

**For Lease**

# Brownleigh Industrial Park

**3200 Glen Royal Road**

**Raleigh, NC 27617**



**Multi Tenant Flex Building**



## RCR RICH COMMERCIAL REALTY

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# Property Details

|                      |   |
|----------------------|---|
| <b>Building Name</b> | Brownleigh Industrial Park                |
| <b>Address</b>       | 3200 Glen Royal Road<br>Raleigh, NC 27617 |
| <b>Lease Rate</b>    | \$16.95 NNN                               |
| <b>TICAM</b>         | \$2.28                                    |
| <b>Building Size</b> | 40,320 SF                                 |
| <b>Signage</b>       | Building & monument                       |
| <b>Clear Height</b>  | 19 FT                                     |
| <b>Zoning</b>        | I2  |



Highly functional and well located flex space in one of Raleigh's most accessible industrial corridors. This property offers a versatile layout ideal for a wide range of users, including light industrial, warehouse, service based businesses, and office/showroom applications. The building features a balanced mix of office and warehouse space, designed to accommodate both operational efficiency and professional presentation.

Tenants will benefit from clear-span warehouse areas, grade-level loading, and ample parking, providing seamless day-to-day functionality. Strategically located just minutes from major thoroughfares including I-440, I-540, and Hwy 70, the property offers excellent connectivity to the greater Raleigh-Durham market. Its central location provides convenient access for employees, clients, and distribution needs, making it an ideal hub for growing businesses.

# A v a i l a b i l i t i e s

## Suite 106

- » 3,360 SF
- » 30% Office+Showroom | 70% Unconditioned Warehouse
- » Dock Door
- » Availability Date: August 1, 2026

## Suite 107

- » 3,360 SF
- » 70% office | 30% Unconditioned Warehouse
- » Drive In Door
- » Availability Date: November 1, 2026



# Amenities Map



# Market Overview



## Raleigh Submarket

Raleigh, North Carolina — the “City of Oaks” and proud state capital — is one of America’s fastest-growing metros. Located at the heart of the Research Triangle, Raleigh sits within close reach of major interstates and RDU International Airport, the fastest-growing Top 50 airport in the country. RDU served a record 15.6 million passengers in 2025 and offers service to 82 nonstop destinations across the U.S. and internationally, generating \$24.1 billion in annual economic impact for the region.



CRABTREE  
VALLEY MALL



## Retail

Raleigh’s retail market is one of the region’s strongest sectors, with vacancy tightening to just 2.34% in Q3 2025 — among the lowest in the Southeast. Construction activity nearly doubled to 625,000 SF as developers race to meet demand.

At the heart of Raleigh’s retail landscape sits **Crabtree Valley Mall**, the largest enclosed mall in the Research Triangle and a premier shopping destination since 1972. The property features over 200 stores — including Apple, Coach, H&M, Macy’s, and Michael Kors — alongside top dining destinations like The Cheesecake Factory, P.F. Chang’s, and Fleming’s Prime Steakhouse. The mall is currently undergoing a significant transformation: new ownership Macerich acquired the property for \$290 million in mid-2025 and immediately launched a \$60 million renovation, with a new Dick’s Sporting Goods House of Sport — set to open in 2026 in the former Sears anchor space, signaling continued investor confidence in Raleigh’s retail fundamentals.



6,143  
Total Businesses  
3 Mile Radius



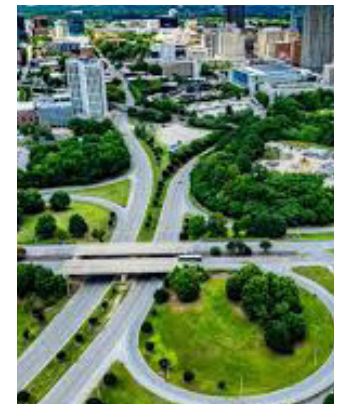
52,376  
Total Employees  
3 Mile Radius



## Expansion

Downtown South — Kane Realty’s transformative mixed-use district anchors Raleigh’s next growth chapter, featuring a 27-story office tower (home to Parexel), 1,000+ residential units, and a first-of-its-kind Mass Timber office building with 160,000 SF of space.

