

WAREHOUSE FOR SUBLEASE

3216 SPOTTSWOOD ST

Raleigh, North Carolina 27615

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COMMERCIAL REAL ESTATE SERVICES
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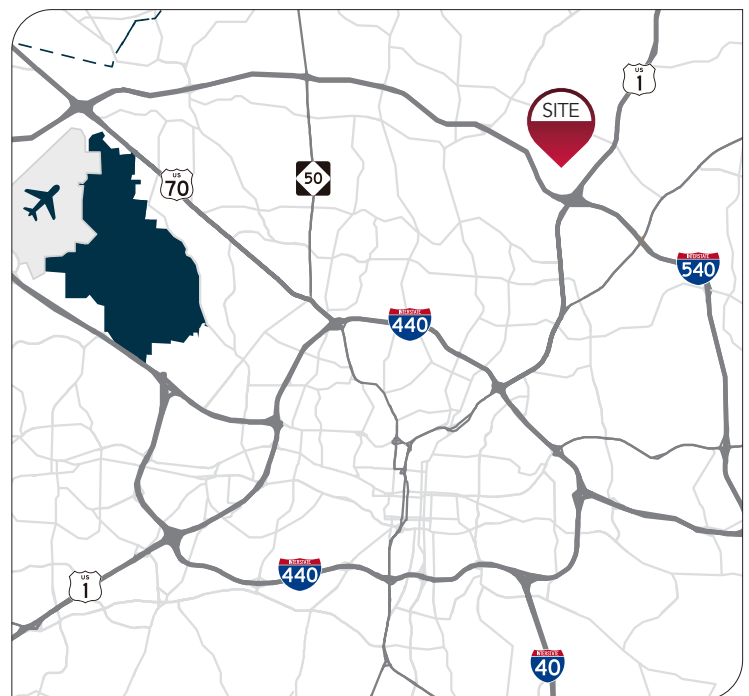


14,600 square feet of warehouse space available for sublease in Lincoln Park North Business Center.

The space features two drive-in doors and one dock high door. With a clear height of approximately 25', the suite is well-suited for a variety of industrial or distribution uses.

