

RETAIL FOR LEASE

8601 GLENWOOD AVENUE

RALEIGH, NC 27617



NAITRI PROPERTIES

PROPERTY OVERVIEW

Located at a signalized intersection with frontage along US-70/Glenwood Avenue, this versatile property is suitable for office, flex, warehouse and general business uses.

ADDRESS	8601 Glenwood Avenue, Raleigh, NC 27617
BUILDING SIZE	Approximately 42,237 RSF
AVAILABLE SPACE	Suite L: 4,400 RSF
RENTAL RATE	\$16.50/RSF + TICAM & HVAC
TICAM	\$3.41/RSF
HVAC	\$66.50/month
PARKING	Approximately 70 spaces shared with a truck court in the rear.
EXTERIOR CONSTRUCTION	Brick and Metal
DOORS	1 Dock Door
CEILING HEIGHTS	Approximately 20' slab to deck in the front sloping to 16' in the rear.
HIGHLIGHTS	<ul style="list-style-type: none">• Mix of showroom, office, and warehouse• Best signage of the project, with marquis signage on the building.• Pylon signage available• Visibility on Glenwood Avenue• Zoned for retail, flex, warehouse, office, and general business uses• Local ownership• 46,000 vehicles per day

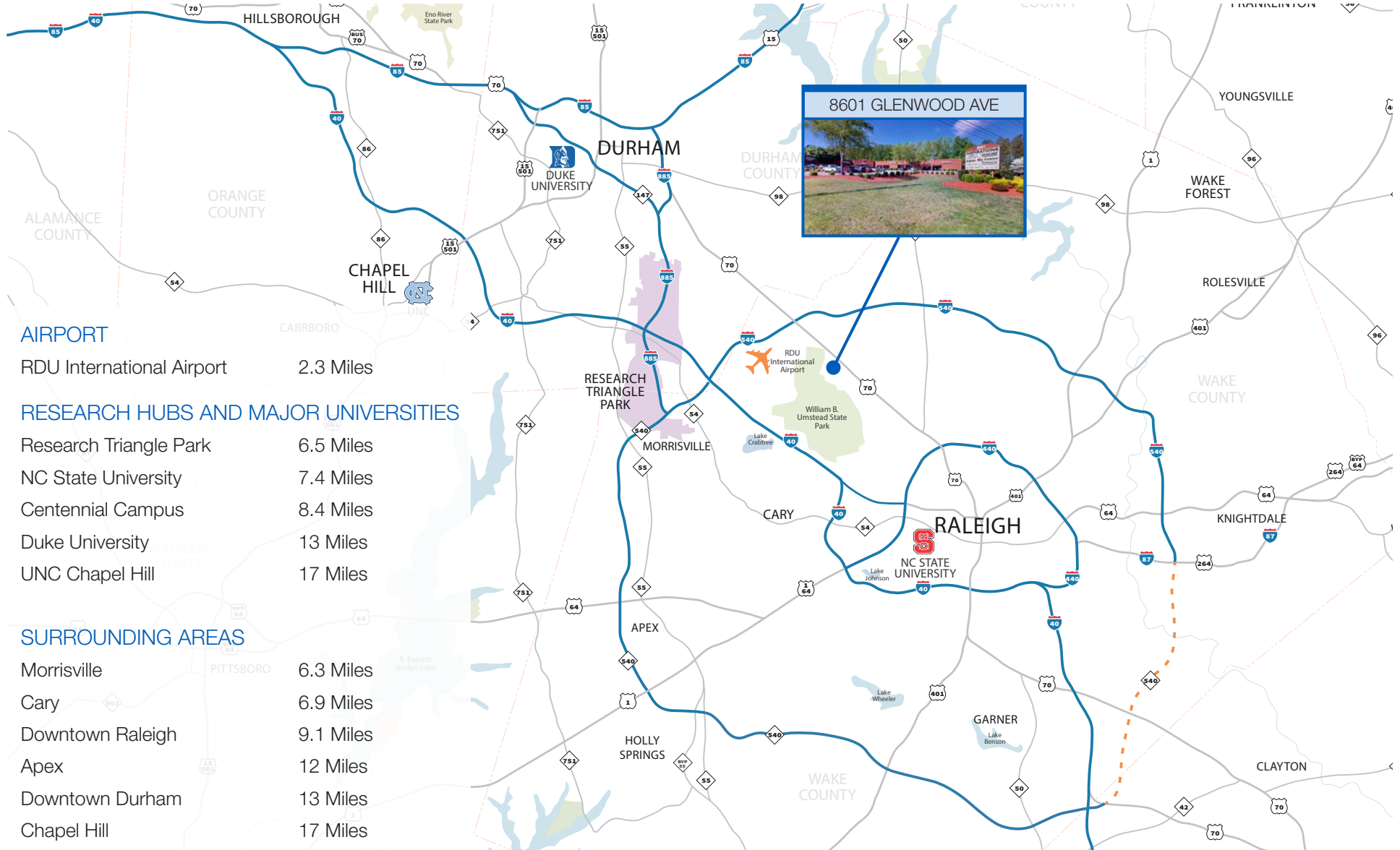
CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | jhibbits@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION

