

# 17,000 SF

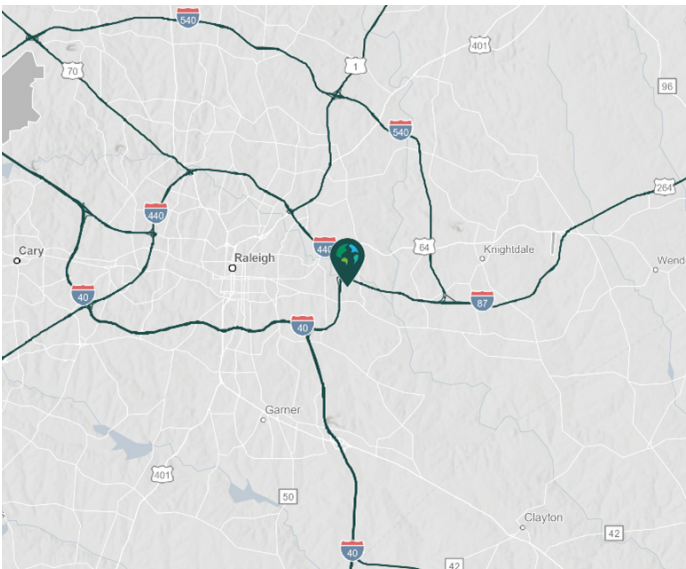
Industrial Space For Lease



## Prologis Walnut Creek 4000



4000 Business Park Drive, Suite 115  
Raleigh, NC 27610 USA



**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**

### LOCATION

- Less than 1 mile to I-440 and I-87
- Less than 10 minutes to I-40
- 5 miles from Downtown Raleigh
- Less than 30 minutes' drive to Raleigh-Durham International Airport

### FACILITY

- 106,000 total building SF
- 17,000 available SF (end-cap)
- 2,141 spec office SF
- 24' clear height
- 5 dock doors (4 with EOD levelers, 1 with pit leveler)
- 1 drive-in door
- 40' x 40' column spacing
- 199' building depth
- LED lighting

### ADVANTAGES AND AMENITIES

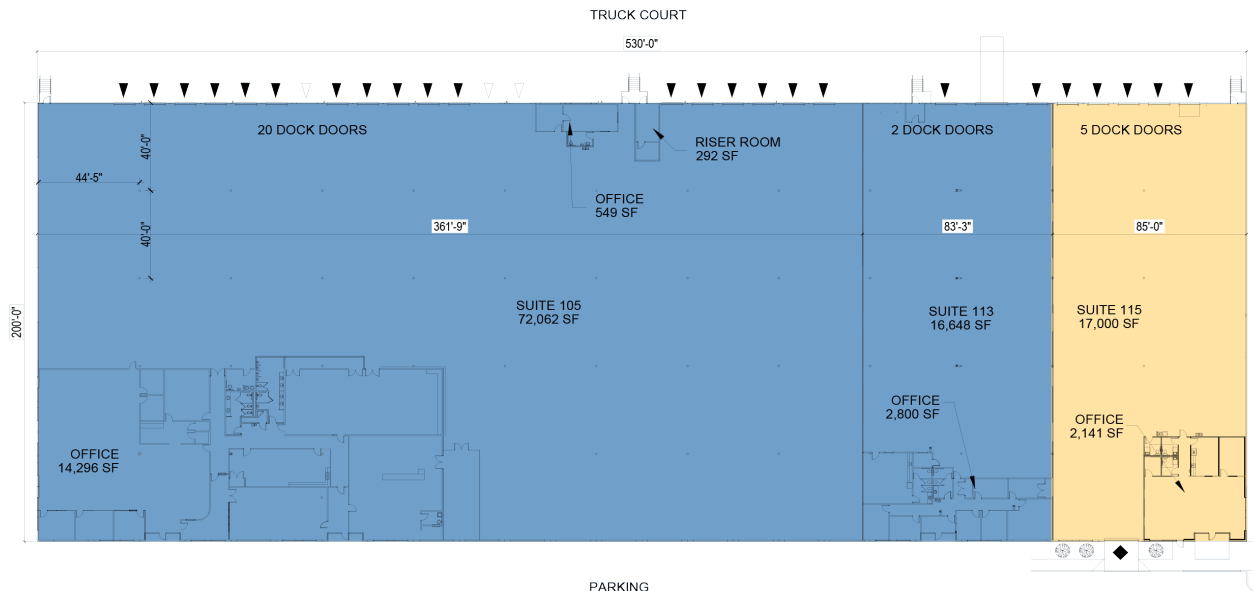
- Professionally landscaped, controlled environment
- Prologis Clear Lease - a simplified lease that fixes operating and capital expenses for the entire lease term
- Efficient and cost-effective warehouse solutions through Prologis Essentials

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LEASED  
AVAILABLE

- ▼ DOCK POSITION
- ▽ FUTURE DOCK POSITION
- ▼ DOCK POSITION W/ EDGE OF DOCK LEVELER
- ▼ DOCK POSITION W/ PIT LEVELER
- ◆ DRIVE-IN DOOR



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