

# 3701-3715 NEIL STREET

FLEX/WAREHOUSE FOR LEASE | RALEIGH



**NAI**TRI PROPERTIES



# 3701-3715 NEIL STREET

Great location less than a mile from I-440 with walkable amenities and within walking distance to both NC State University and Meredith College.

**ADDRESS** 3701-3715 Neil Street, Raleigh, NC 27607

**BUILDING SIZE** Approximately 55,651 SF

**AVAILABLE SPACE**

**3701 Neil Street-** 7,501 SF Office Space, *Available Now*  
Landlord open to removing existing office space and adding dock/drive in access through neighboring Suite.

**3707 Neil Street-** 20,641 SF Flex Space, *Available Now*  
Suites can be combined for a total of 26,000 SF  
24' recessed loading dock can accommodate a 53' truck.

**3715 Neil Street-** 8,992 SF Flex Space, *Available Now*

**PRICE**

**3701 Neil Street-** \$11.00/RSF, NNN  
**3707 Neil Street-** \$10.25/RSF, NNN  
**3715 Neil Street-** \$11.95/RSF, NNN

**PARKING RATIO** 1.43:1,000 SF

**FEATURES**

- End Units Available
- Historic brick warehouse dating from the 1920s
- Inside Belt line, off Hillsborough Street
- Convenient to NCSU and Meredith College
- 6 Restaurants within 1 block
- Zoned industrial - many uses permitted
- One Drive in Door and One Dock Door
- .6 Miles to I-440
- 7 bus line stops in less than .5 miles

## CONTACT

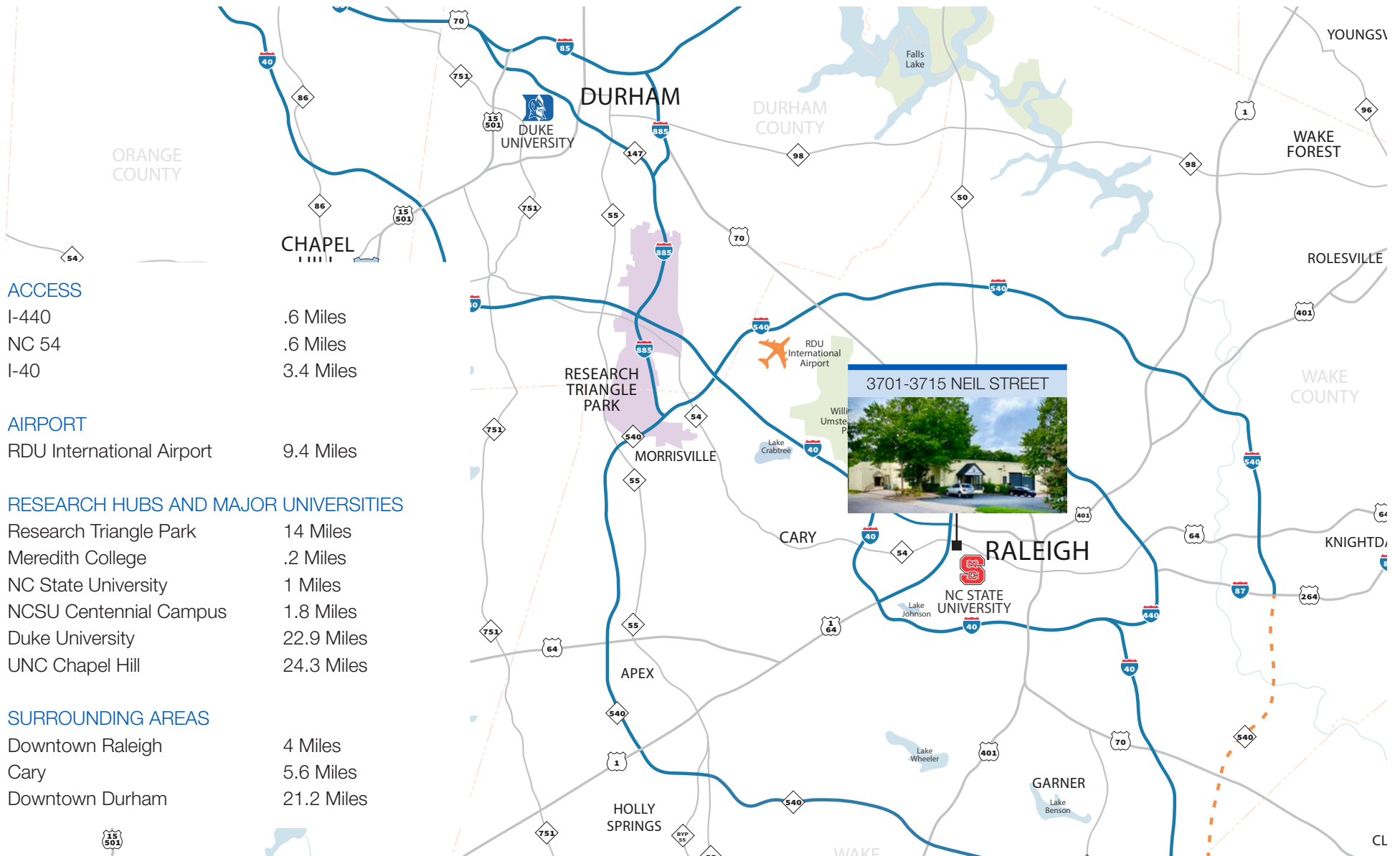
JOHN HIBBITS | 919-606-0989 | [jhibbits@triprop.com](mailto:jhibbits@triprop.com)

