



7517

Precision Drive
Raleigh, NC 27617

For Sale

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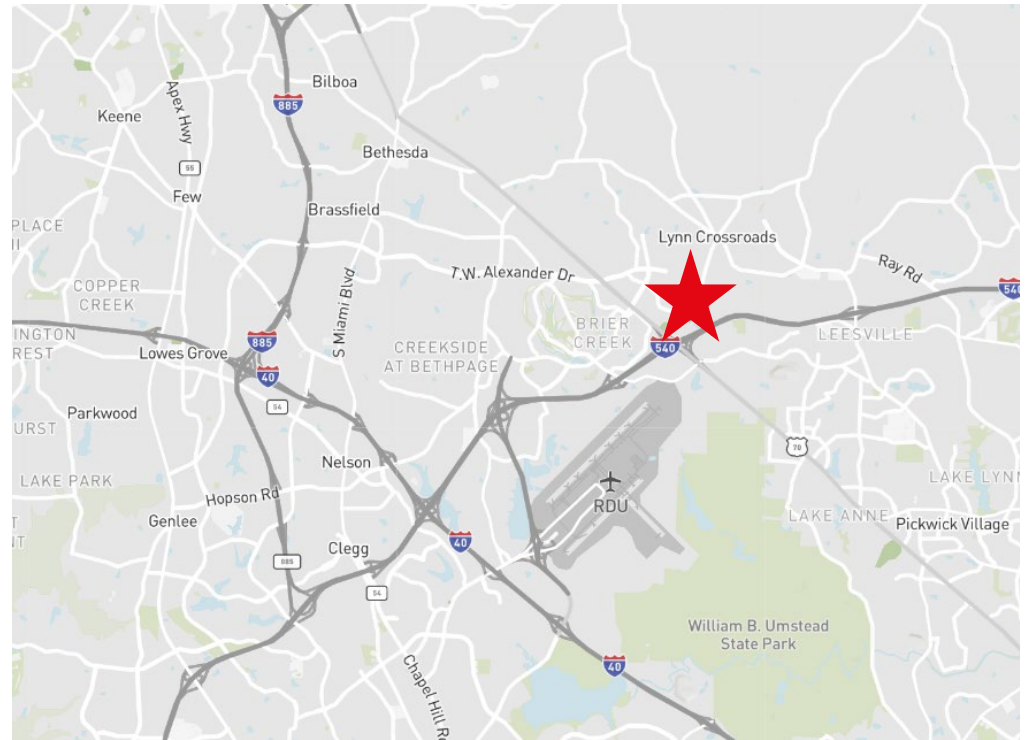


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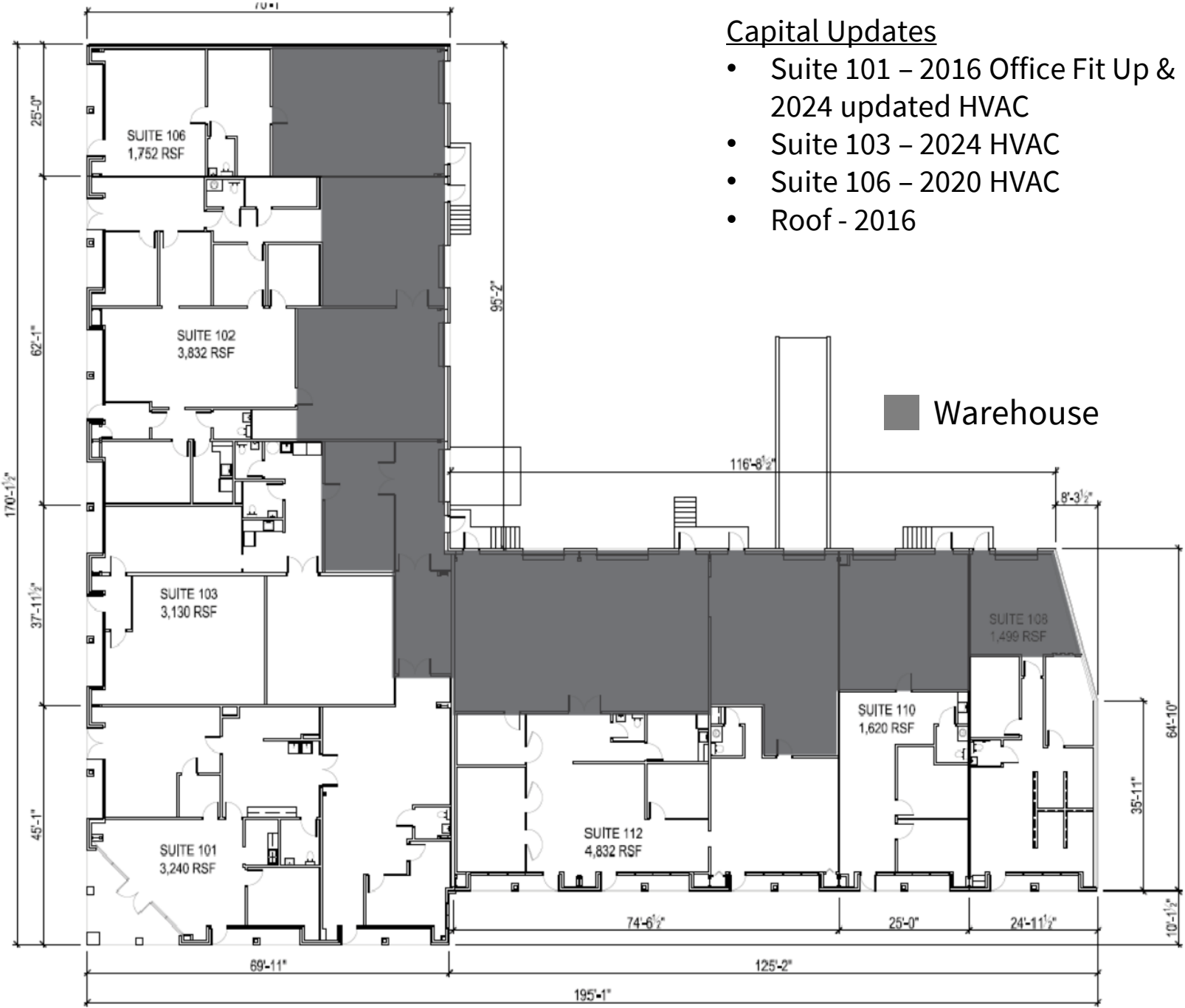
Dock Doors	Eight (8)
Grade Level	One (1) ramped dock
Building Size	19,905 SF
Parking Spaces	40 spaces
Parcel Size	1.63 Acres
Zoning	IX-3
Year Built / Remodeled	1989 / 2016
Occupancy	100%
Projected Annual Revenue	\$281,982 as of December 1, 2024
# of Tenants	Five (5)

