

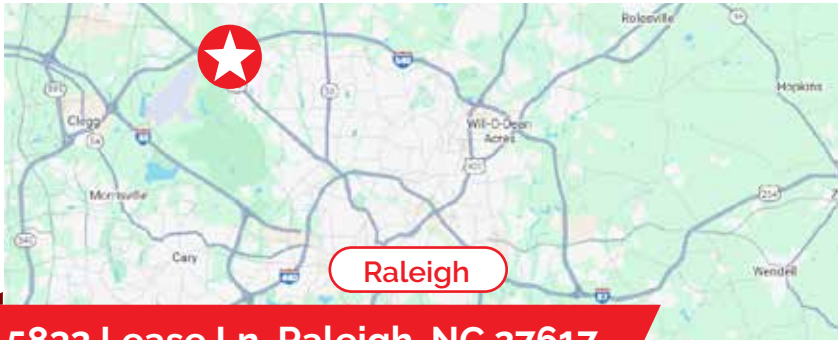
5832 LEASE LANE

1.86 ACRES | RALEIGH, NC

FOR LEASE



PROPERTY OVERVIEW



5832 Lease Ln, Raleigh, NC 27617



1.86
Acres



7,500
Available Building SF



NNN
Lease



1,250
Available Outdoor Storage SF



\$14.00
Lease Rent PSF



IX-3
Zoning



Wake
County

Leasing Broker



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PROPERTY DESCRIPTION

5832 Lease Lane offers 14,640 SF of functional space with a stand-alone lay-down yard. The property features a 2,500 SF covered storage shed, multiple loading doors, and efficient clear height. Strategically located in the heart of the RTP Triangle in Raleigh, NC, it provides excellent access to Hwy 70 and the 540 Beltline.

The property is currently half leased, leaving 7,500 SF of the building available and 1,250 SF of the outdoor storage building available, in addition to half of the lay-down yard.

PROPERTY HIGHLIGHTS

- Located in the middle of the RTP Triangle.
- Lay-down yard and shed for outdoor storage
- Access to Hwy 70 and the 540 Beltline with over 40,000 VPD.
- +/- 2,500 SF covered shed
- 2 Drive-in doors & 2 dock doors

