

FORMER BAKER ROOFING HEADQUARTERS OFFICE/WAREHOUSE BUILDING FOR LEASE



LOCATION DESCRIPTION

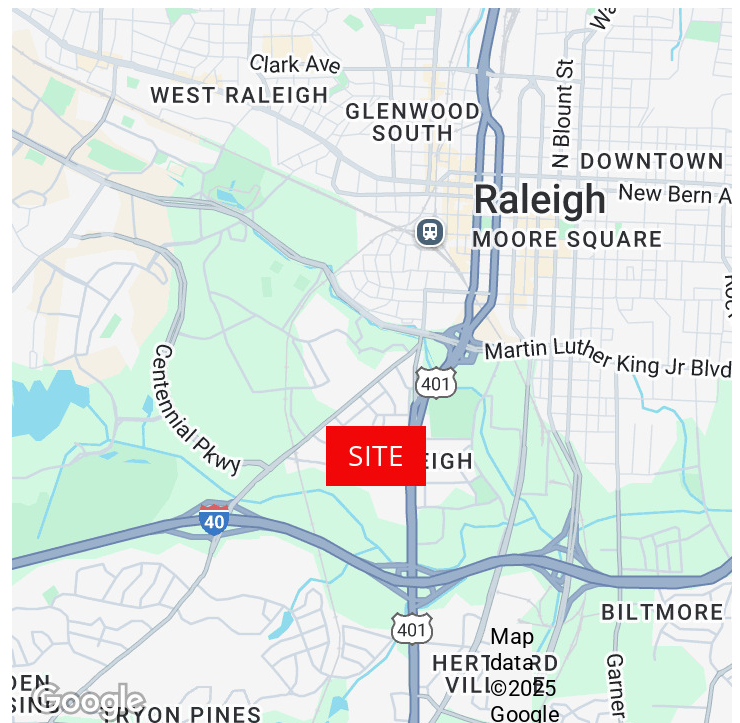
Located across from the Farmer's Market

Adjacent to I-440/Hwy 401

Close proximity to downtown Raleigh

PROPERTY HIGHLIGHTS

- ~ 29,000 SF Office building- Sub dividable
- Current buildout is mainly Offices
- **Can be modified for Tenant's use**
- Current floorplan includes two kitchens & a mailroom
- Gym complete with showers
- Outside Storage Space
- 277/480 3 Phase Power



2019 FAIRVIEW RD., SUITE 200, RALEIGH, NC 27698

W. MICHAEL LEWIS, CCIM, SIOR
mike@thelewisgroup.biz
919.828.8800



WWW.THELEWISGROUP.BIZ

PROPERTY PHOTOS



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WWW.THELEWISGROUP.BIZ

ADDITIONAL PHOTOS



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BUILDING DETAILS



- **Warehouse Dimensions-** 180' x 85'
- **Toolroom (Included in warehouse space)-** 125' x 110'
- **Ceiling height :** 17' at Center, 14' 11" at Eaves
- **Column spacing:** Column to Column lateral- 35'; Column to front to back wall - 28'; Column to column interior- 27'
- **6 Dock Doors:** 4- 8' Dock High, 1-8' Dock w/Ramp, 1-14' Dock High
- **Power:** 277/480 Volts 3 Phase power
- **Roof-** EPDM
- **Distance of truck court-** 185 feet
- **Warehouse Parking Lot-** .84 Acres (No lines)
- **Behind Tool Room Parking Lot-** .3 Acres (Gravel Lot, No lines)

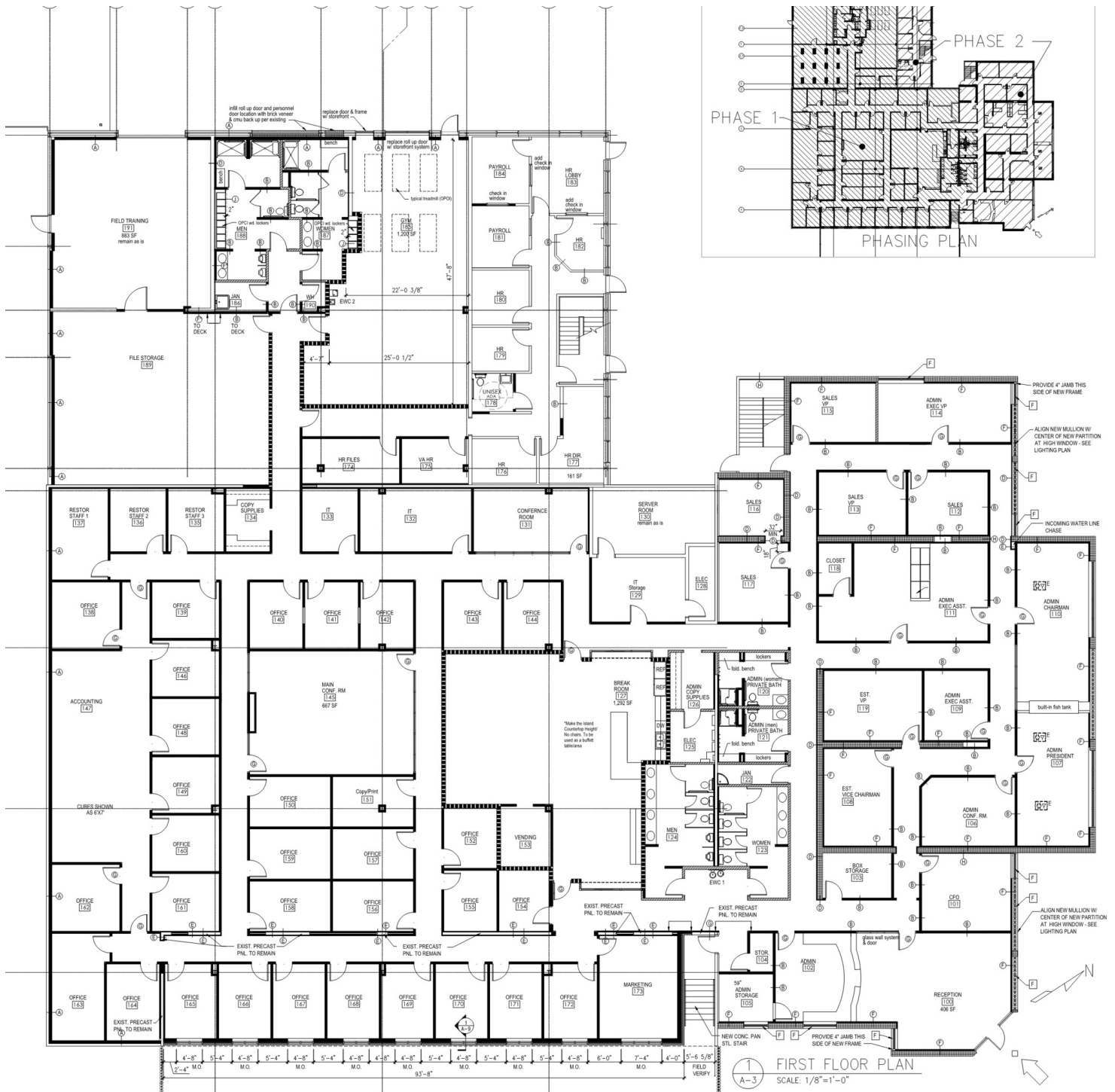
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1ST FLOOR PLAN



