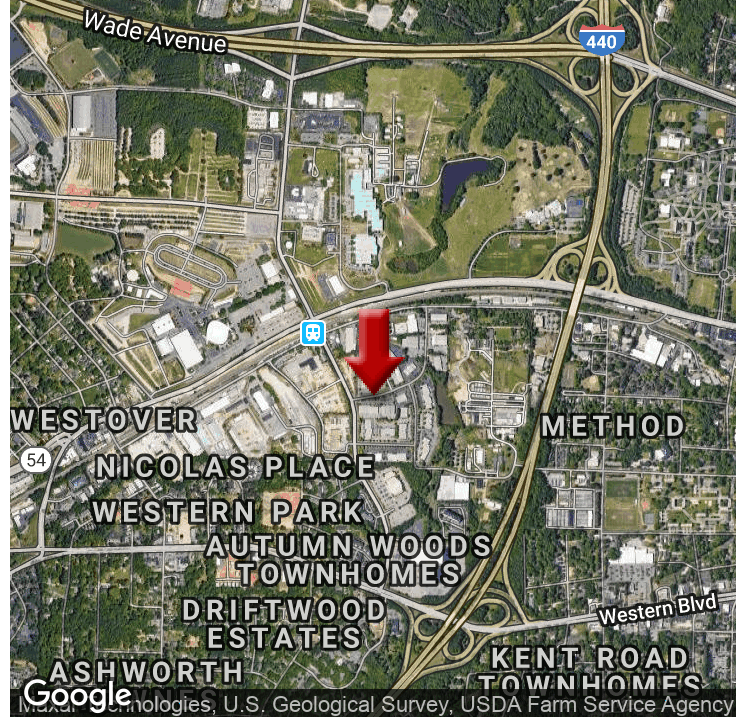


INDUSTRIAL FOR LEASE

553 PYLON DR. UNIT C

553 Pylon Dr. Unit C, Raleigh, NC 27606



OFFERING SUMMARY

AVAILABLE SF:	1,150 - 2,610 SF
LEASE RATE:	\$14.00 SF/yr (MG)
BUILDING SIZE:	2,610 SF
ZONING:	Ind-2

PROPERTY OVERVIEW

2610 SF of Warehouse space
Approximately 429 SF Mezzanine area (unheated)
Private Offices, Conference Space, Open Area, Reception Area
Fully Conditioned

THREE LEASING OPTIONS:

1. Lease entire 2610 SF space
2. Lease out 2100 SF space (owners will occupy remaining space)
3. Lease out 1150 SF storage space only

PROPERTY HIGHLIGHTS

- Profession Business Flex Park with Great Access
- 100% HVAC including Warehouse
- 2 HVAC systems - 1 replaced 3 years ago.
- Drive in Door
- Kitchen/Break Room

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/index.html

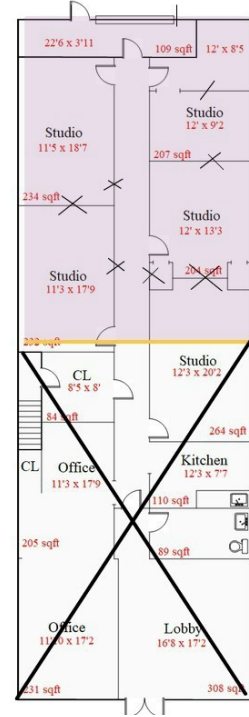
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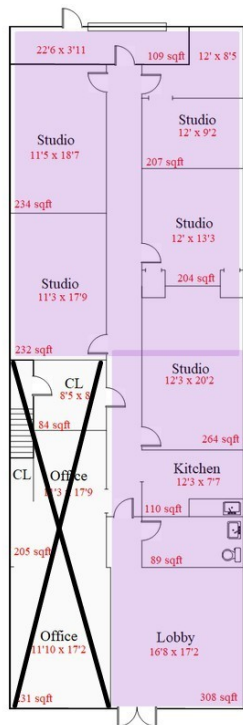
553 Pylon Dr. Unit C, Raleigh, NC 27606



