



WAREHOUSE SPACE FOR LEASE

128 - 132 WEST VANCE STREET, ZEBULON, NC



SILAS FORTUIN
Broker
208-316-3718
sfortuin@lee-associates.com

KARAH JENNINGS MCCONNELL
Executive Vice President & Principal
919-817-0705
kjennings@lee-associates.com

128 - 132 WEST VANCE STREET

ZEBULON, NC 27597

PROPERTY HIGHLIGHTS

- 500 - 15,625 SF Available
- Owner willing to subdivide for a multi-tenant layout
- One block from Arendell Ave in historic downtown Zebulon
- 0.64 acres with outside storage and parking available on site
- Column spacing: 25' x 42'
- Clear height: 15' at center and 10' at eaves
- 2 Dock doors on front and side of building
- Zoning: Downtown Periphery
- Built in 1987
- Tenant Improvement Allowance available
- Lease rate: \$7.20 - 12.00/SF Full Service



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COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

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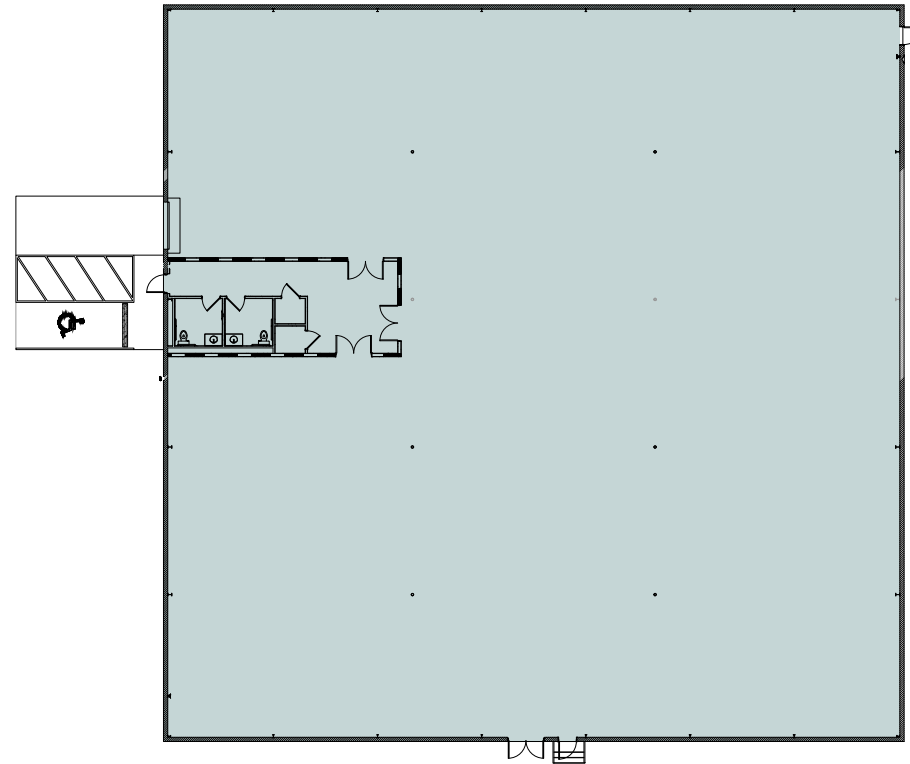
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CONCEPTUAL PLAN

FULL SERVICE LEASE RATES

#	SF	\$ PSF	\$ / Month	\$ / year
1	500	\$12.00	\$500	\$6,000
2	1,000	\$11.40	\$950	\$11,400
3	1,500	\$10.00	\$1,250	\$15,000
4	2,000	\$9.60	\$1,600	\$19,200
5	2,500	\$8.40	\$1,750	\$21,000
6	3,000	\$8.20	\$2,050	\$24,600
7	4,000	\$8.10	\$2,700	\$32,400
8	5,000	\$8.04	\$3,350	\$40,200
9	6,000	\$8.00	\$4,000	\$48,000
10	7,000	\$7.71	\$4,500	\$54,000
11	8,000	\$7.50	\$5,000	\$60,000
12	9,000	\$7.33	\$5,500	\$66,000
13	10,000+	\$7.20	\$6,000	\$72,000



CONCEPTUAL BY

germano
architecture + interiors

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ZEBULON, NORTH CAROLINA

Zebulon is a thriving small town east of Raleigh in Wake County, located in the Research Triangle region of North Carolina. In addition to Zebulon, the Triangle includes Raleigh, Durham, and Chapel Hill. With a population of more than 2 million, it repeatedly ranks among the top regions in the country to live, work, start a business, and find a home.

Zebulon's proximity to Raleigh, the Research Triangle Park and renowned universities - Duke University, the University of North Carolina at Chapel Hill, and NC State University - has produced a spirit of innovation and learning. Rich in charm and character, Zebulon is known as *The Town of Friendly People*.

#1
**MOST AFFORDABLE
CAPITAL CITY IN US**

(Raleigh - Wallet Hub, 2023)

#3
BEST JOB MARKET

(Raleigh MSA - Wall St Journal,
2022)

#3
**BEST PLACE TO LIVE
IN THE U.S.**

(Raleigh-Durham - US News &
World Report, 2023)



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