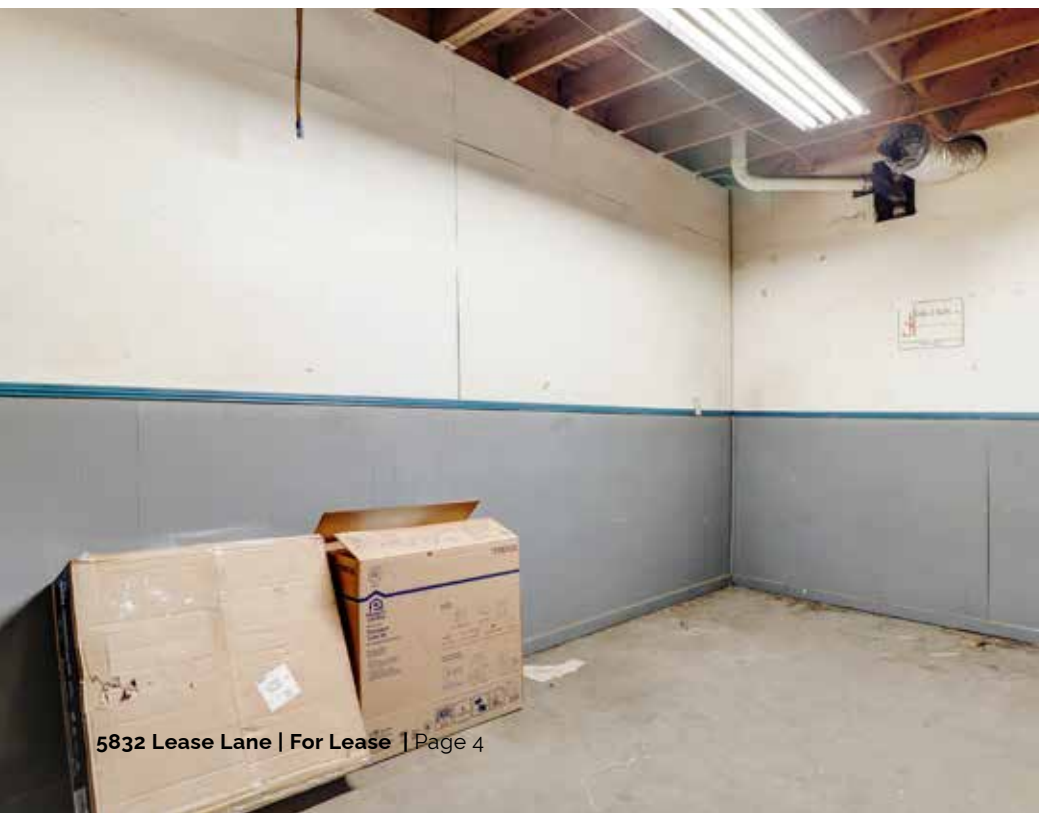
PROPERTY DETAILS

Address	5832 Lease Ln, Raleigh, NC
Market	Raleigh-Durham International Airport
County	Wake
Type	Industrial
Lot Size	1.86 acres
Zoning	IX-3
Total Building SF	14,640 SF
Available Building SF	7,500 SF