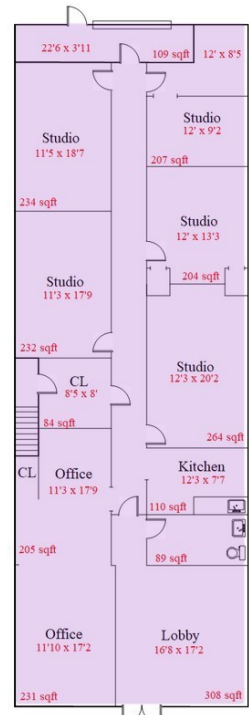
+/- 1150 SF
LEASE AS STORAGE ONLY



+/- 2100 SF
42 X 12



2610 SF



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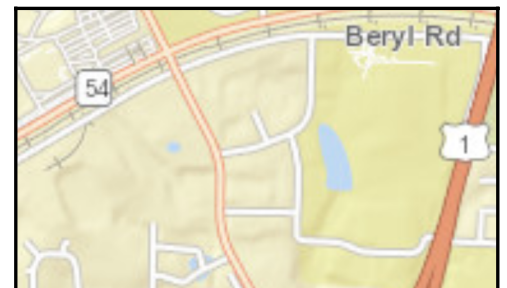
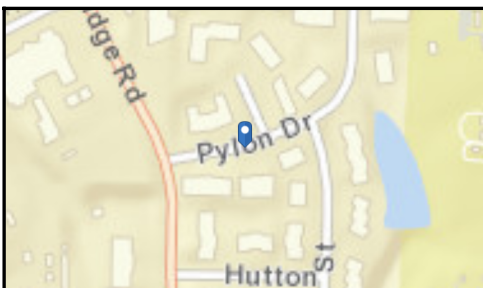
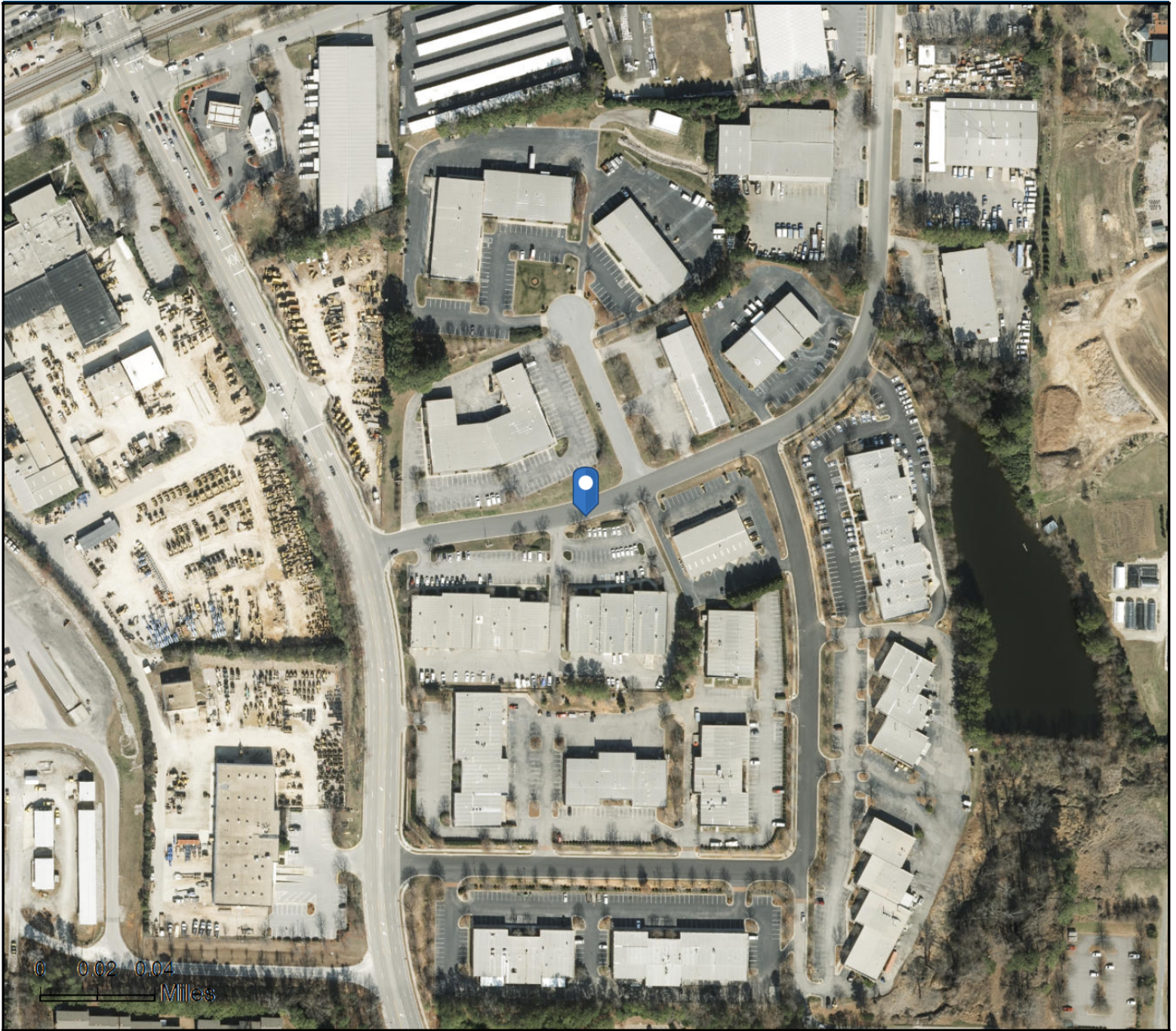
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553 Pylon Dr, #C, Raleigh, North Carolina, 27606
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 35.79186
Longitude: -78.70323