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# THE TRIANGLE REGION



## CONTACT

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# 3707 NEIL STREET-LOADING DOCK ACCESS

Approximately 53' Truck Visualization



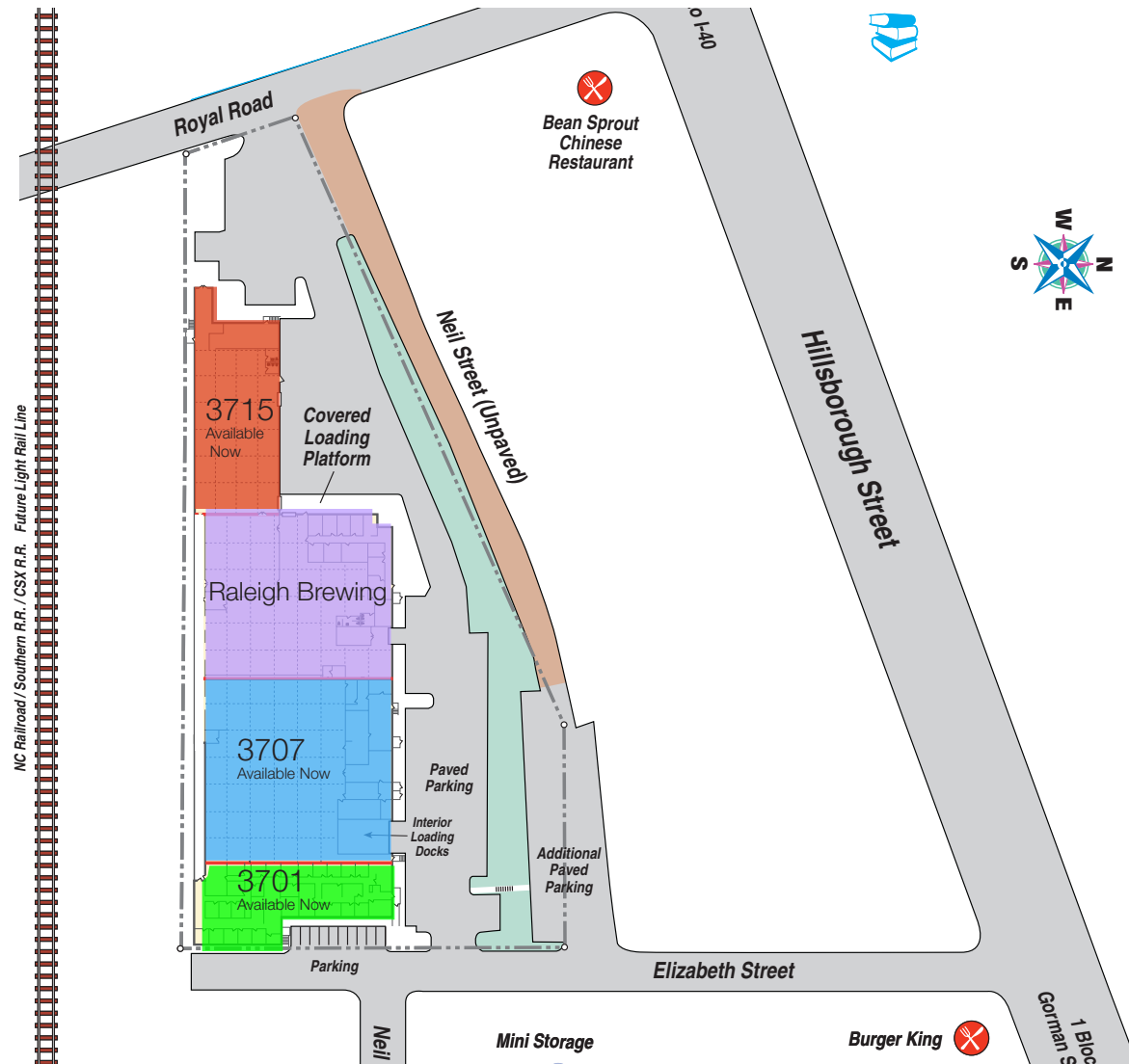
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# SITE PLAN