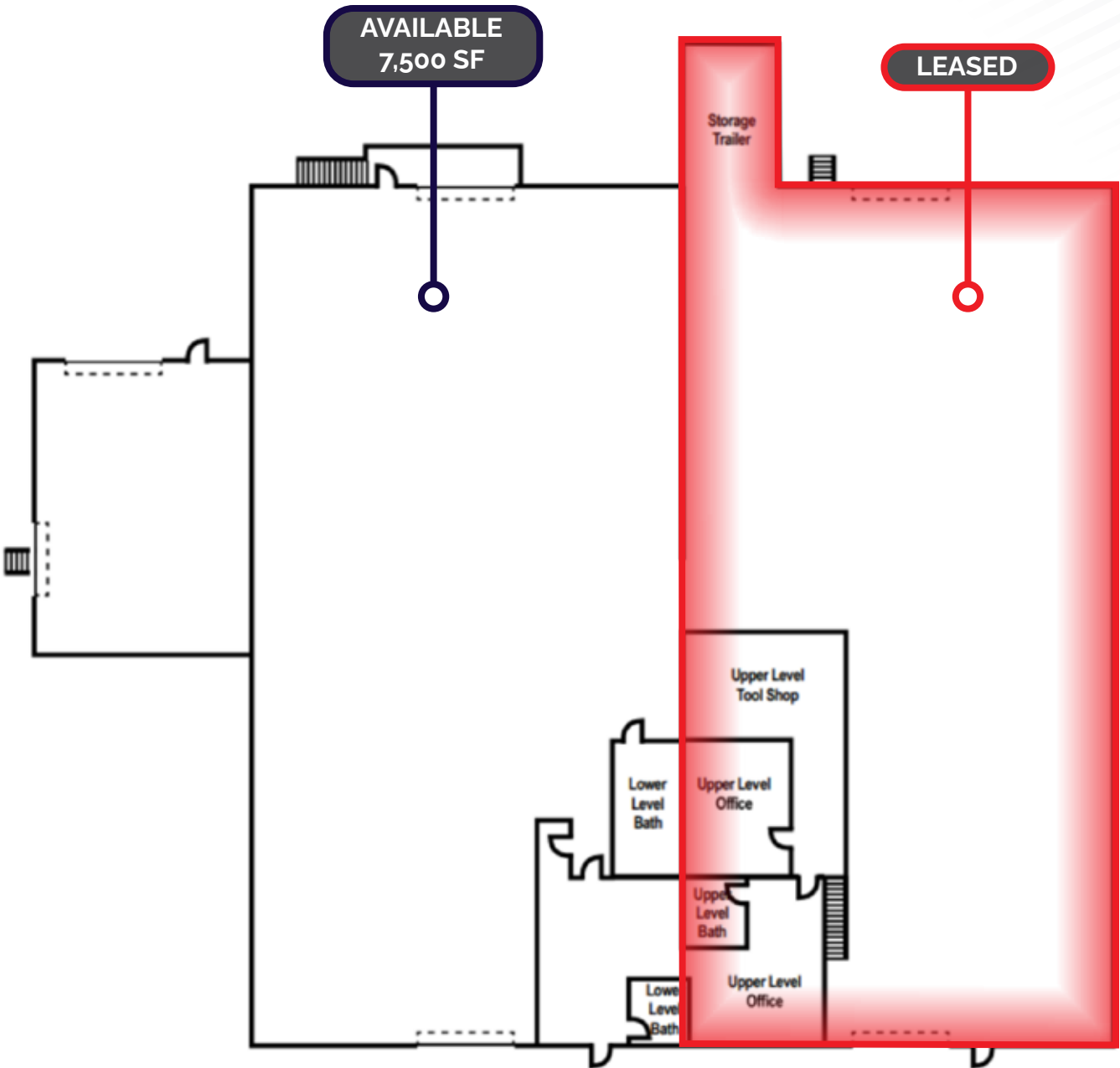
Property Photos



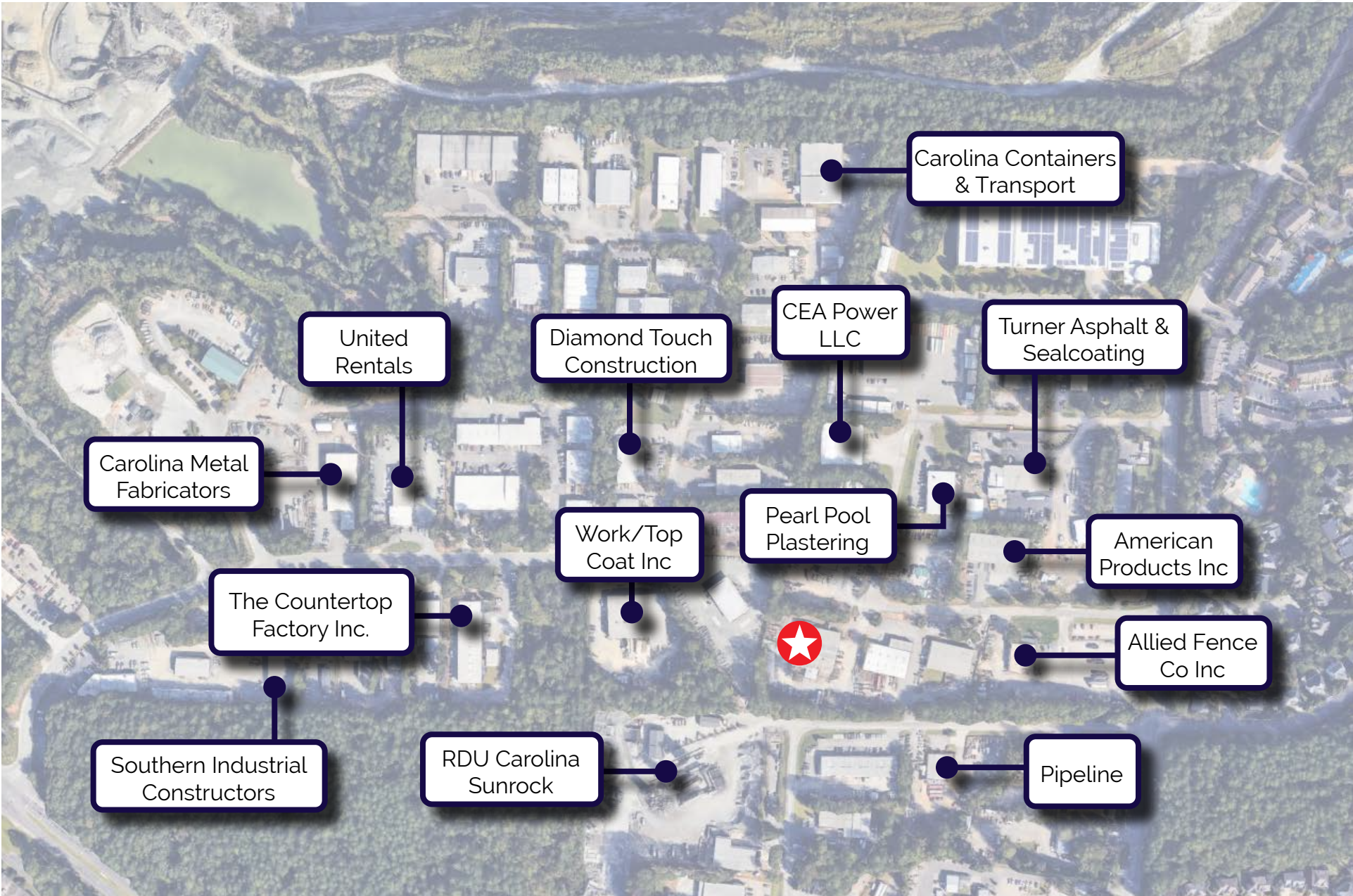
Property Photos



Floor Plan



Surrounding Businesses



Regional Map





Major Southeast Growth Market with High Barriers to Entry & Strong Fundamentals

The Raleigh-Durham MSA industrial market offers 97M SF and benefits from a diverse tenant base due to NC's state government, a highly educated labor force from a plethora of tier-1 research universities and a booming regional population.

The Triangle's industrial sector market rents have risen by more than \$1 per SF annually since 2022. This growth is fueled by a strong job market, ongoing Research Triangle Park development, and infrastructure upgrades such as the I-540 and I-885 expansions. Consistent population growth further drives demand for industrial space.

The region's affordability makes it an attractive destination for manufacturers, particularly in life sciences, semiconductors, and electric vehicles. The counties of the MSA offer lower business costs than many other metro areas, supported by North Carolina's nation-leading corporate income tax rate of just 2.5%.

5832 Lease Lane is ideally located in Northwest Raleigh, providing the property with the MSA's educated workforce and strong industrial sector fundamentals.



97.1M
SF Industrial Inventory



52%
Rent Growth Since 2020



94.3%
Occupancy (Q3-25)

Raleigh-Durham Industrial Growth

The Triangle's industrial sector is rapidly expanding, with market rents rising by more than \$1 per square foot annually since 2022. This growth is fueled by a strong job market, ongoing Research Triangle Park development, and infrastructure upgrades such as the I-540 and I-885 expansions. Consistent population growth further drives demand for industrial space.

The region's affordability makes it an attractive destination for manufacturers, particularly in life sciences, semiconductors, and electric vehicles. Wake County offers lower business costs than many other metro areas, supported by North Carolina's nation-leading corporate income tax rate of just 2.5%. The area's economic strength is underscored by a projected 3.8% GDP growth over the next three years and a stable AAA bond rating at both the state and county levels.

Raleigh-Durham's workforce of 1.1M contributes to an annual GDP exceeding \$194B; growing 105.3% between 2010 and 2023, outpacing the national average by 23.5%. The MSA added nearly 190,000 jobs between July 2020 and July 2024, with wages surging 45.5% over the past decade - according to Oxford Economics.



