



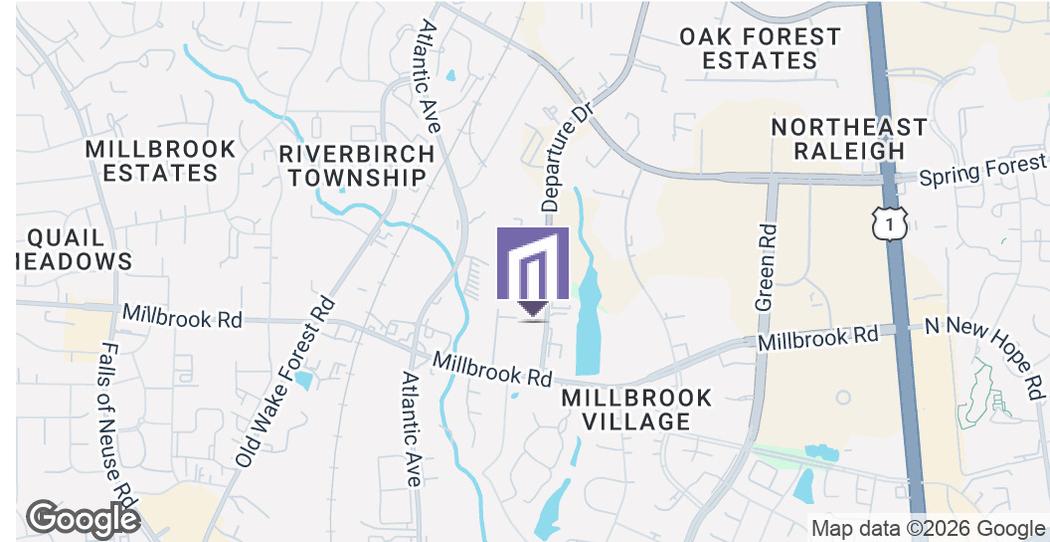
# 5011 DEPARTURE DRIVE

5011 Departure Drive, Raleigh, NC 27616



**CHRIS BURNHAM**, COMMERCIAL BROKER  
919.682.0501 X5 | 919.225.4778  
cburnham@maverickpartners.com

500 W. MORGAN ST., SUITE 204 | DURHAM, NC 27701 | 919.682.0501 | MAVERICKPARTNERS.COM



## OFFERING SUMMARY

Sale Price:	\$2,595,000
Building Size:	9,840 SF
Lot Size:	0.98 Acres
Number of Units:	6
Price / SF:	\$264
Year Built:	2006
Zoning:	IX-3

## PROPERTY OVERVIEW

Rare opportunity for an investor or owner occupant. This stand-alone, single-story, turnkey flex property is fully leased to established tenants on a month-to-month basis, providing the flexibility to maintain as an investment property, occupy part and collect rent or occupy all. With 9,840 sf, divided into six separately metered units, this beautifully maintained building on .98 AC offers an even mix of office/showroom and warehouse, with 5 grade-level roll up doors, extended ceiling heights, 28 spaces of on-site parking and professional curb appeal. Prime North Raleigh location between I-440, I-540 & US-1 offers quick access to RDU, RTP, Downtown Raleigh and all parts of the Triangle. Don't miss the chance to acquire this premium flex asset in one of our hottest markets.

## PROPERTY HIGHLIGHTS

- Turnkey Flex Property built in 2006
- Fully Leased on Month-to-Month Basis
- Acquire for Investment or Occupy with Income Potential
- Prime North Raleigh location provides Quick Access to RDU and Downtown Areas