Dix Park — The city’s 308-acre urban greenway is catalyzing surrounding development, including The Weld (600+ apartments, two 20-story towers) and Rockway (300+ units) by Kane Realty near its entrance. Since 2015, Downtown Raleigh has seen over \$4.8 billion in completed and in-progress development — with robust demand from biotech, tech, and life sciences tenants driving continued momentum.





# Highlights & Demographics

- The Property offers outstanding connectivity in North Raleigh, located just minutes from Glenwood Avenue, I-440, and I-540, providing convenient access to RDU International Airport, Crabtree Valley, and Downtown Raleigh.
- The Property is positioned along Glen Royal Road in an established office corridor near the Glenwood Avenue and Ebenezer Road area, surrounded institutional users that drive consistent daytime traffic to the Property.
- North Raleigh has experienced strong growth, with significant single-family and multifamily residential development, as well as new retail and service amenities, supporting a deep and diversified housing base around the Property.
- The surrounding area includes major medical facilities and professional office campuses, giving tenants convenient access to healthcare providers, corporate offices, and a wide range of supporting services within a short drive.



61%

Bachelors/Grad /Prof Degree



36,000+

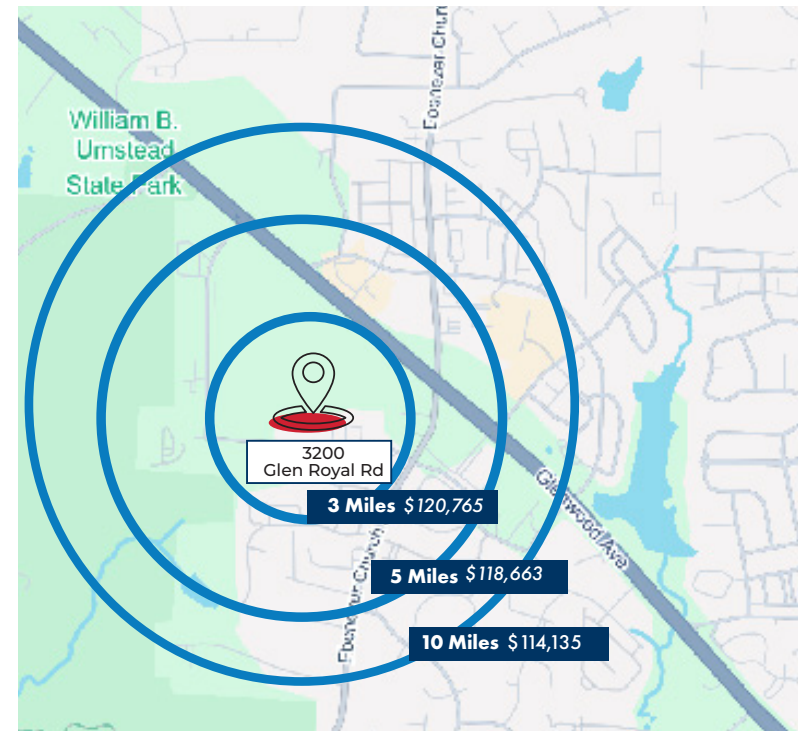
Vehicles Per Day



75,953

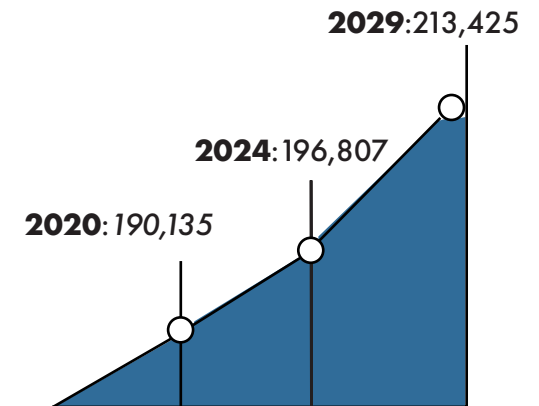
People Within 3 Miles

## Average Household Income



## Large, Rapidly Growing Population

5 Mile Radius





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