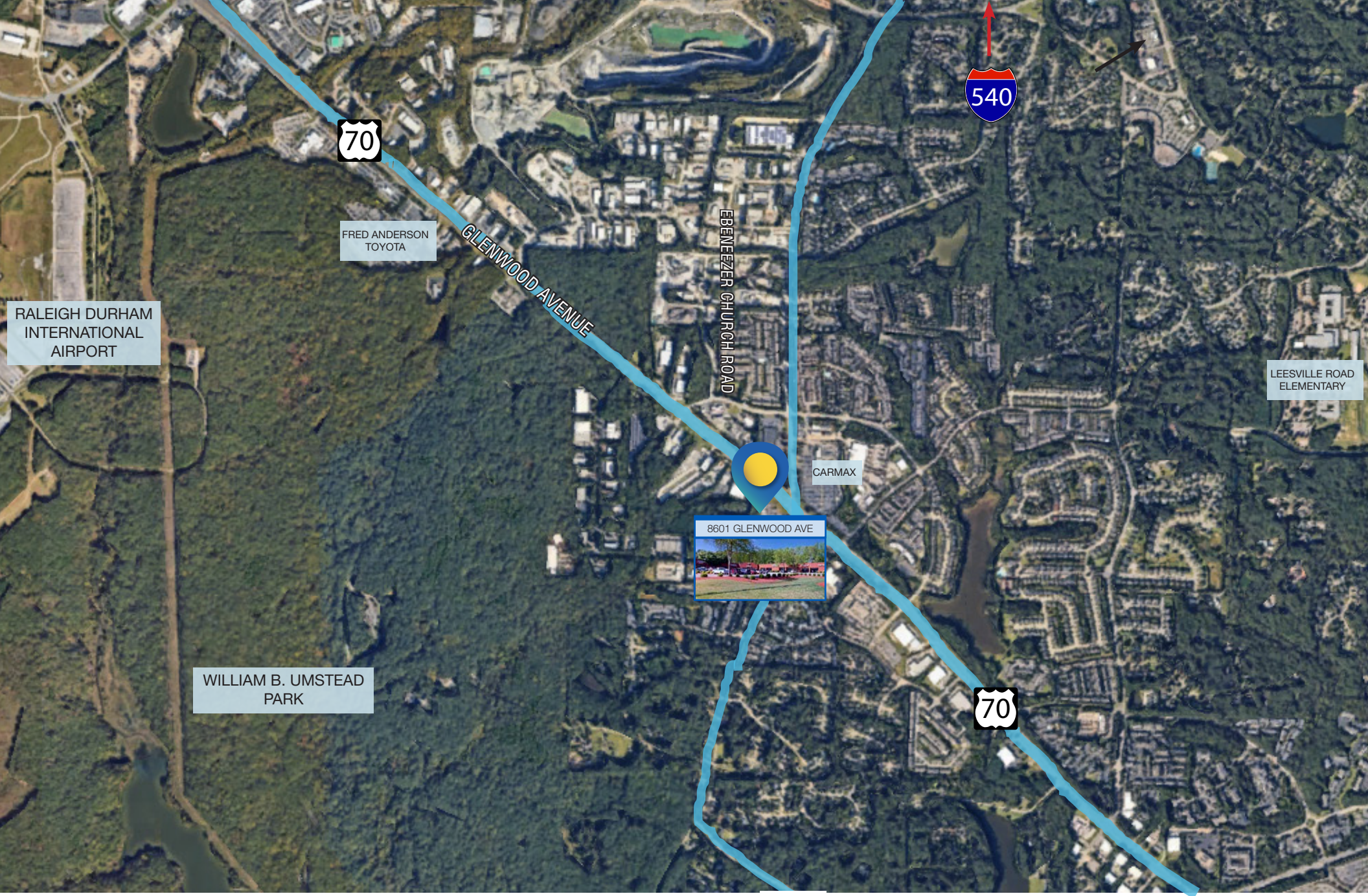


CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | jhibbits@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES



