



FOR LEASE

Flex Space

5660 DEPARTURE DRIVE

Raleigh, NC 27616

PRESENTED BY:

JOHN POWELL

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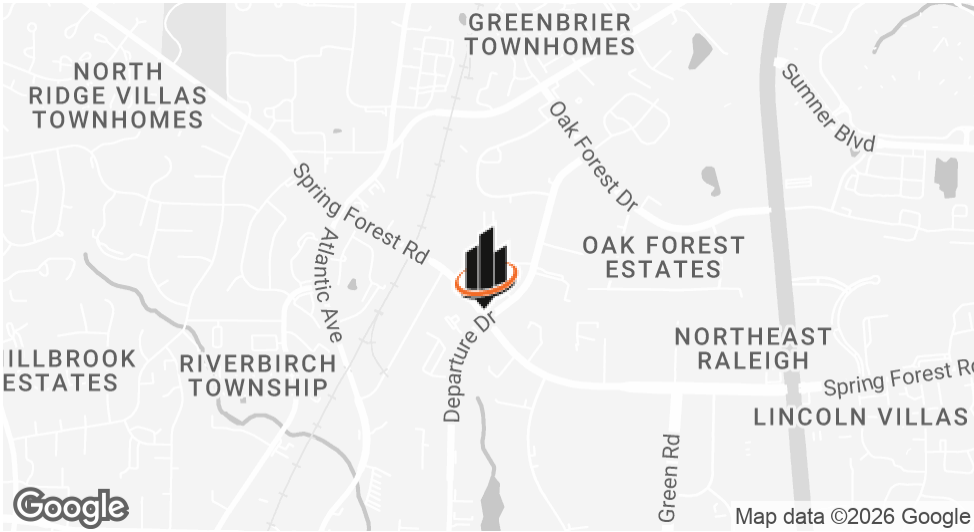
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.50 SF/yr (NNN)
NUMBER OF UNITS:	11
AVAILABLE SF:	±3,000-±30,000 SF
BUILDING SIZE:	±33,000 SF
ZONING:	IX-3

PROPERTY DESCRIPTION

5660 Departure Drive offers a ±33,000 SF building demised into efficient ±3,000 SF bays, ideal for service, light industrial, distribution, and trade-oriented users. Each unit includes a 12’ x 12’ drive-in door, providing excellent access for daily operations.

Configured for versatility, the building supports a range of business needs, with opportunities for tenant improvements (TIA) to create tailored workspace solutions. Positioned within Raleigh’s IX-3 zoning district, the property accommodates a wide variety of industrial and flex uses.

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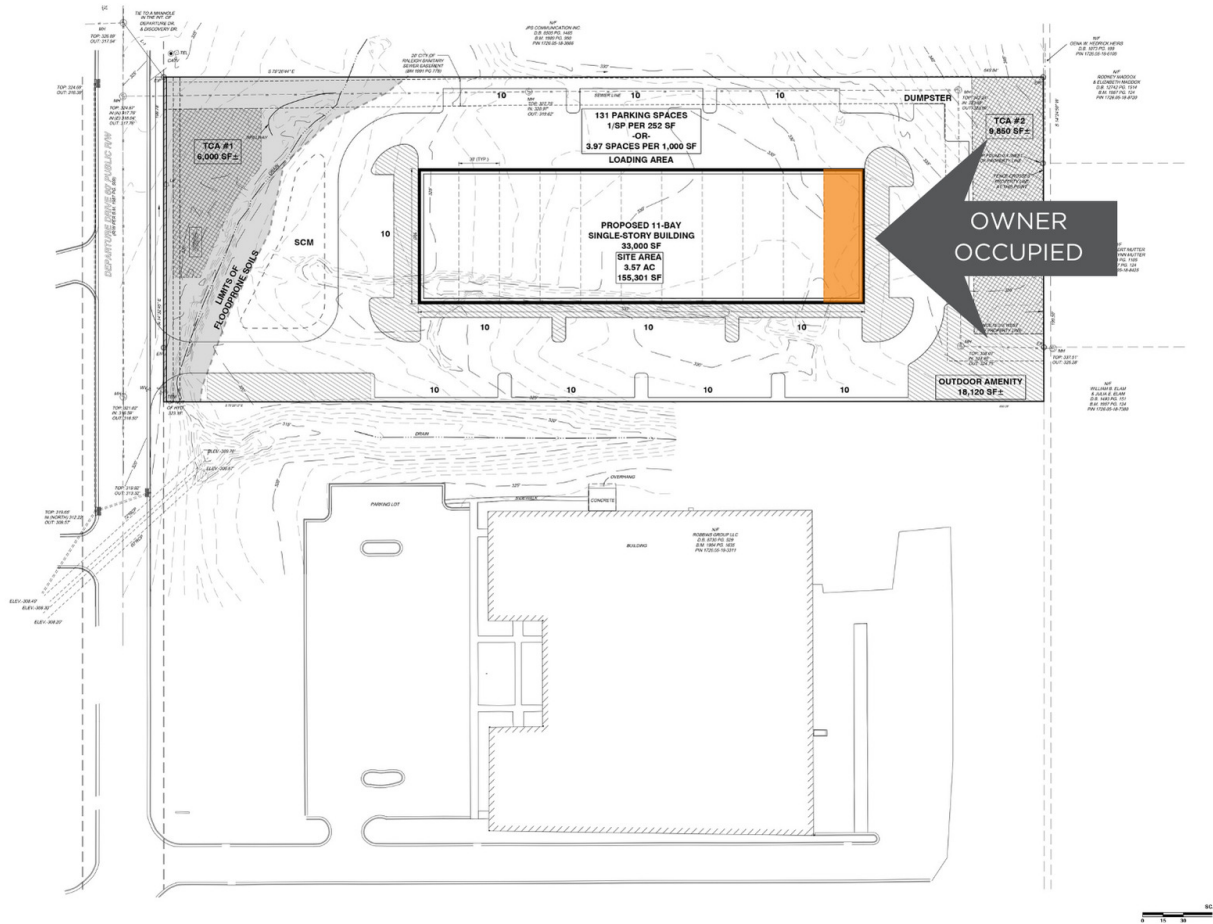
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SITE PLAN

