

8009-8013

# PURFOY ROAD

*RALEIGH-DURHAM, NC MSA*

***141,146 SF CLASS A INDUSTRIAL SPACE FOR LEASE OR SALE***

***LEASE RATE: \$8.95 PSF NNN***

***SALE PRICE: \$21,900,000***



## BUILDING FEATURES

|                     |                                                                        |
|---------------------|------------------------------------------------------------------------|
| ADDRESS             | 8009-8013 Purfoy Road                                                  |
| CITY                | Fuquay-Varina (Raleigh-Durham MSA)                                     |
| STATE               | North Carolina                                                         |
| COUNTY              | Wake                                                                   |
| DATE AVAILABLE      | Available                                                              |
| LEASE RATE          | \$8.95 PSF NNN                                                         |
| TICAM               | Estimated \$1.85 PSF                                                   |
| SALE PRICE          | \$21,900,000                                                           |
| TAX PARCEL ID#      | 0666850668, 0666853364                                                 |
| BUILDING TYPE       | Warehouse / Distribution                                               |
| YEAR BUILT          | 1998                                                                   |
| NO. OF ACRES        | 11.25 AC                                                               |
| ZONING              | RLI Research Light Industrial                                          |
| BUILDING DIMENSIONS | 200' x 705'                                                            |
| TOTAL SF            | 141,146 SF                                                             |
| AVAILABLE SF        | 67,287 SF - 141,146 SF                                                 |
| OFFICE SF           | Suite 8009: 2,945 SF<br>Suite 8013: 2,720 SF<br>Total Office: 5,665 SF |

|                        |                                                                                                                         |
|------------------------|-------------------------------------------------------------------------------------------------------------------------|
| EXTERIOR WALL MATERIAL | Tilt-up concrete construction                                                                                           |
| ROOF                   | 60 mil TPO roof (installed in 2023)                                                                                     |
| CEILING HEIGHT         | 30'                                                                                                                     |
| COLUMN SPACING         | 43.5' x 50'                                                                                                             |
| FLOOR THICKNESS        | 5" reinforced concrete                                                                                                  |
| SPRINKLER SYSTEM/TYPE  | ESFR                                                                                                                    |
| LIGHTING               | Suite 8009: Metal Halide<br>Suite 8013: LED                                                                             |
| ELECTRICAL             | 277/480 3 phase 1800 amps                                                                                               |
| PARKING                | 57 employee spaces                                                                                                      |
| TRUCK COURT            | Suite 8009 (rear-load): 165' deep with 65' concrete apron<br>Suite 8013 (front-load): 108' deep with 65' concrete apron |
| LOADING DOCKS          | Eighteen (18) dock-high positions<br>Two (2) drive-in doors                                                             |
| UTILITIES              |                                                                                                                         |
| NATURAL GAS            | PSNC Energy                                                                                                             |
| WATER & SEWER          | Town of Fuquay-Varina                                                                                                   |
| ELECTRIC               | Duke Energy                                                                                                             |