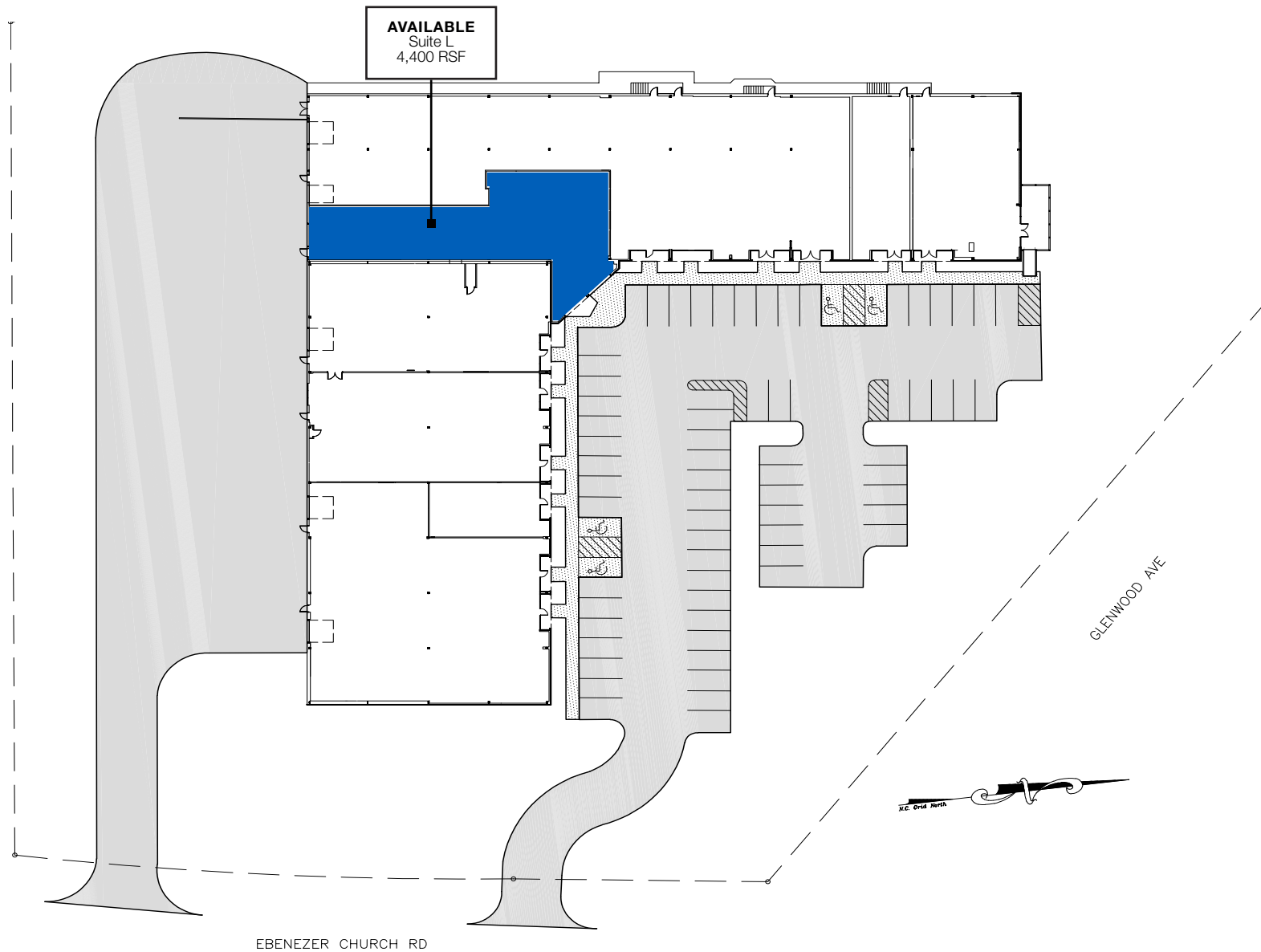
CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | jhibbits@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