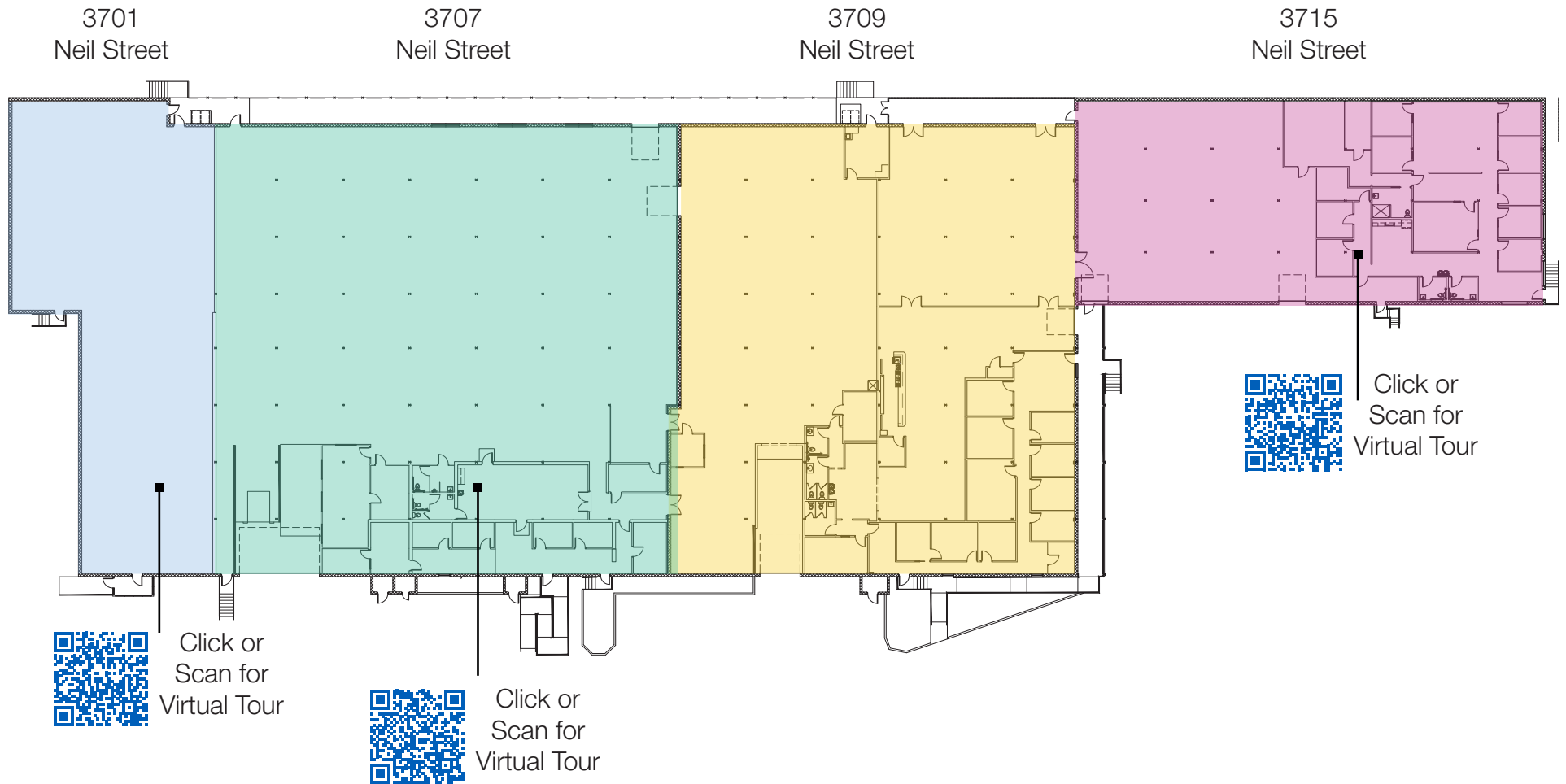


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# FLOOR PLAN



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