PROPERTY HIGHLIGHTS

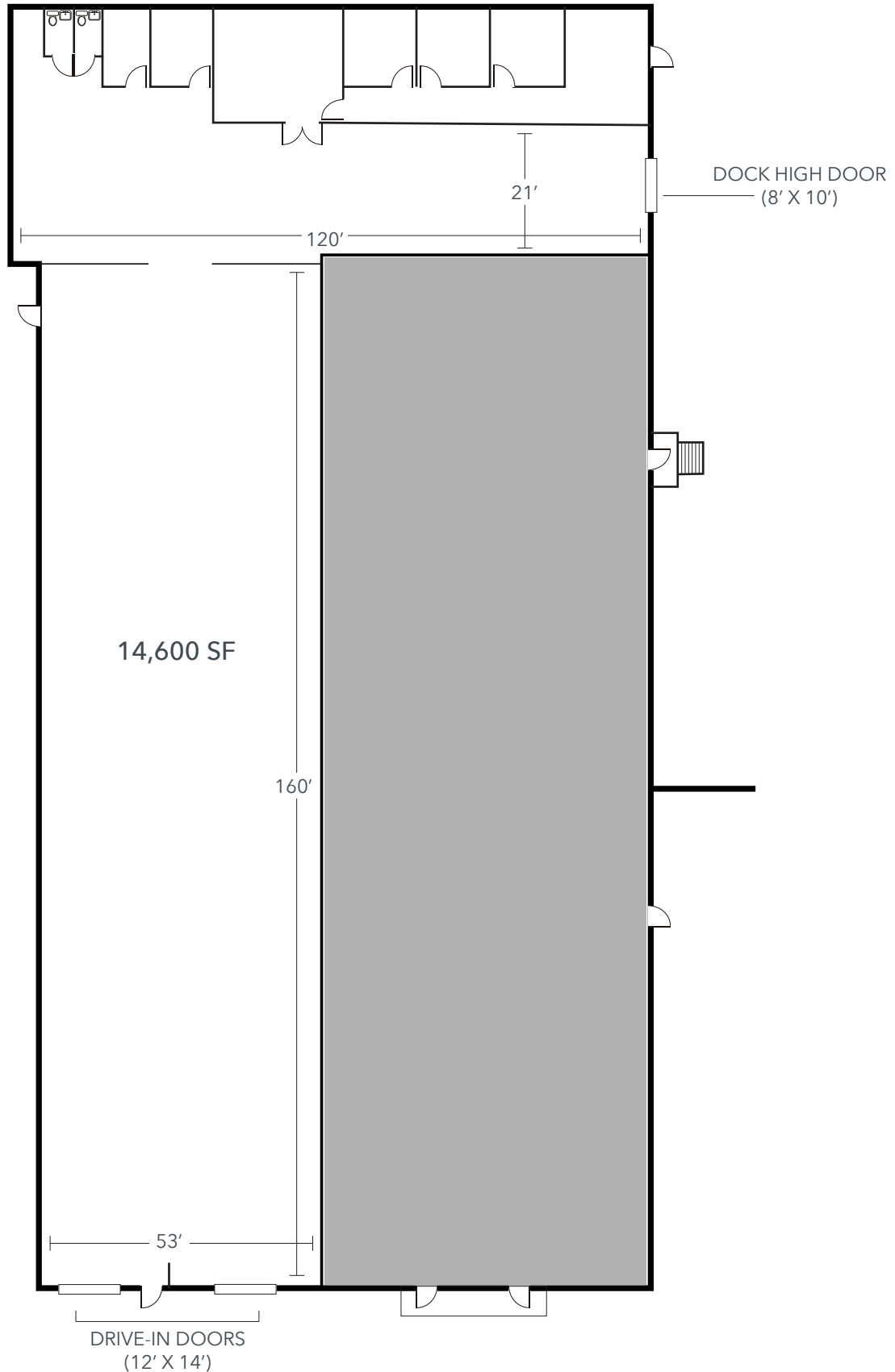
- » Suite 104: 14,600 SF of warehouse for sublease
- » (2) 12' x 14' Drive-in doors
- » (1) 8' x 10' Dock high door
- » (2) Restrooms
- » ±25' clear height
- » Lease term ends 12/31/2028
- » Lease Rate: \$10.35 SF/yr
- » TICAM (est.) \$2.89 SF/yr



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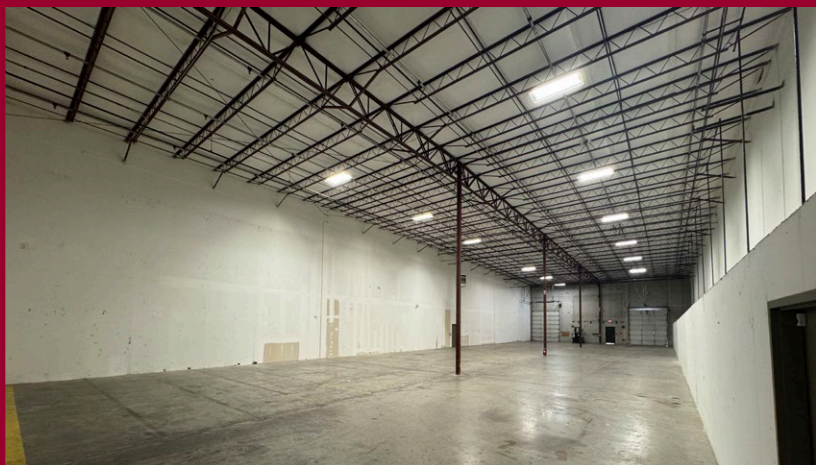


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