Leased Available



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ADDITIONAL PHOTOS



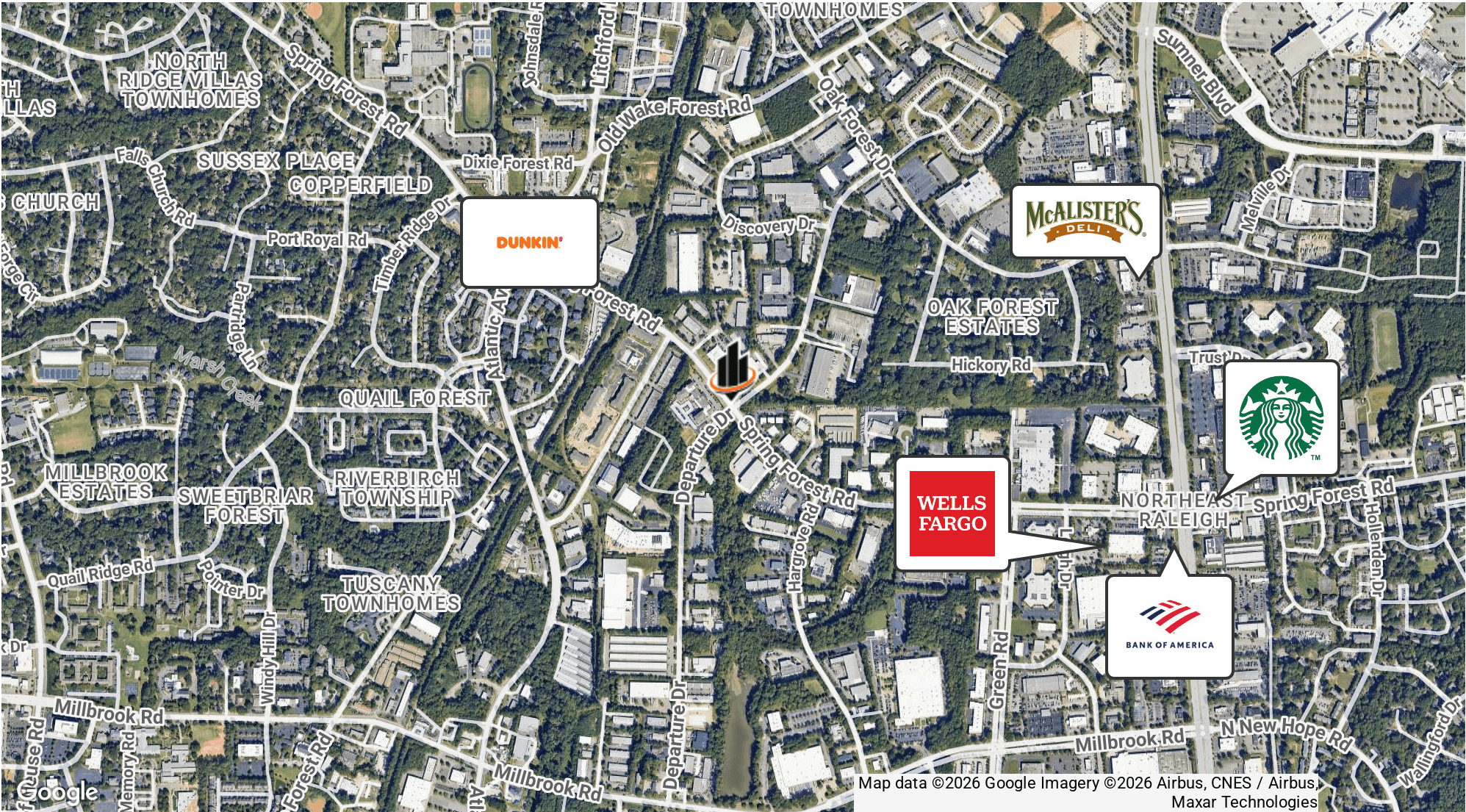
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5660 DEPARTURE DRIVE | 5660 Departure Drive Raleigh, NC 27616

