



YORK PROPERTIES
2108 Clark Avenue
Raleigh, NC 27605

**BERKSHIRE
HATHAWAY**
HOMESERVICES

BHHS CAROLINAS REALTY
3700 Computer Drive Suite 100
Raleigh, NC 27609

FULLY LEASED INVESTMENT OPPORTUNITY AT MIDTOWN EAST



INFILL VALUE ADD OR REDEVELOPMENT OPPORTUNITY

2905 INDUSTRIAL DRIVE &
705 E. SIX FORKS ROAD

RALEIGH, NC 27609

INVESTMENT ADVISORS

MALCOLM LEWIS
MalcolmLewis@yorkproperties.com
919.645.2775

WES MINTON
Wes.Minton3@gmail.com
919.601.4224

FINANCIAL ANALYST

SHELTON GRIFFIN
sheltongriffin@yorkproperties.com
919.863.8085

OFFERING

AT A GLANCE



**SIGN A CONFIDENTIALITY
AGREEMENT TO ACCESS
THE OFFERING MEMORANDUM**

PROPERTY
2 Leased Buildings
(±2.56 acres)

PRICE
Call for Offers
(Due March 20)

TOTAL NOI
\$552,262
(Year 1)

As exclusive listing agents, York Properties and BH York Simpson Underwood are proud to present adjacent properties at 705 E Six Forks Road and 2905 Industrial Drive (“the Property”) for sale, a compelling investment opportunity in Raleigh’s booming Midtown East submarket.

The two properties, situated on ±2.56 acres, are leased to Walker Auto Supply, Inc., which is owned by Genuine Parts Company (NYSE: GPC), a strong international corporation. 705 E Six Forks Rd is a 32,189 SF retail and warehouse property and the adjacent 2905 Industrial Dr is a 22,317 SF flex/warehouse property serving as a distribution center for NAPA Walker Auto Parts.

The Property benefits from a strategic location with easy access to major transportation routes and proximity to bustling retail centers and key points of interest like North Hills and Downtown Raleigh.



VALUE ADD OPPORTUNITY

Tremendous opportunity to capture rent growth by future re-tenanting of two below-market buildings at future market rates, materially increasing NOI.



STRONG TENANT PROFILE

Two fully leased Retail/Flex/Industrial buildings to one credit tenant, Genuine Parts Company (NYSE: GPC), via its 2024 merger with Walker Automotive Supply, Inc.

INDIVIDUAL PROPERTY DETAILS

	2905 Industrial Drive	705 East Six Forks Road
Year Built	2002	1971
Total Acreage	1.478 AC	1.081 AC
Total Rentable SF	22,317 SF	32,189 SF
Zoning *	IX-3-PL	IX-3-PL
Ceiling Height	18' - 26' in center	16'
Sprinkler	Yes	Yes
Electrical Service	3-phase	Single phase
Gas	Yes	Yes
Parking **	15 Spaces	35 Spaces
Percentage Occupied	100%	100%
Lease Types	NNN; Limited Landlord Responsibility	NNN; Limited Landlord Responsibility
Lease Expirations	July 31, 2029	July 31, 2029
Base Rent Increases	2% Annually	2% Annually

* Industrial Mixed Use (Light Industrial, Retail Limited Residential); 3 Stories Max / 50 Feet; Parking Limited

** Max 2 Rows of Parking between Building and Street

COMBINED PARCEL DETAILS

SIZE
±2.56
acres

SQUARE FEET
54,506
rentable square feet

TENANTS
1

PARKING
50
spaces



LOCATION SUMMARY



COSTCO



This high-volume Costco Wholesale location serves as a major regional retail anchor, driving consistent daily traffic and attracting strong complementary retail and service uses.

BOULDERS AT SIX FORKS



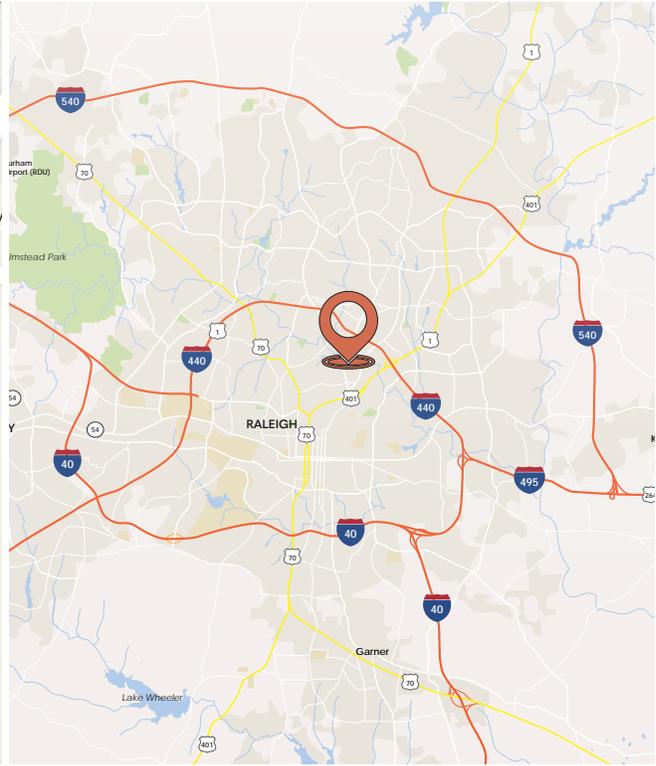
This Class A mixed-use development features approximately 350 residential units, including both apartment and townhome product, contributing to the area's growing residential density.