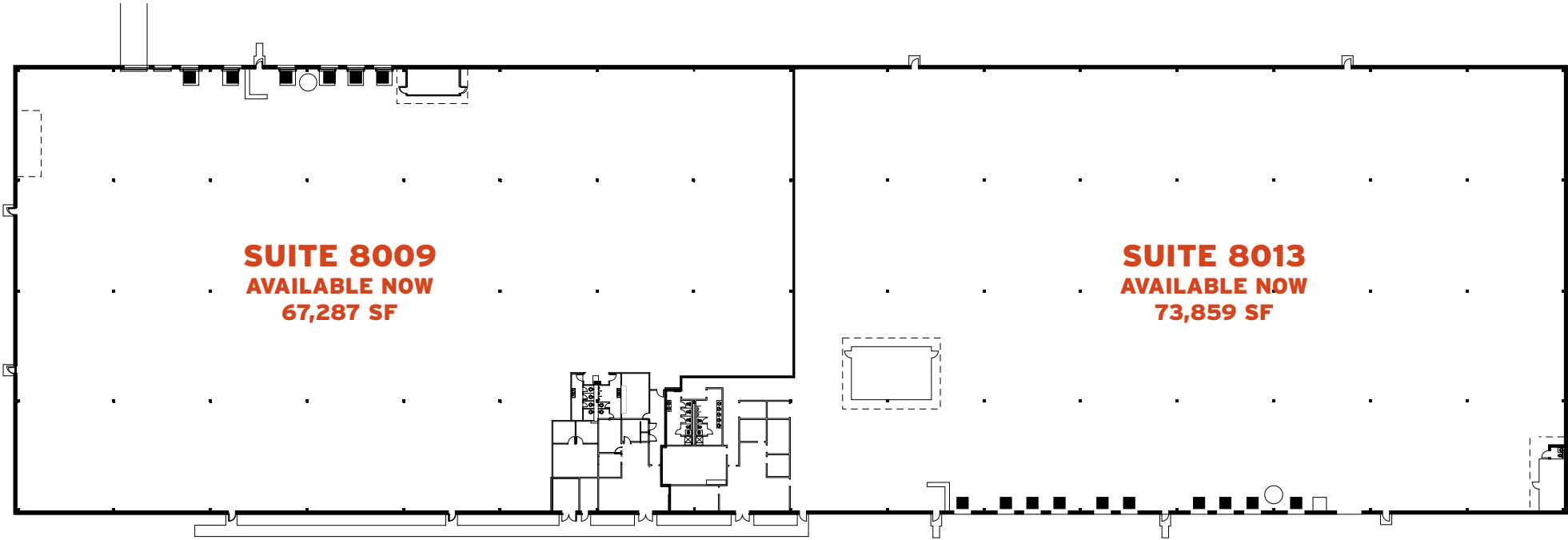
SITE PLAN | 67,287 SF - 141,146 SF AVAILABLE



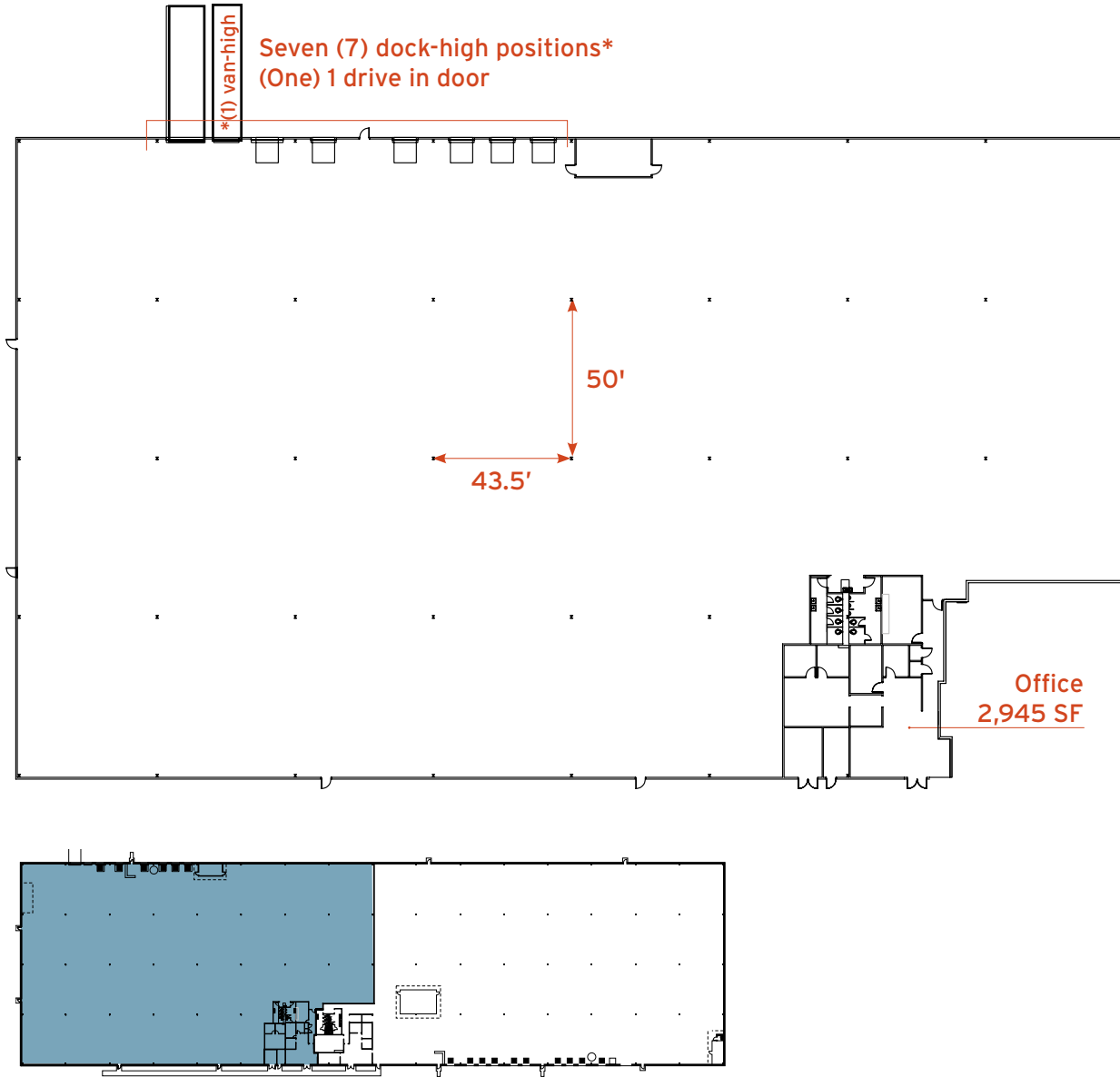
FLOOR PLAN | 67,287 SF - 141,146 SF AVAILABLE NOW

