

# FLEX/OFFICE FOR LEASE 1600 HERITAGE COMMERCE CT SUITE 104

Wake Forest, NC 27587



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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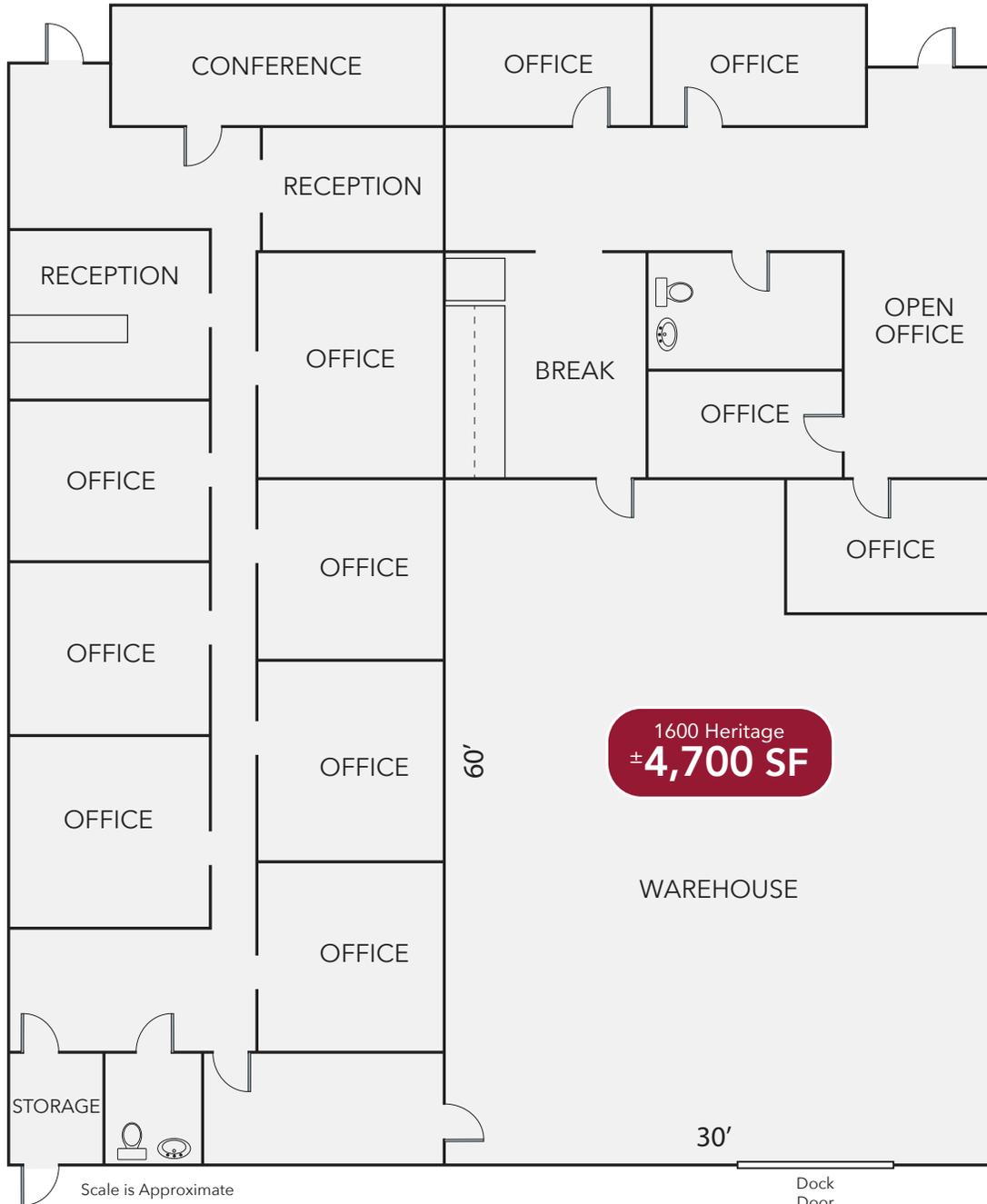
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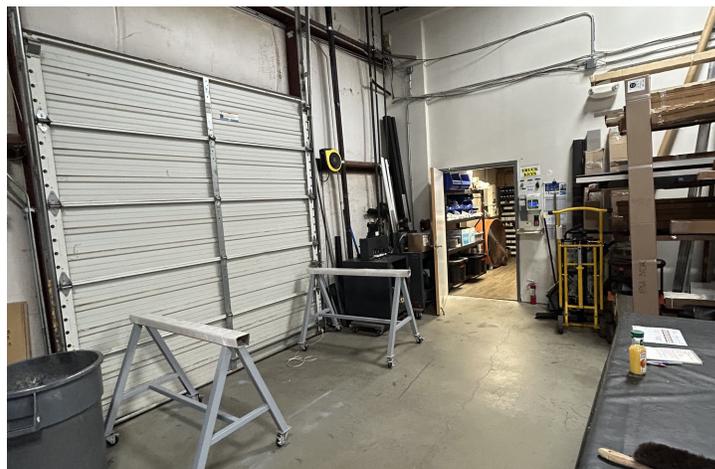
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**LEE & ASSOCIATES**

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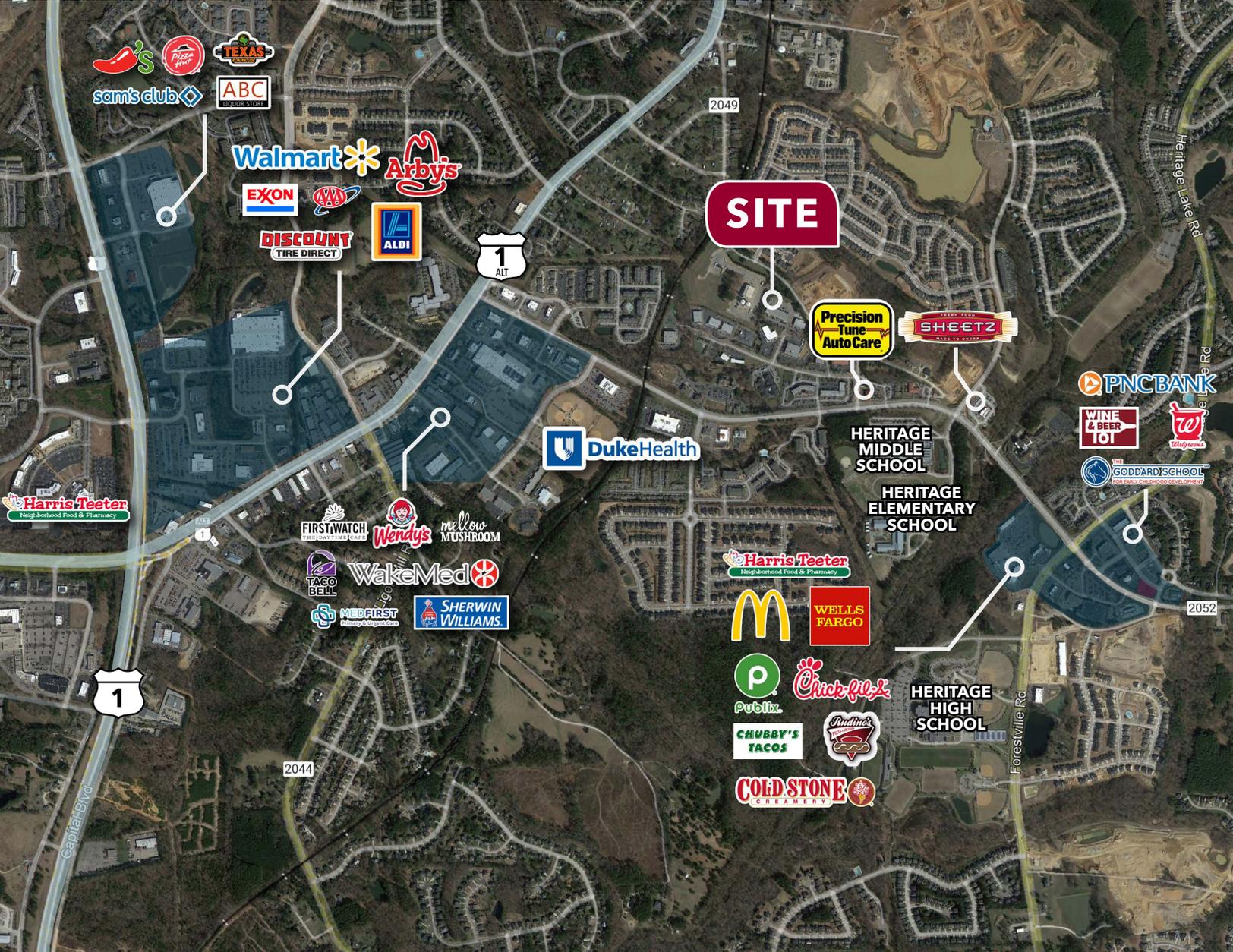
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