SITE PLAN



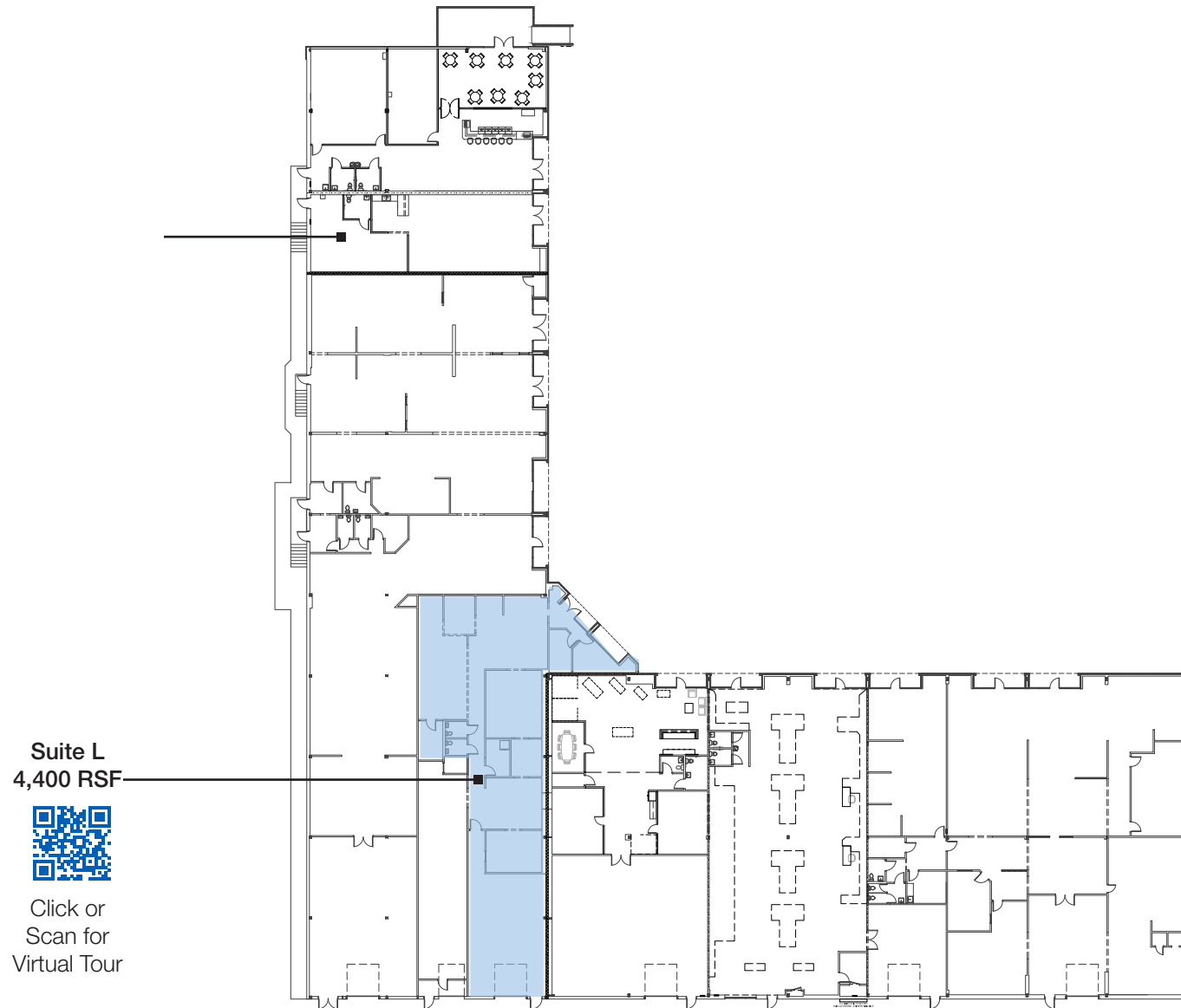
CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | jhibbits@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