SVN | RALEIGH 4

LOCATION MAP



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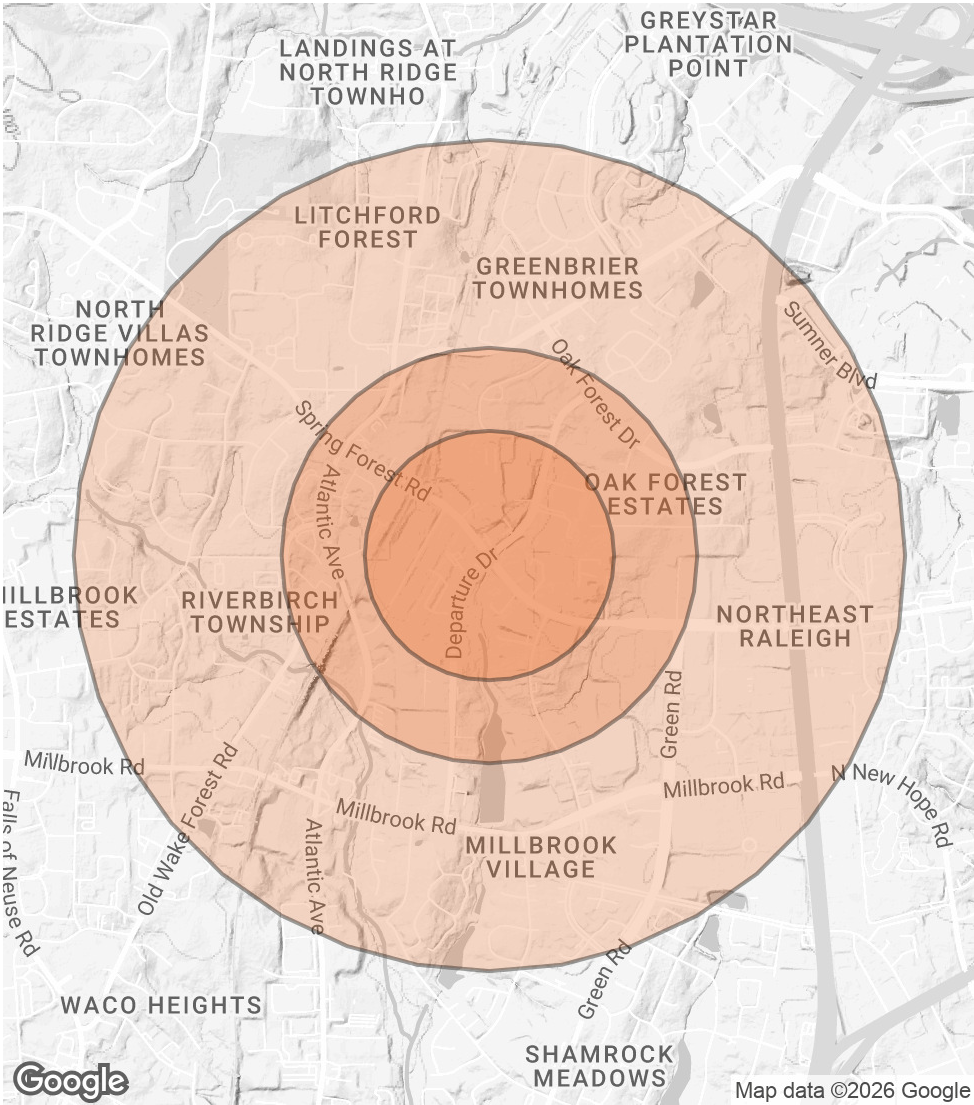
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	124	995	9,554
AVERAGE AGE	36	36	37
AVERAGE AGE (MALE)	34	35	36
AVERAGE AGE (FEMALE)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	61	477	4,287
# OF PERSONS PER HH	2	2.1	2.2
AVERAGE HH INCOME	\$64,650	\$69,075	\$77,605
AVERAGE HOUSE VALUE	\$540,861	\$511,135	\$325,400

Demographics data derived from AlphaMap

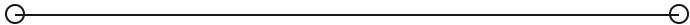


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