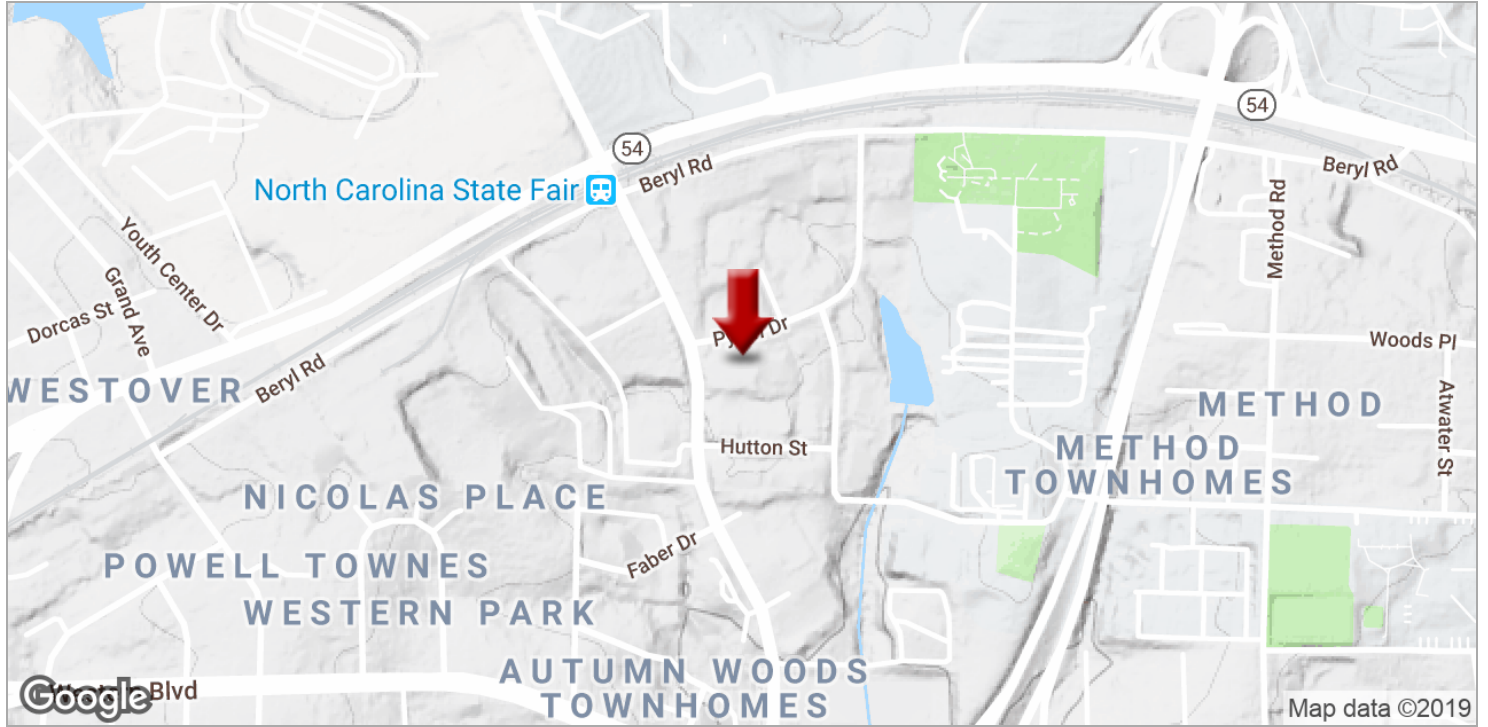


Source: ArcGIS Online World Imagery Basemap

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