\$194B
Annual GDP

190K
New Jobs Added from 2020-2024



The region is projected to continue outperforming the national economy in the next 5 years. Major investments highlight the Triangle's appeal. In early Q2 2024, Novo Nordisk announced a \$4.1 billion expansion to build a 1.4M SF manufacturing facility, creating approximately 1,000 jobs—the largest life science investment in North Carolina's history. FUJIFILM Diosynth Biotechnologies is building a \$2 billion cell culture production facility, adding 700 jobs by 2028. Additional life science investments from Kyowa Kirin and SCHOTT Pharma reinforce the region's leadership in the sector.

The technology and semiconductor industries are also driving growth. Wolfspeed is constructing the world's largest silicon carbide materials factory—a \$5 billion investment set to employ 1,800 people by 2030. Finnish EV charging company Kempower is establishing a Durham County facility, while INNOVA recently announced plans to create 200 high-paying jobs with its new Durham headquarters. In Raleigh, Bandwidth's newly delivered 533,000-square-foot headquarters campus will add nearly 1,200 jobs, further solidifying the Triangle as a hub for innovation and advanced manufacturing.

Raleigh-Durham Economic Overview

The Raleigh-Durham MSA, known as the Triangle, continues to be one of the fastest-growing and most economically robust regions in the United States. Between 2000 and 2020, the area welcomed more than 900,000 newcomers for a nearly 69% uptick in population.

The state capital of North Carolina, Raleigh-Durham features a diversified economy anchored by government institutions, life sciences & biotech, advanced manufacturing and a leading concentration of Tier 1 Research universities. The region's Research Triangle Park, one of the largest research parks in the world, attracts major corporations and fosters innovation, contributing significantly to the area's economic vitality.

As of 2024, the region maintains a strong job market, with unemployment rates typically below the national average, hovering around 3.5%, and continues to see steady population growth of about 2% annually, driven by both domestic and international migration. Despite global economic uncertainties, the Triangle's diverse economic base, highly educated workforce (with over 45% of adults holding a bachelor's degree or higher), and continual influx of talent position it well for sustained growth and resilience in the coming years.



Raleigh-Durham Growth



New to Market
Companies



Transportation Infrastructure Provides Market Accessibility

RDU International Airport

RDU generates roughly \$15.1 billion in economic activity yearly between supporting businesses, tourism, and trade.

The fifth fastest-growing airport in the U.S., increasing traffic by over 40% in the last decade. Non-Stop access to 50+ destinations, including London, Toronto, and Paris.

Over 14.2 million passengers and roughly 95,500 tons of cargo transported yearly.

Regional Ports

Located less than three hours of two deep water ports being the Port of Wilmington and Port of Morehead City.