MIDTOWN EAST

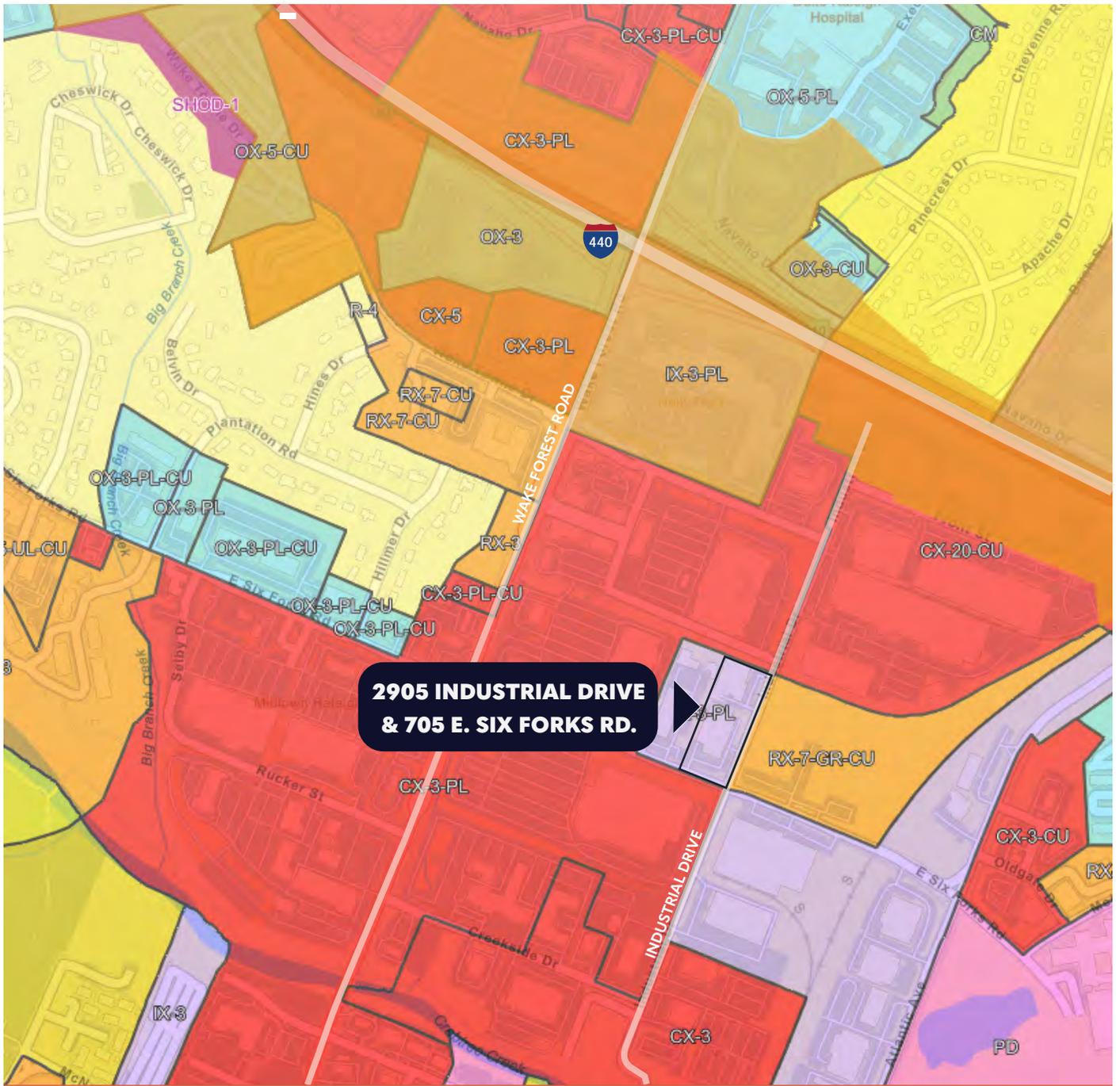


Midtown East is a rapidly growing mixed-use corridor anchored by Wegmans, featuring a dense concentration of retail, residential, and office development supporting sustained area growth.

MAPS



ZONING MAP



**2905 INDUSTRIAL DRIVE
& 705 E. SIX FORKS RD.**

- | | | | | | | | |
|---|-----------------------|---|----------------------|---|---------------------|---|-----------------------|
|  | COMMERCIAL MIXED-USE |  | INDUSTRIAL MIXED USE |  | PLANNED DEVELOPMENT |  | RESIDENTIAL MIXED-USE |
|  | SPECIAL HIGHWAY DIST. |  | RESIDENTIAL 10 |  | OFFICE MIXED USE |  | RESIDENTIAL 4 |



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wes.minton3@gmail.com
919.601.4224

FINANCIAL ANALYST

SHELTON GRIFFIN
sheltongriffin@yorkproperties.com
919-863.8085

MARKETING

VICTORIA EATON
victoriaeaton@yorkproperties.com
919.645.2763

YORK PROPERTIES

2108 Clark Avenue
Raleigh, NC 27605
919.821.1350

yorkproperties.com
@yorkproperties1

