

8009-8013

PURFOY ROAD

RALEIGH-DURHAM, NC MSA

141,146 SF CLASS A INDUSTRIAL SPACE FOR LEASE OR SALE

LEASE RATE: \$8.95 PSF NNN

SALE PRICE: \$21,900,000



BUILDING FEATURES

ADDRESS	8009-8013 Purfoy Road
CITY	Fuquay-Varina (Raleigh-Durham MSA)
STATE	North Carolina
COUNTY	Wake
DATE AVAILABLE	Available
LEASE RATE	\$8.95 PSF NNN
TICAM	Estimated \$1.94 PSF
SALE PRICE	\$21,900,000
TAX PARCEL ID#	0666850668, 0666853364
BUILDING TYPE	Warehouse / Distribution
YEAR BUILT	1998
NO. OF ACRES	11.25 AC
ZONING	RLI Research Light Industrial
BUILDING DIMENSIONS	200' x 705'
TOTAL SF	141,146 SF
AVAILABLE SF	67,287 SF - 141,146 SF
OFFICE SF	Suite 8009: 2,945 SF Suite 8013: 2,720 SF Total Office: 5,665 SF

EXTERIOR WALL MATERIAL	Tilt-up concrete construction
ROOF	60 mil TPO roof (installed in 2023)
CEILING HEIGHT	30'
COLUMN SPACING	43.5' x 50'
FLOOR THICKNESS	5" reinforced concrete
SPRINKLER SYSTEM/TYPE	ESFR
LIGHTING	Suite 8009: Metal Halide Suite 8013: LED
ELECTRICAL	277/480 3 phase 1800 amps
PARKING	57 employee spaces
TRUCK COURT	Suite 8009 (rear-load): 165' deep with 65' concrete apron Suite 8013 (front-load): 108' deep with 65' concrete apron
LOADING DOCKS	Sixteen (16) dock-high positions Two (2) drive-in doors
UTILITIES	
NATURAL GAS	PSNC Energy
WATER & SEWER	Town of Fuquay-Varina
ELECTRIC	Duke Energy