BUILDING INFORMATION

| TOTAL SPACE | OFFICE   | WAREHOUSE  | LOADING                                                                                              | TRAILER POSITIONS |
|-------------|----------|------------|------------------------------------------------------------------------------------------------------|-------------------|
| 141,146 SF  | 5,665 SF | 135,481 SF | Sixteen (16) 8'x9' dock high doors<br>One (1) 9'x10' van high door<br>Two (2) 12'x14' drive in doors | 15                |



**SUITE 8009 | 67,287 SF AVAILABLE NOW**



**SUITE 8009 INFORMATION**

67,287 SF  
AVAILABLE NOW

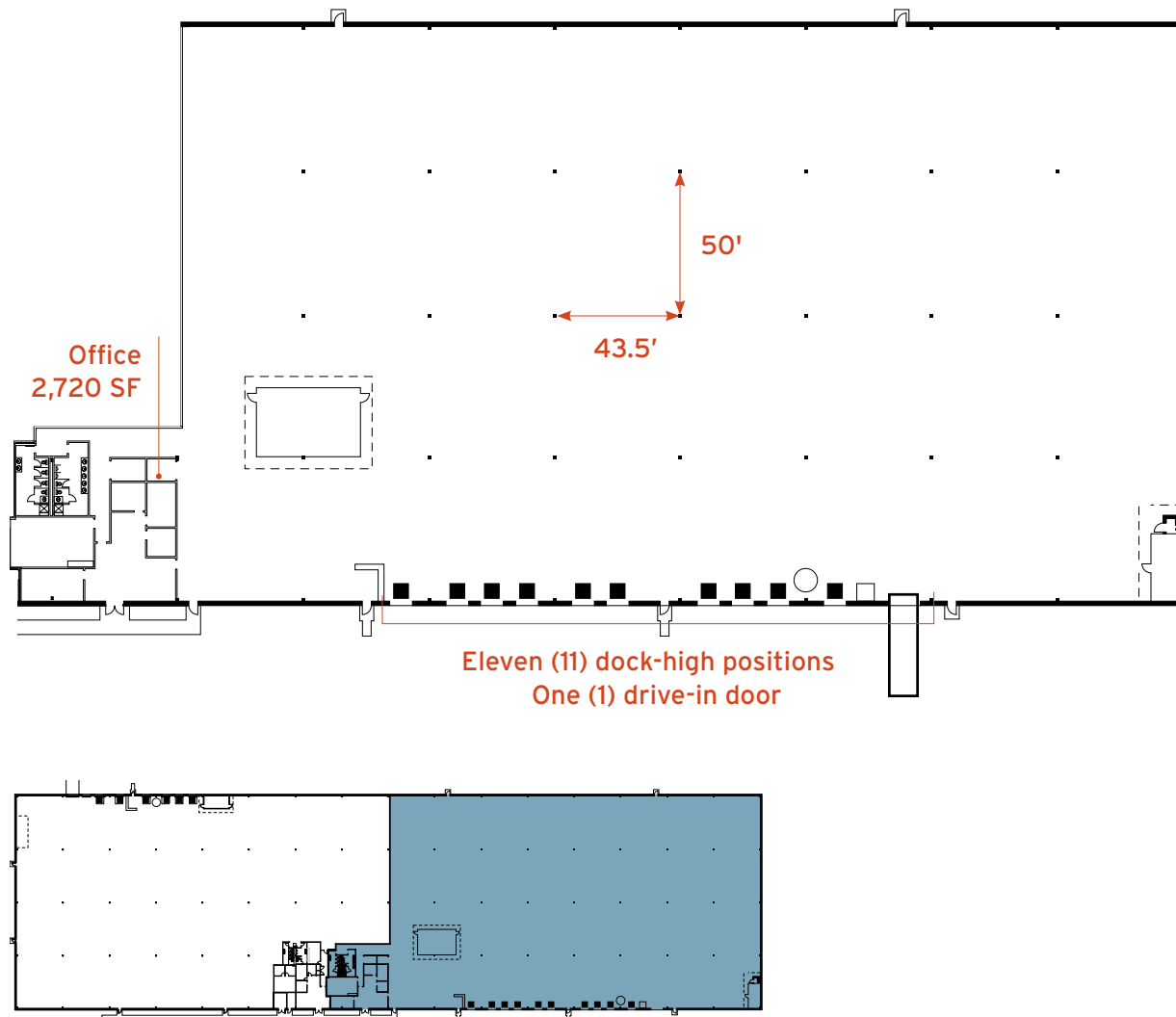
2,945 SF  
OFFICE

64,342 SF  
WAREHOUSE

Six (6) 8' x 9' dock-high doors  
One (1) 9' x 10' van-high dock door  
One (1) 12' x 14' drive-in doors  
**LOADING**

15 trailer positions  
**TRAILER STORAGE**

SUITE 8013 | 73,859 SF AVAILABLE NOW



SUITE 8013 INFORMATION

73,859 SF  
AVAILABLE NOW

2,720 SF  
OFFICE

71,139 SF  
WAREHOUSE

Ten (10) 8' x 9' dock-high doors  
One (1) 10' x 10' dock-high door  
One (1) 12' x 14' drive-in door  
**LOADING**

## LOCATION AND ACCESS

### DRIVE TIMES

**7 MILES**

FUTURE INTERSTATE 540

**12 MILES**

US HIGHWAY 1

**15 MILES**

INTERSTATE 40

**17 MILES**

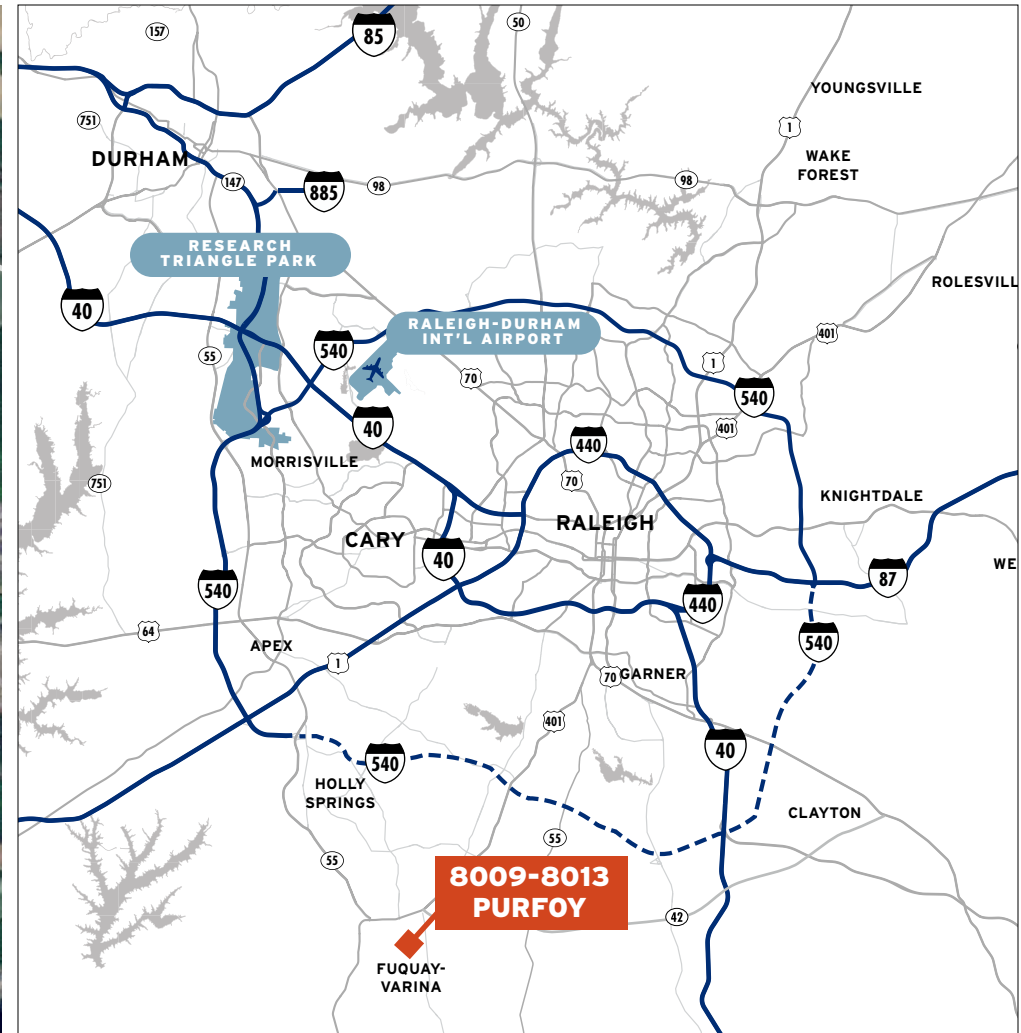
DOWNTOWN RALEIGH

**23 MILES**

INTERSTATE 95

**29 MILES**

RALEIGH-DURHAM  
INTERNATIONAL



NEARBY AMENITIES



## LOCATION + ACCESS

## AIRPORTS &amp; SEAPORTS



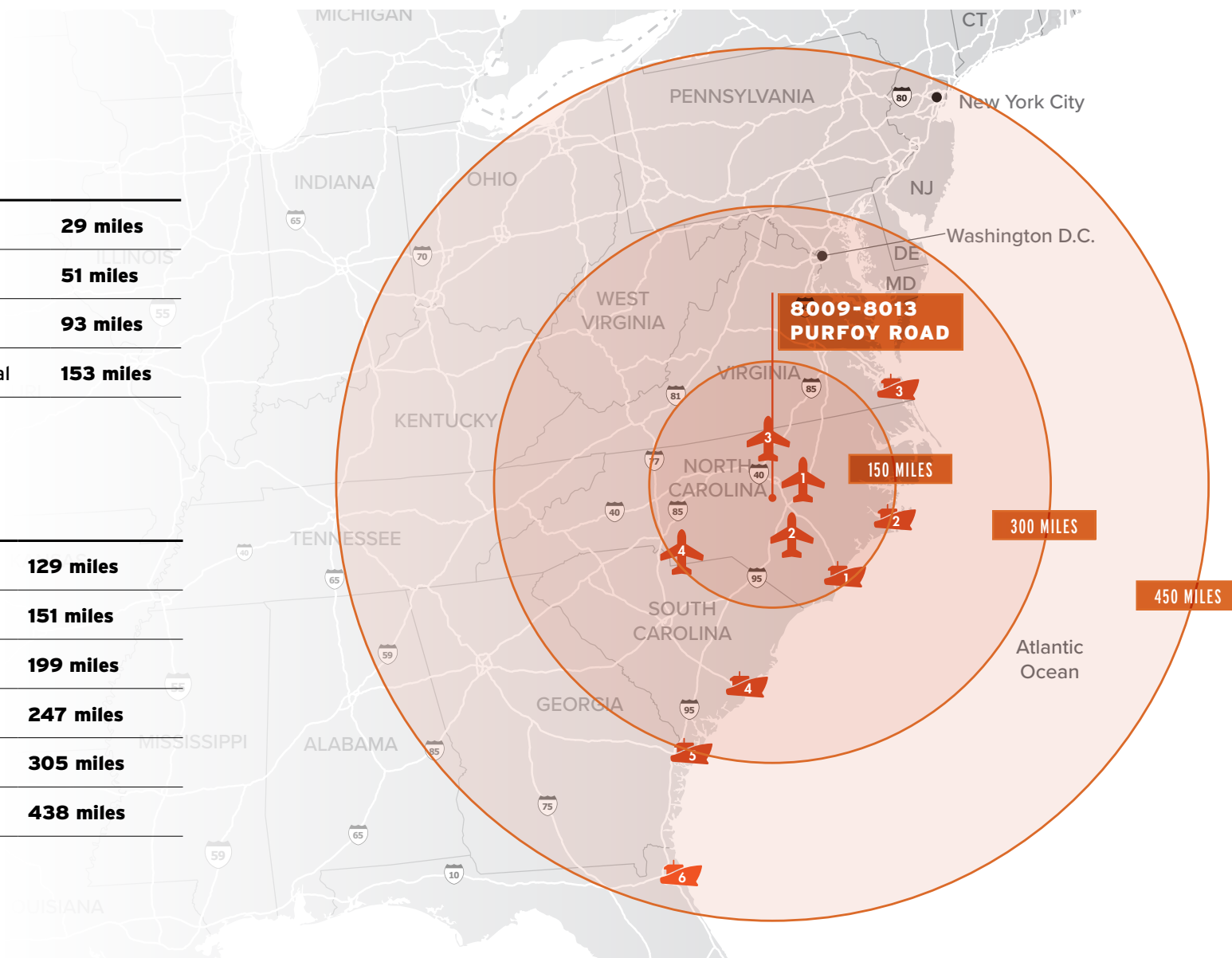
## AIRPORTS

|          |                                 |                  |
|----------|---------------------------------|------------------|
| <b>1</b> | Raleigh-Durham International    | <b>29 miles</b>  |
| <b>2</b> | Fayetteville Regional           | <b>51 miles</b>  |
| <b>3</b> | Piedmont Triad International    | <b>93 miles</b>  |
| <b>4</b> | Charlotte Douglas International | <b>153 miles</b> |



## SEAPORTS

|          |                   |                  |
|----------|-------------------|------------------|
| <b>1</b> | Wilmington, NC    | <b>129 miles</b> |
| <b>2</b> | Morehead City, NC | <b>151 miles</b> |
| <b>3</b> | Norfolk, VA       | <b>199 miles</b> |
| <b>4</b> | Charleston, SC    | <b>247 miles</b> |
| <b>5</b> | Savannah, GA      | <b>305 miles</b> |
| <b>6</b> | Jacksonville, FL  | <b>438 miles</b> |



8009 - 8013 PURFOY ROAD



OWNED + OPERATED BY  
**EDGEWATER**  
VENTURES

## CONTACT US

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**FOUNDRY**  
COMMERCIAL