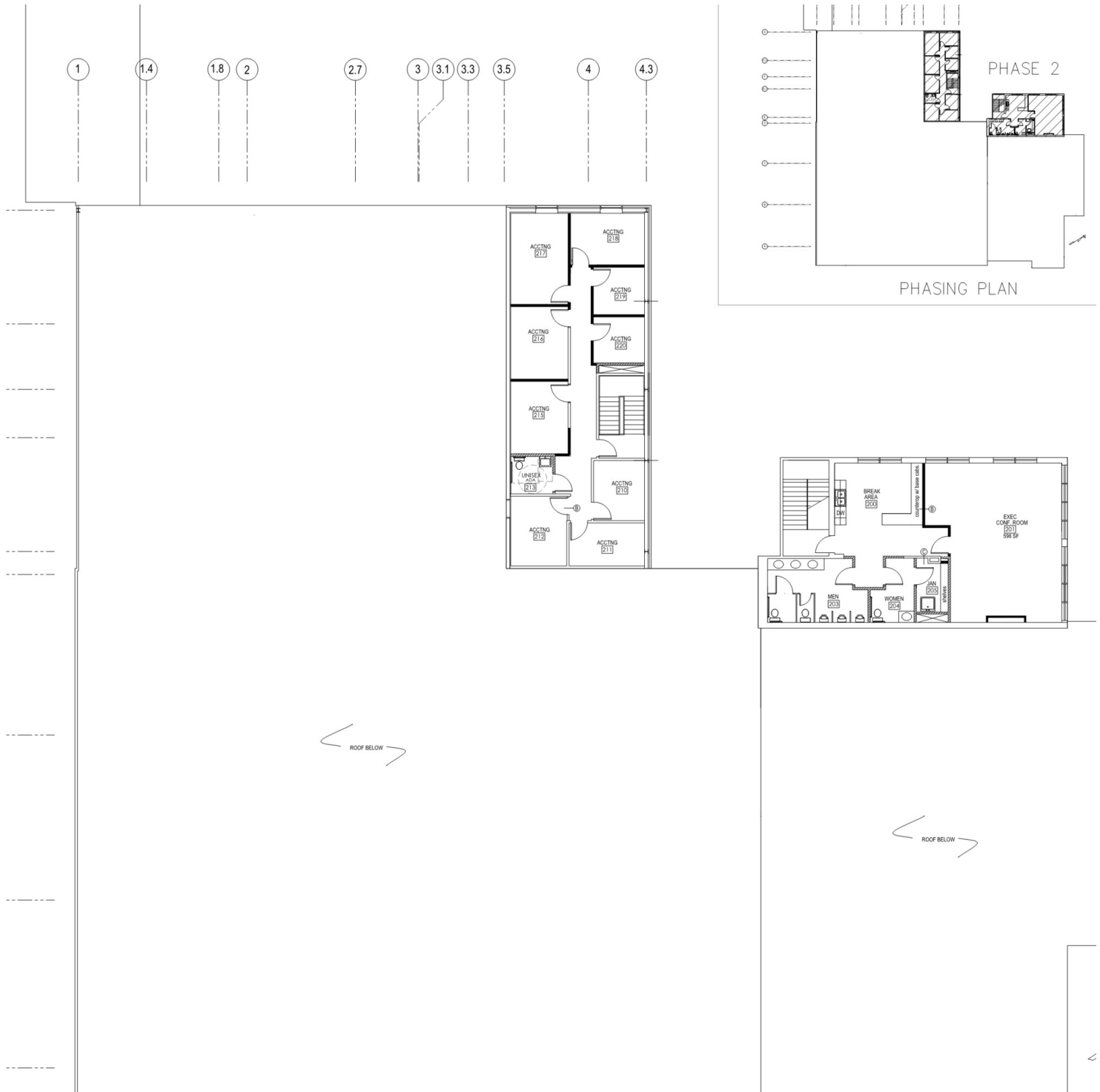
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2ND FLOOR PLAN



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