SITE PLAN | 67,287 SF - 141,146 SF AVAILABLE



FLOOR PLAN | 67,287 SF - 141,146 SF AVAILABLE NOW

BUILDING INFORMATION

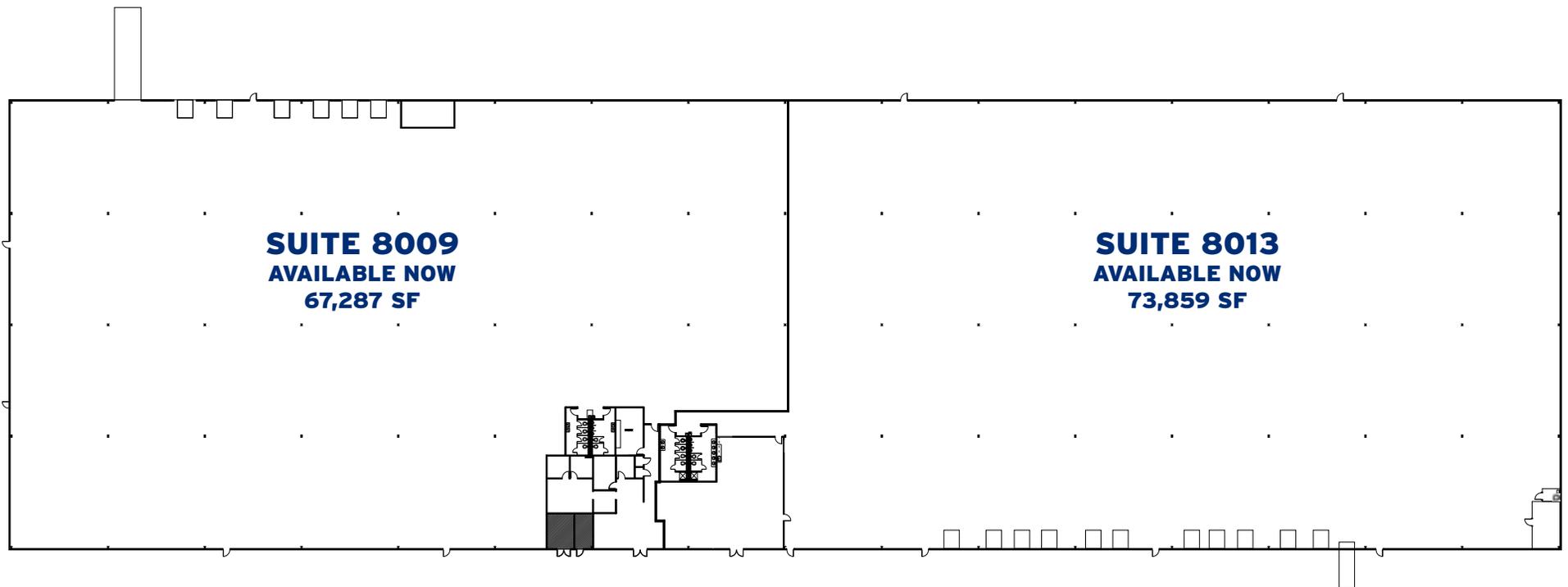
TOTAL SPACE
141,146 SF

OFFICE
5,665 SF

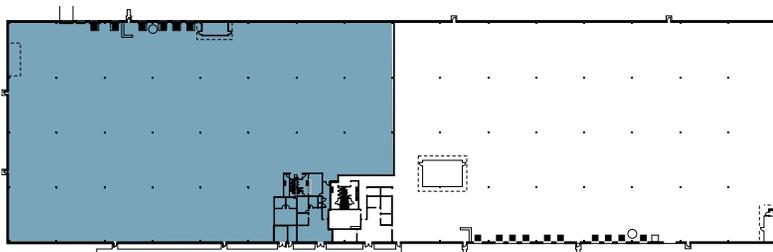
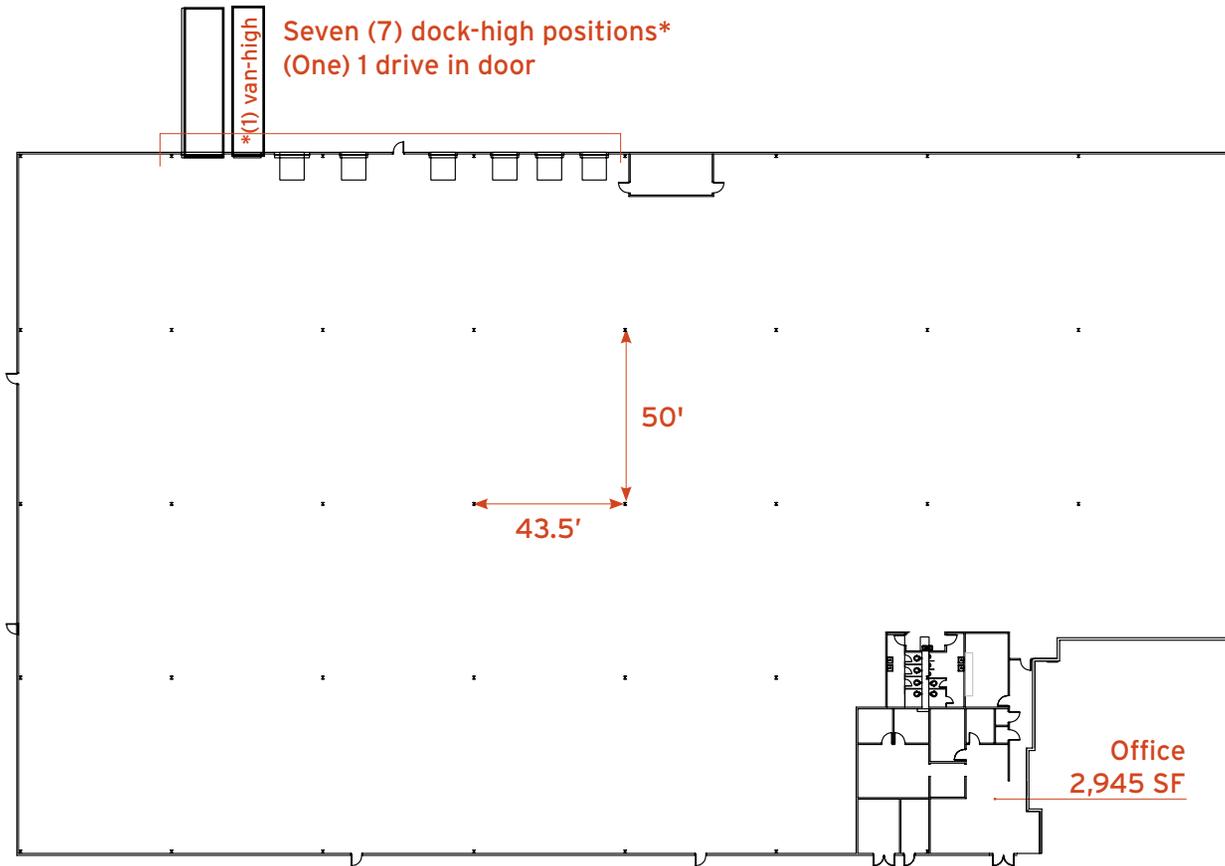
WAREHOUSE
135,481 SF