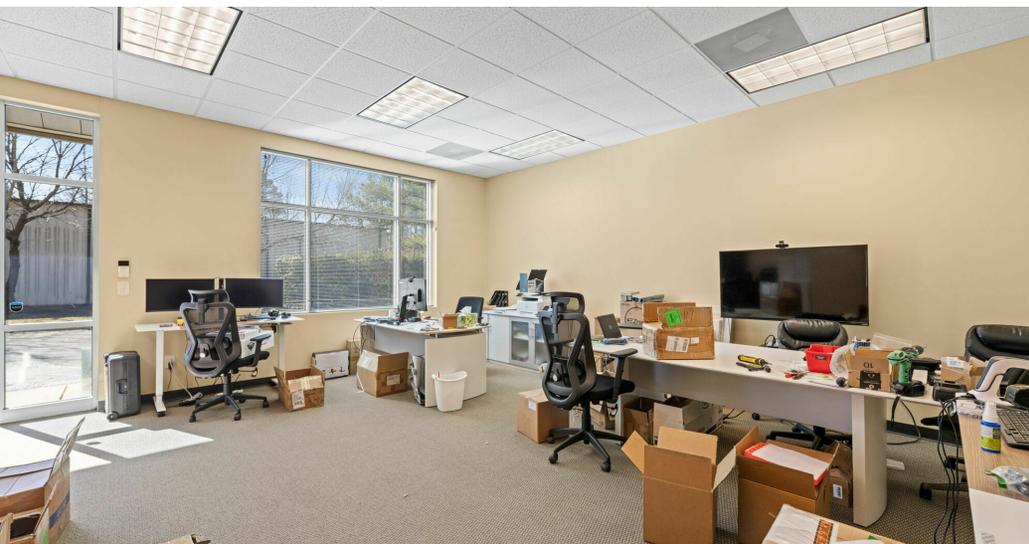
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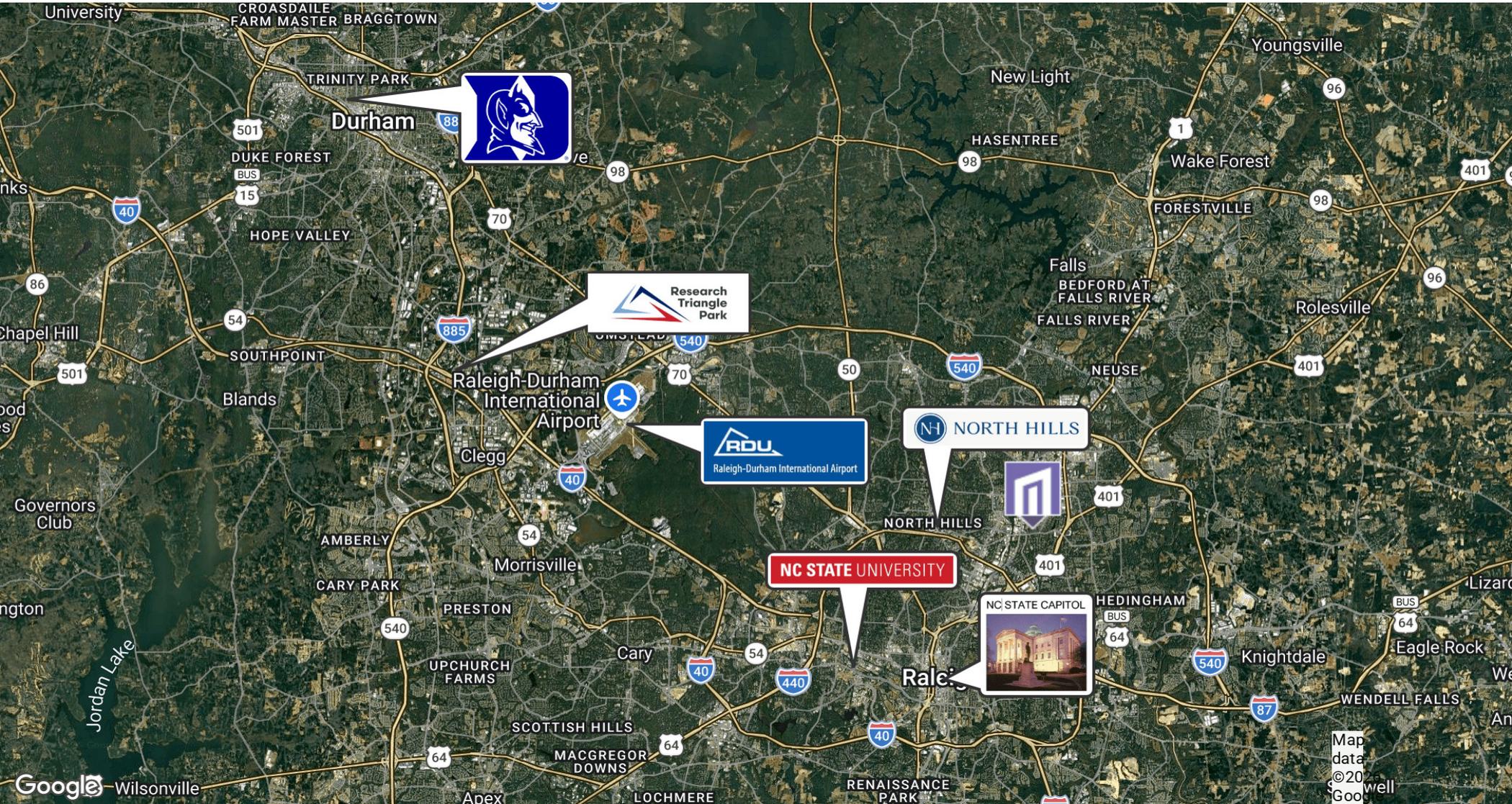
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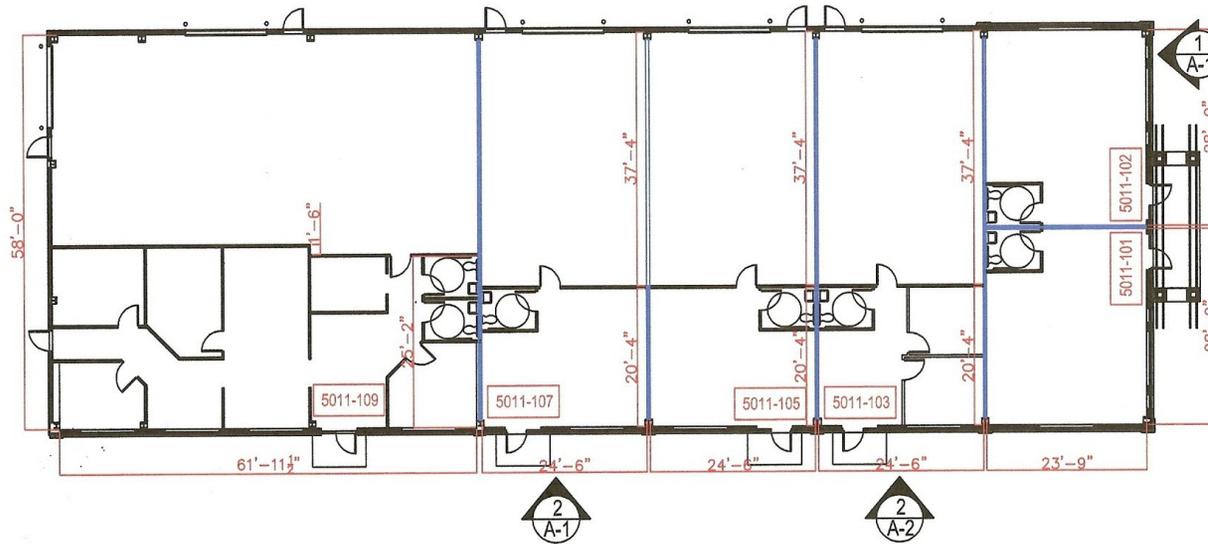
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LEGEND	
	TENANT SEPARATION WALLS

UNIT SQUARE FOOTAGE			
SUITE	TOTAL SQFT.	OFFICE SPACE SQFT.	WAREHOUSE SQFT.
101	682	682	0
102	682	682	0
103	1421	502.25	918.75
105	1421	502.25	918.75
107	1421	502.25	918.75
109	3632	1635	1997

**CORNERSTONE CONSTRUCTION**  
 LICENSED CONTRACTOR  
 ARCHITECTURAL PLANNING  
 INTERIOR DESIGN

5011-100 DEPARTURE DRIVE  
 RALEIGH, NC 27616  
 PHONE: (919) 873-1345  
 FAX: (919) 873-5084

5011 DEPARTURE DR.  
 RALEIGH, NC 27616  
 FLOOR PLAN

PROJECT NO:  
 ISSUE DATE:

REVISIONS:		
NO	DATE	DESCRIPTION

STATUS:  
 FLOOR PLAN, ELEV.  
 & DETAILS

DRAWN BY:  
 CHECKED BY:

SCALE: **NTS**

FILE NAME: .dwg

SHEET  
**A-1**  
 SHEET 1 OF 2



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