- Easy access to US Highway 70/Glenwood Avenue and I-540
- Approximately 5 minutes away from RDU International Airport and Brier Creek Shopping Center



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Floorplan



Capital Updates

- Suite 101 – 2016 Office Fit Up & 2024 updated HVAC
- Suite 103 – 2024 HVAC
- Suite 106 – 2020 HVAC
- Roof - 2016

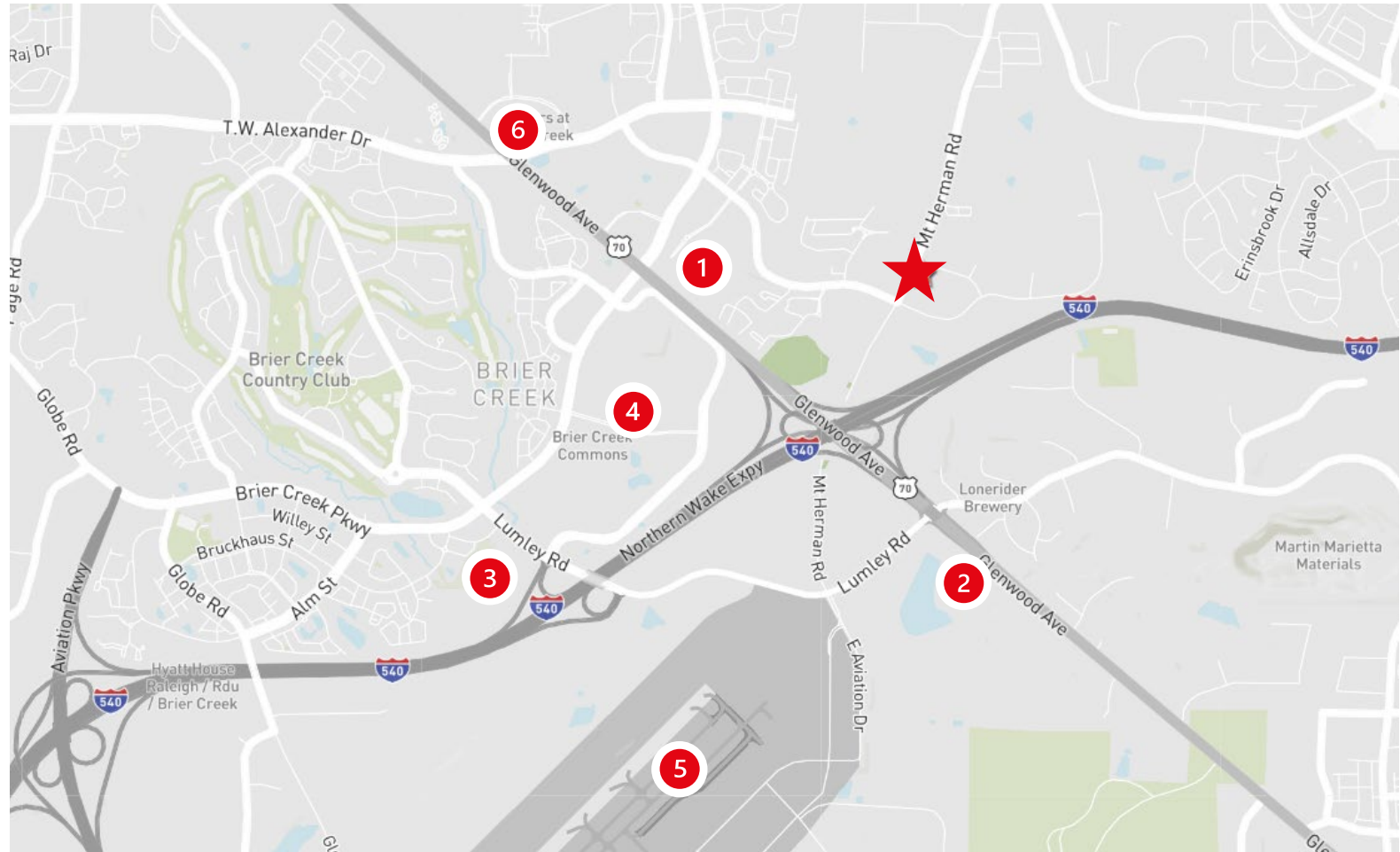
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Nearby Amenities:

- 1 Alexander Place
- 2 Angus Barn
- 3 Brierdale Shopping Center
- 4 Brier Creek Commons
- 5 Raleigh Durham International Airport
- 6 The Corners at Brier Creek

*Quick access to abundant restaurants, retail, hotels, and entertainment options



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