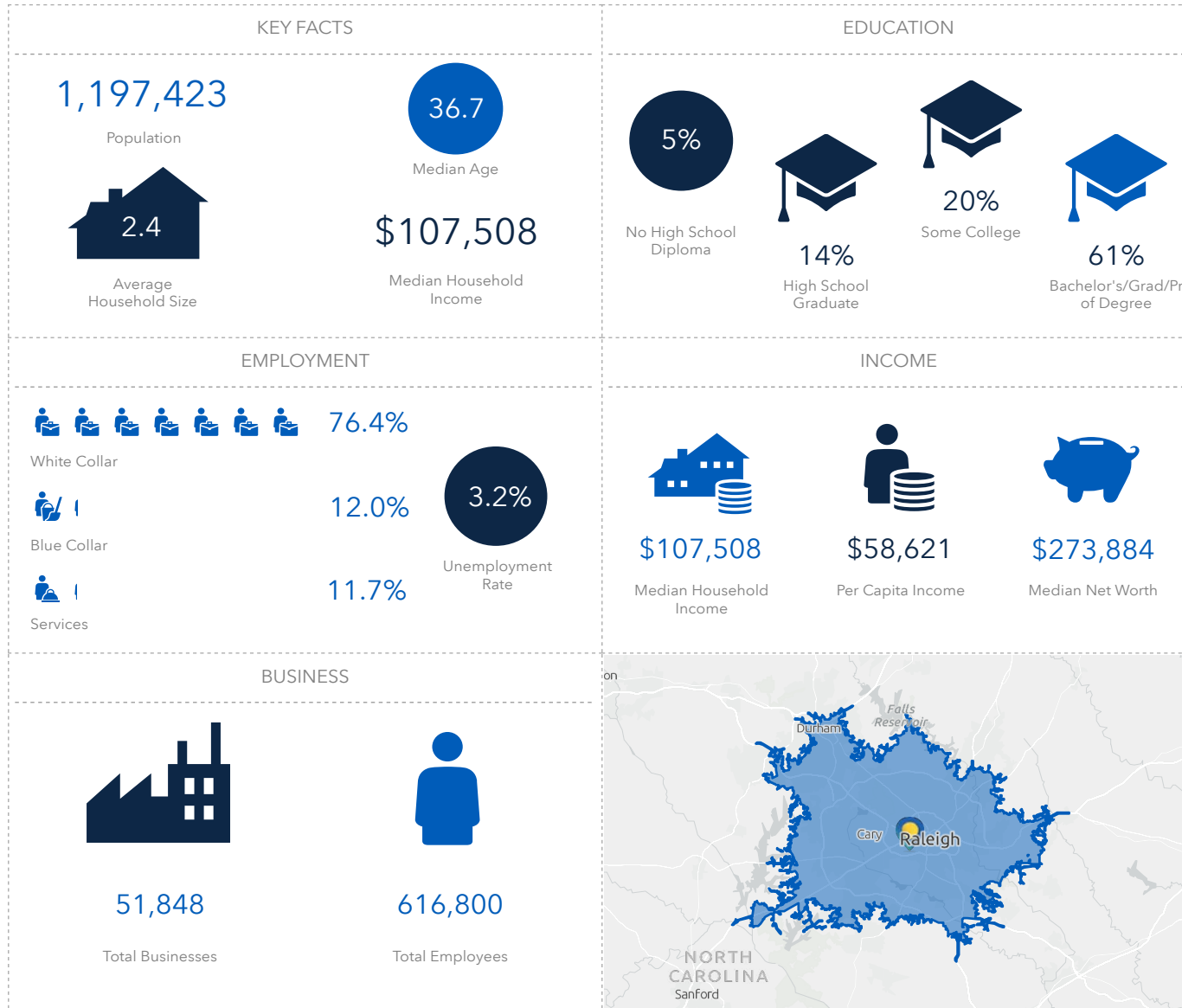
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# DEMOGRAPHICS - 5 MILE



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