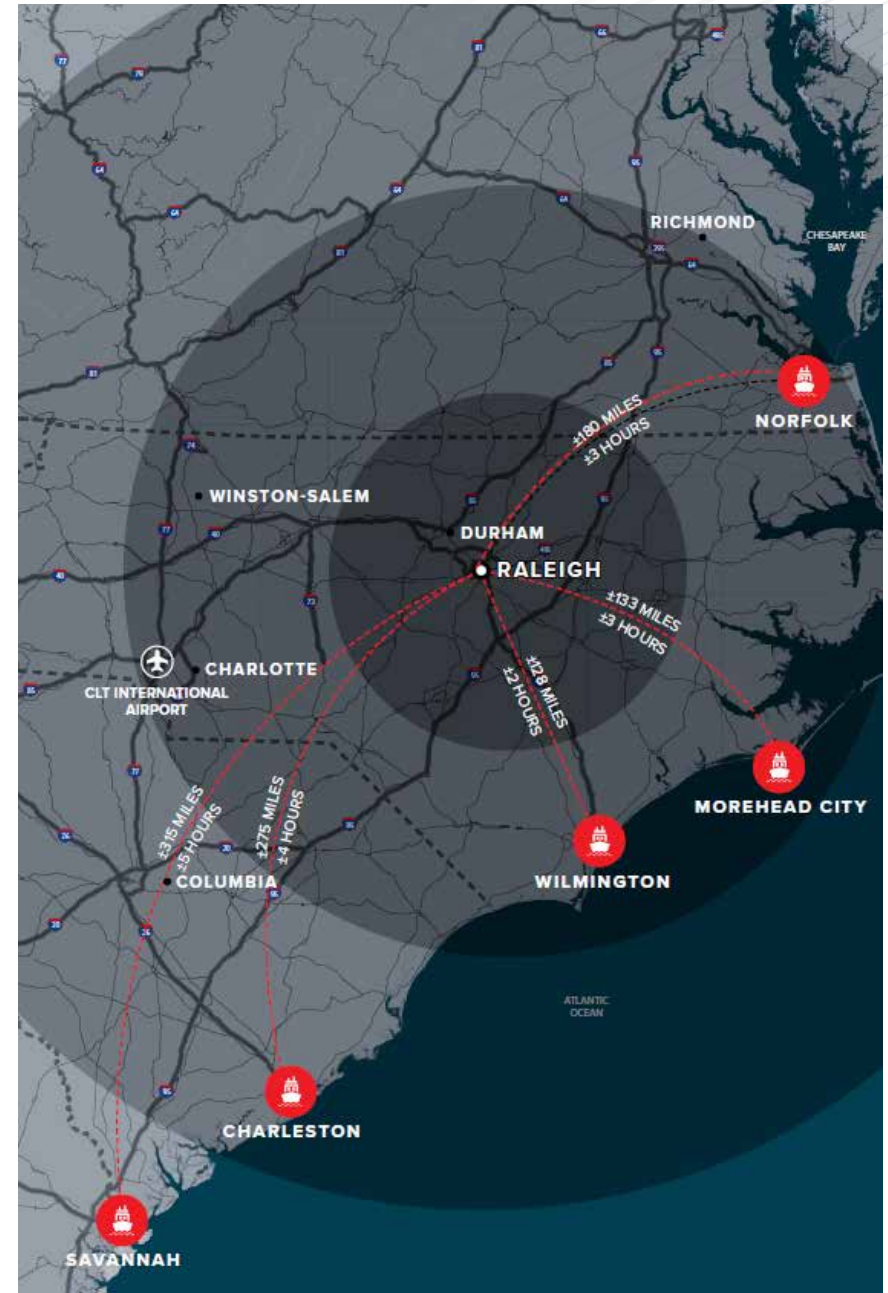
Recent announcements of growing infrastructure investments have been made recently, including a \$200 million expansion project at the Port of Wilmington. With access to I-95, Raleigh-Durham is also within 200 and 300 miles of the Port of Virginia and Port of Charleston.

Rail Access

2,000+ rail car movements happen daily within the region

Raleigh-Durham is strategically positioned with two major rail corridors: CSX Transportation and Norfolk Southern

Located centrally in the state, the region is connected to major freight rail hubs in Charlotte and the Port of Wilmington.



Raleigh-Durham's Robust Economic Foundation

The Raleigh-Durham-Cary-Chapel Hill CSA is home to 2.4M residents and enjoys the distinction of being one of the fastest-growing metropolitan areas in the country. The region boasts a diverse, innovation-focused economy anchored by world-class universities and colleges, efficient state and local governments, and a multitude of the nation's leading technology, pharmaceutical, and healthcare companies.

RECENT ECONOMIC DEVELOPMENT ANNOUNCEMENTS

COMPANY	JOBS	INVESTMENT
VinFast	7,500	\$4B
Apple	3,000	\$2B
Wolfspeed Inc.	1,800	\$5B
Bandwidth	1,165	\$2B
Novo Nordisk	1,000	\$4.1B
Novartis	700	\$23B
Fujifilm Corp.	680	\$188M
Apixect	650	\$900M
Thermo Fisher	500	\$500M
Eli Lilly	460	\$474M



#1
US City for
Economic Growth
(Milken Institute)

#1
Best State for
Business
(CNBC)

#2
Fastest Growing
Large US City
(US Census)

#2
Top 10 Cities
for Tech Jobs
(Fast Company)