LOADING
Sixteen (16) 8x9' dock high doors
One (1) 10'x10' dock high door
One (1) 9x10' van high door
Two (2) 12'x14' drive-in doors

TRAILER POSITIONS
15



SUITE 8009 | 67,287 SF AVAILABLE NOW



SUITE 8009 INFORMATION

67,287 SF
AVAILABLE NOW

2,945 SF
OFFICE

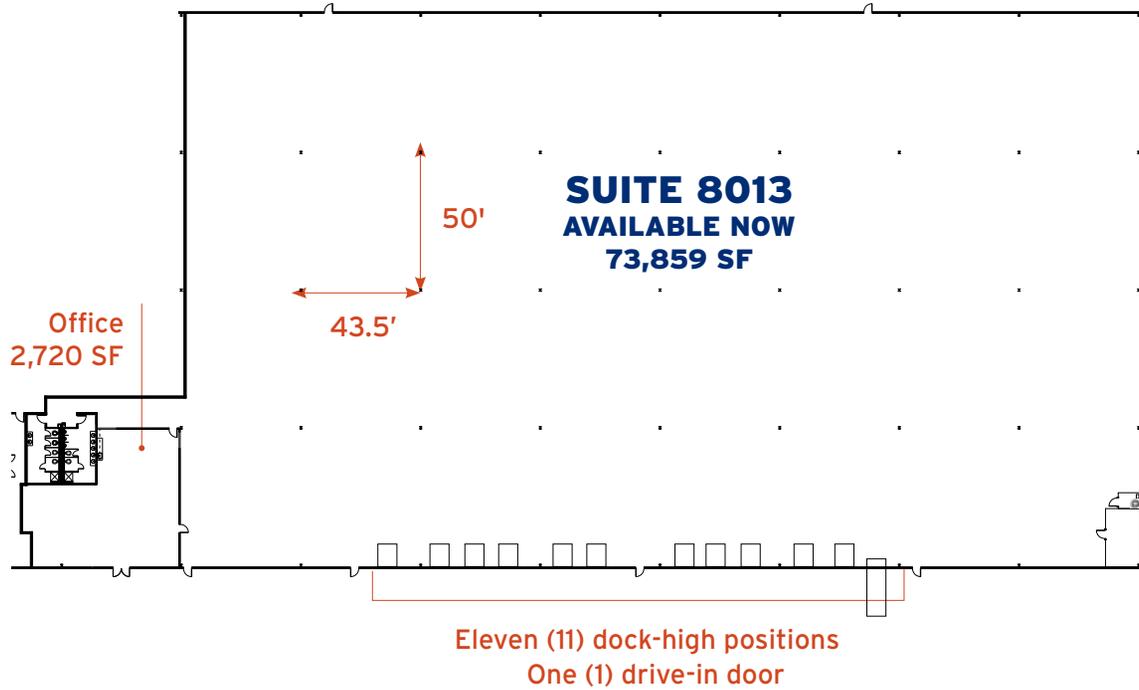
64,342 SF
WAREHOUSE

Six (6) 8' x 9' dock-high doors
One (1) 9' x 10' van-high dock door
One (1) 12' x 14' drive-in doors

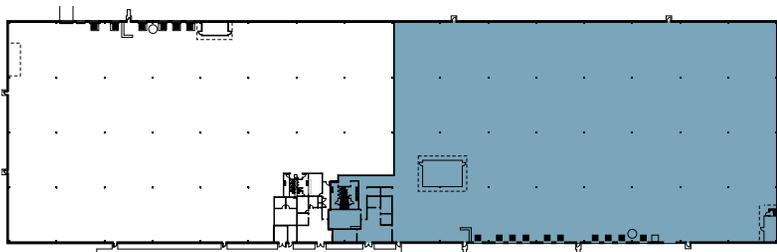
LOADING

15 trailer positions
TRAILER STORAGE

SUITE 8013 | 73,859 SF AVAILABLE NOW



**Eleven (11) dock-high positions
One (1) drive-in door**



SUITE 8013 INFORMATION

73,859 SF
AVAILABLE NOW

2,720 SF
OFFICE

71,139 SF
WAREHOUSE

Ten (10) 8' x 9' dock-high doors
One (1) 10' x 10' dock-high door
One (1) 12' x 14' drive-in door