FLOOR PLANS



CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | jhibbits@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

SUITE L- PHOTOS



CONTACT

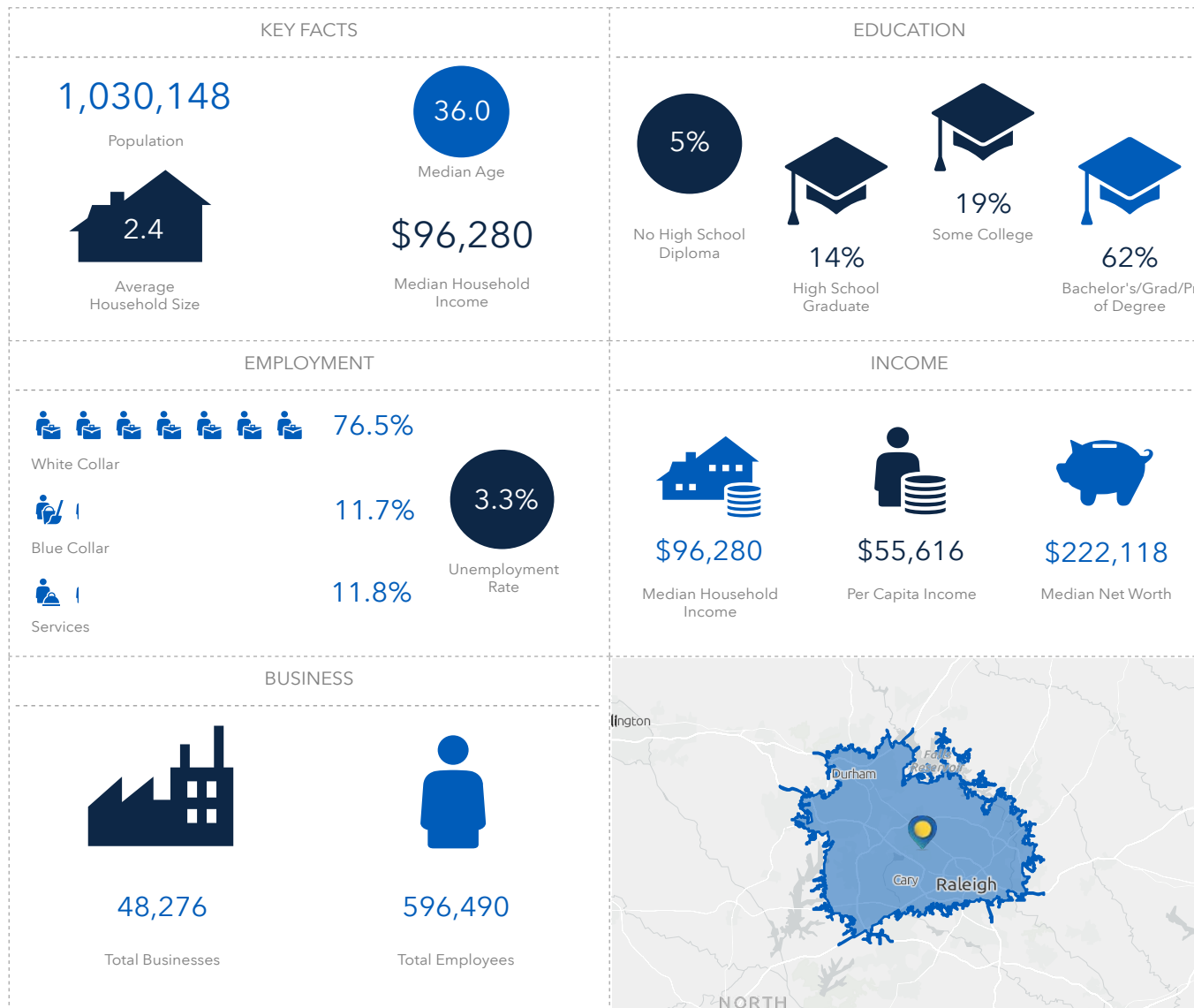
JOHN HIBBITS | Owner/Broker | 919.606.0989 | jhibbits@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | jhibbits@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES