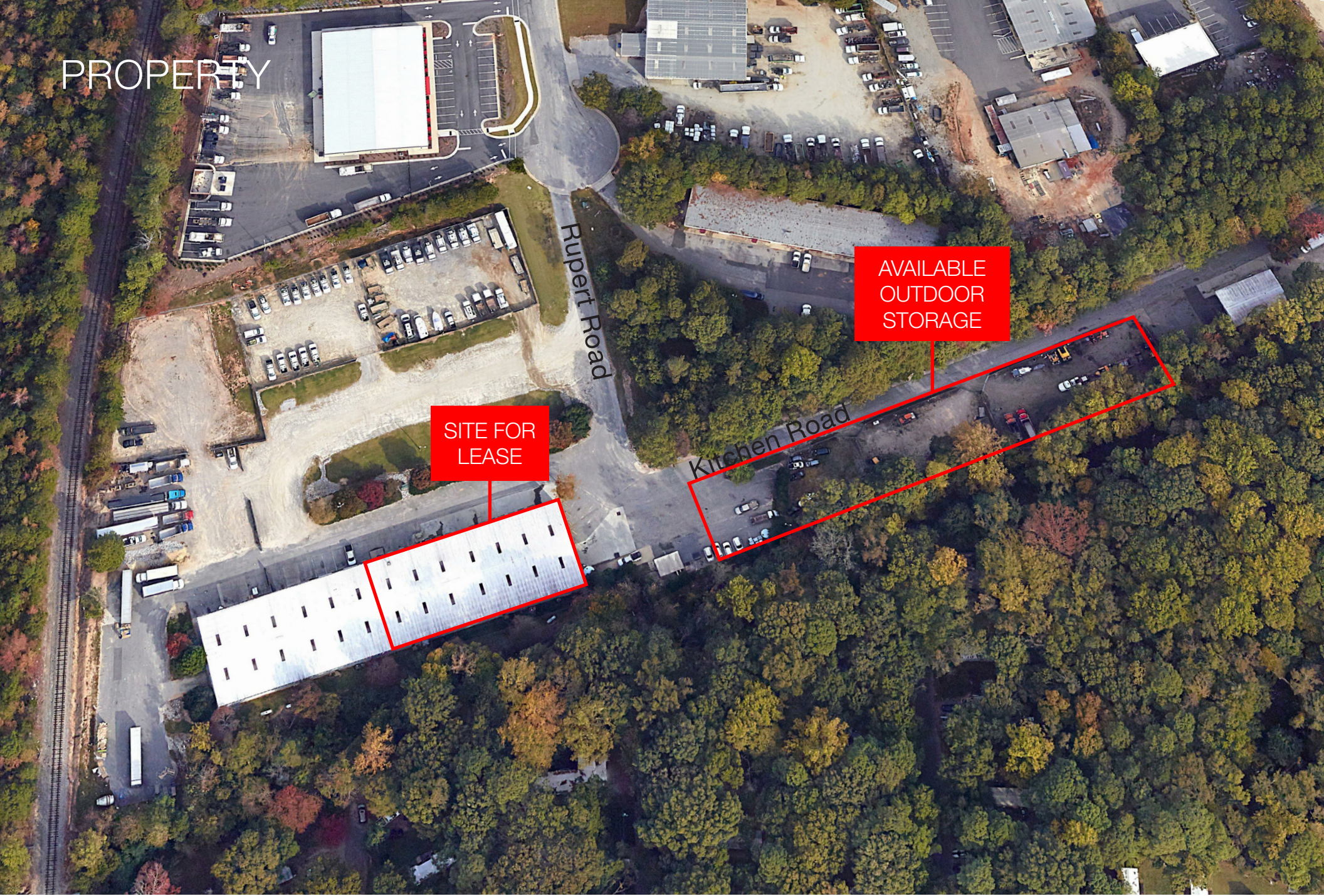
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PROPERTY



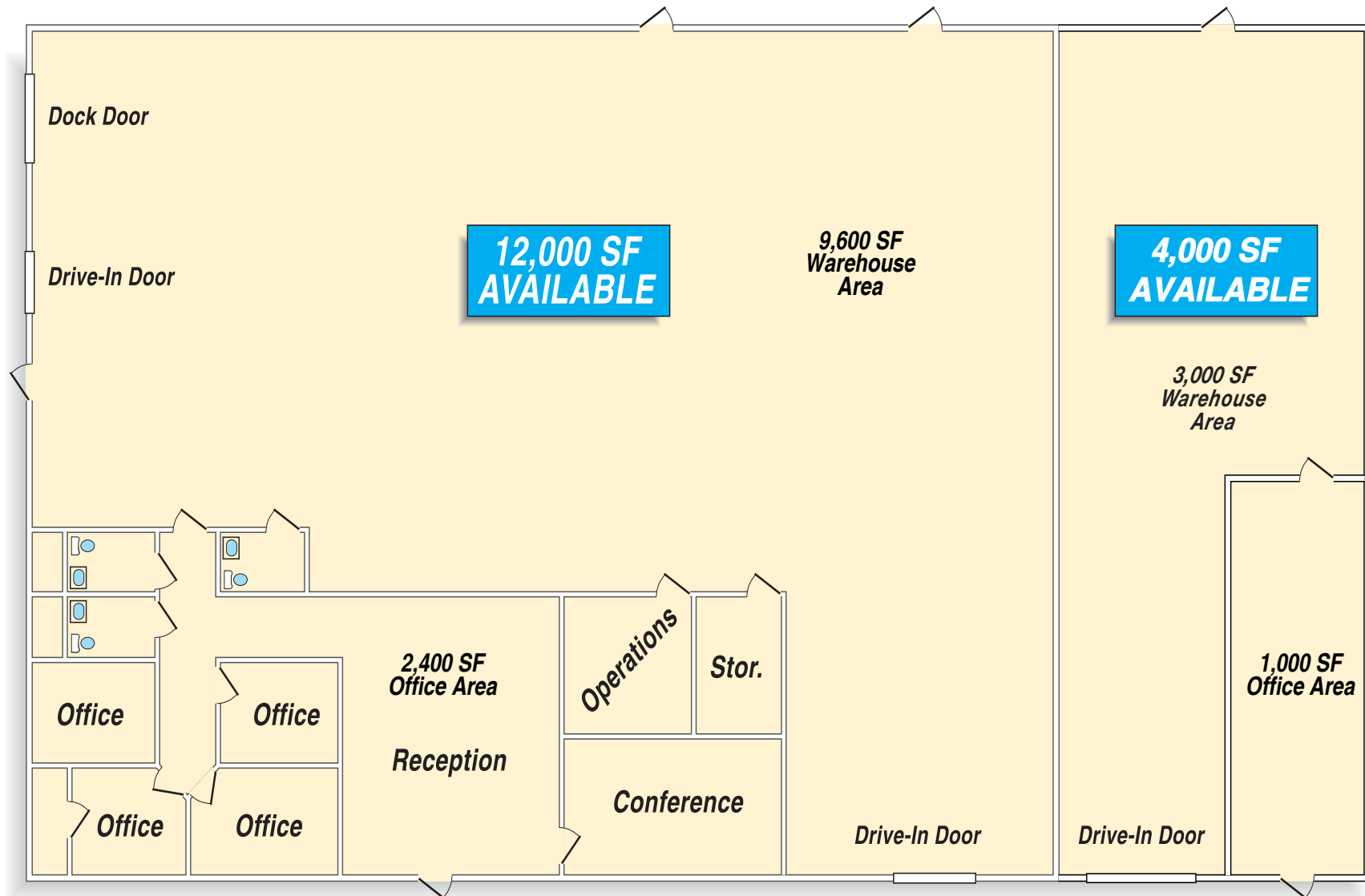
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FLOOR PLAN



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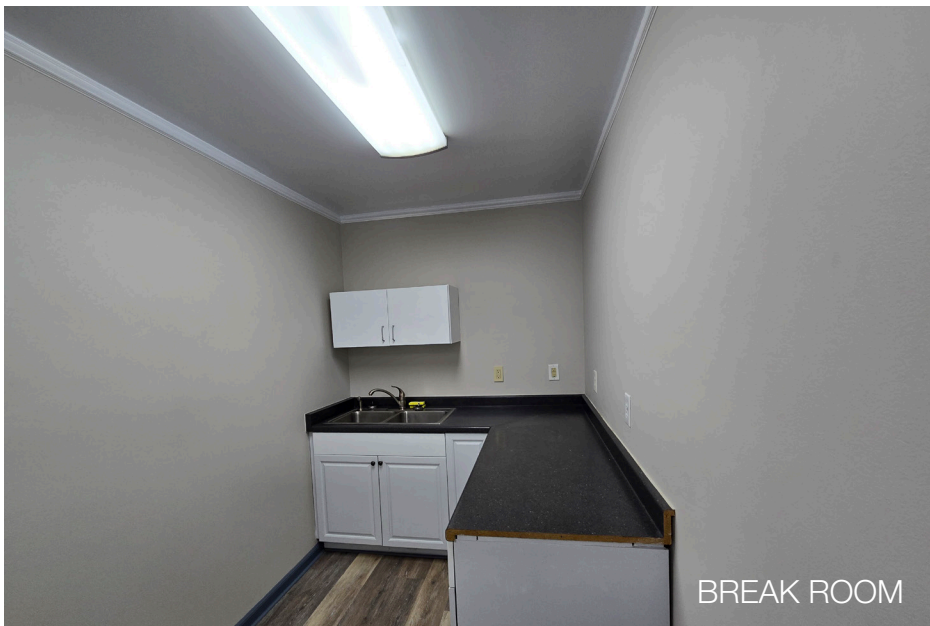
NAITRI PROPERTIES



WAREHOUSE



CONFERENCE ROOM



BREAK ROOM



OFFICE

CONTACT

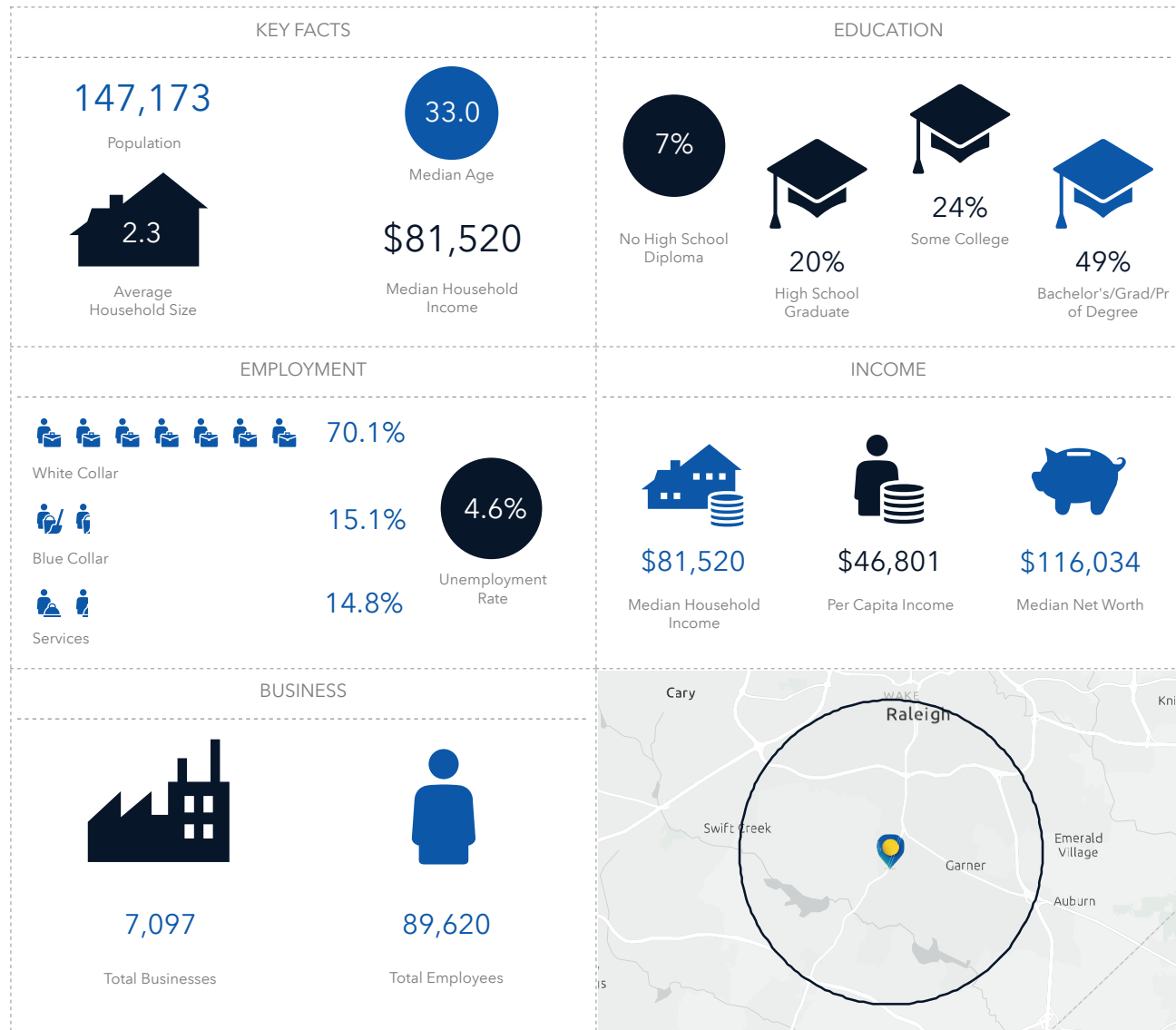
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NAITRI PROPERTIES

DEMOGRAPHICS

5 MILE



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