LOADING

LOCATION AND ACCESS

DRIVE TIMES

7 MILES

FUTURE INTERSTATE 540

12 MILES

US HIGHWAY 1

15 MILES

INTERSTATE 40

17 MILES

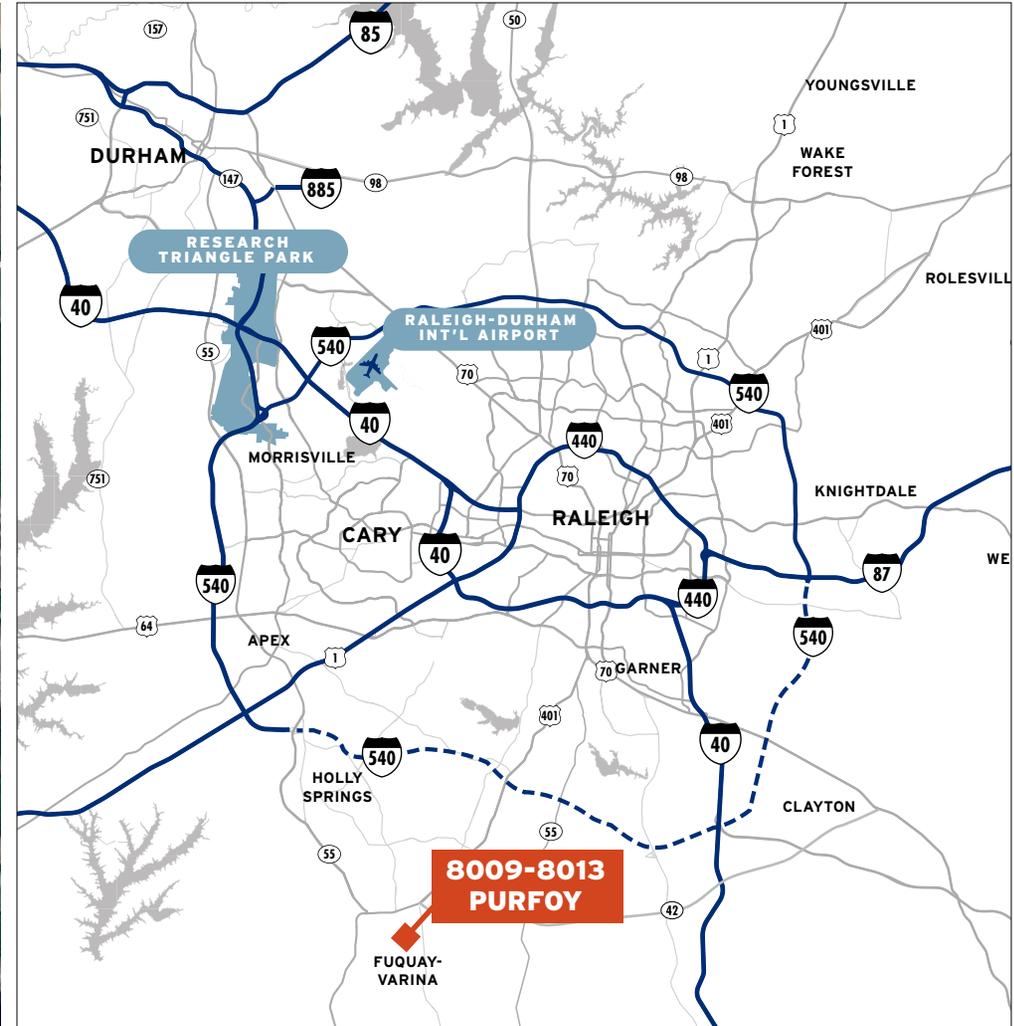
DOWNTOWN RALEIGH

23 MILES

INTERSTATE 95

29 MILES

RALEIGH-DURHAM INTERNATIONAL



NEARBY AMENITIES



RESEARCH TRIANGLE PARK

RALEIGH-DURHAM INTERNATIONAL AIRPORT

RALEIGH

GOLD LEAF CROSSING
PROPOSED 800,000 SF RETAIL

8009-8013
PURFOY

LOCATION + ACCESS

AIRPORTS & SEAPORTS



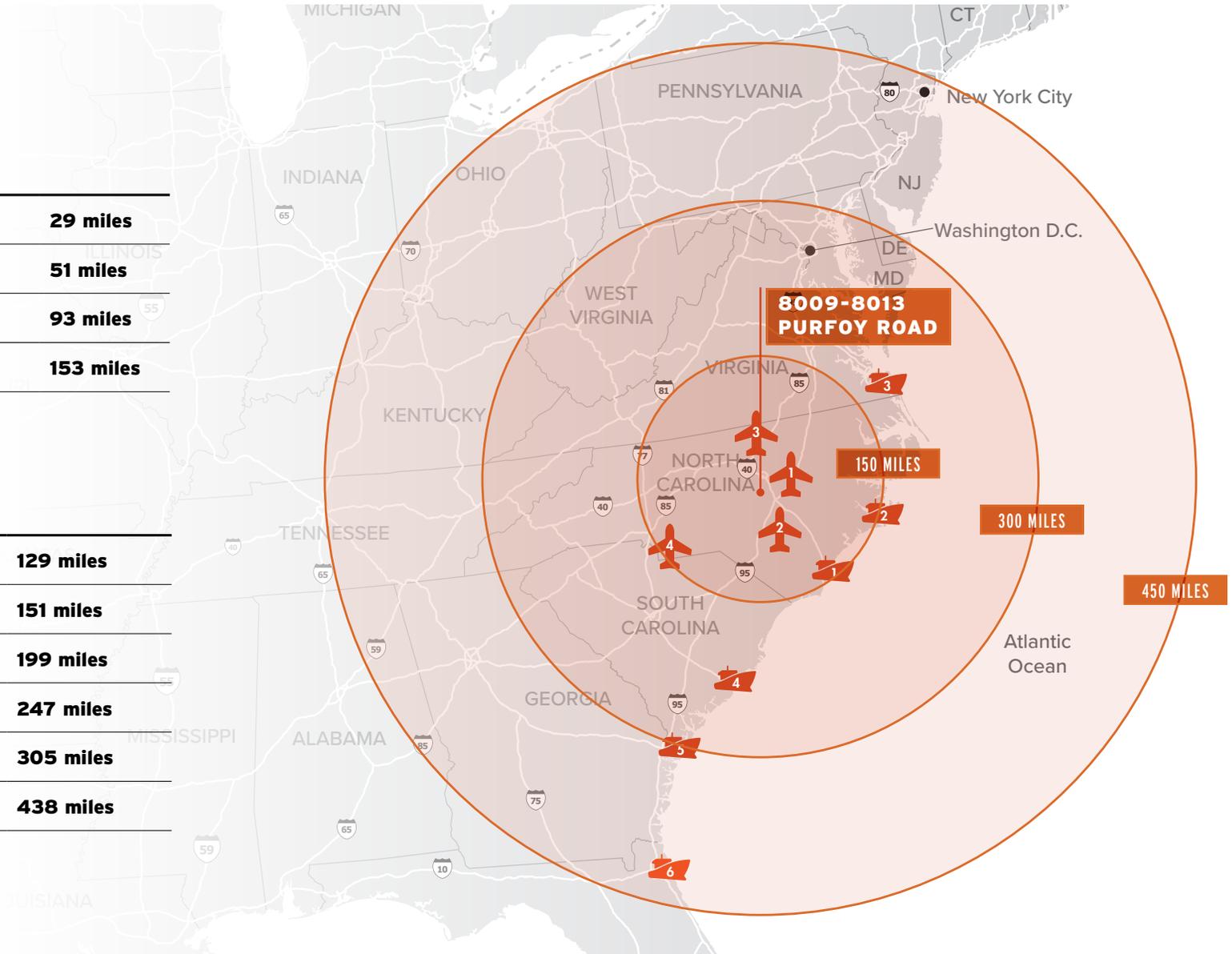
AIRPORTS

- | | | |
|----------|---------------------------------|------------------|
| 1 | Raleigh-Durham International | 29 miles |
| 2 | Fayetteville Regional | 51 miles |
| 3 | Piedmont Triad International | 93 miles |
| 4 | Charlotte Douglas International | 153 miles |



SEAPORTS

- | | | |
|----------|-------------------|------------------|
| 1 | Wilmington, NC | 129 miles |
| 2 | Morehead City, NC | 151 miles |
| 3 | Norfolk, VA | 199 miles |
| 4 | Charleston, SC | 247 miles |
| 5 | Savannah, GA | 305 miles |
| 6 | Jacksonville, FL | 438 miles |





OWNED + OPERATED BY
EDGEWATER
VENTURES

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