

SHOWROOM/OFFICE FOR LEASE

6612 FLEETWOOD DRIVE

RALEIGH, NC 27612



NATRI PROPERTIES

PROPERTY OVERVIEW

6612 Fleetwood Drive is positioned in a highly desirable West Raleigh location and features a versatile mix of showroom, office, and storage space. With direct access to US-70/Glenwood Avenue and rapid connectivity to I-540, I-440, and RDU International Airport, this location ensures seamless transit throughout the Triangle.

ADDRESS	6612 Fleetwood Dr., Raleigh, NC 27612
BUILDING SIZE	12,600 RSF
AVAILABLE SF	±8,000 RSF
ACREAGE	1.49 acres
YEAR BUILT	2012
BASE RATE	\$14.50, NNN
TICAM	\$3.70/SF
CLEAR HEIGHT	14'6" to 12'10"
PARKING	Thirty-one (31) spaces
LOADING	One (1) dock-high door
ZONING	IX-3-PK (Industrial Mixed Use) Raleigh UDO Table
POWER	3-phase 120/208
FEATURES	• Great west Raleigh location • Spacious Showroom • 11 Private Offices • Large Conference Room • Large Storage Area • Direct access onto US-70

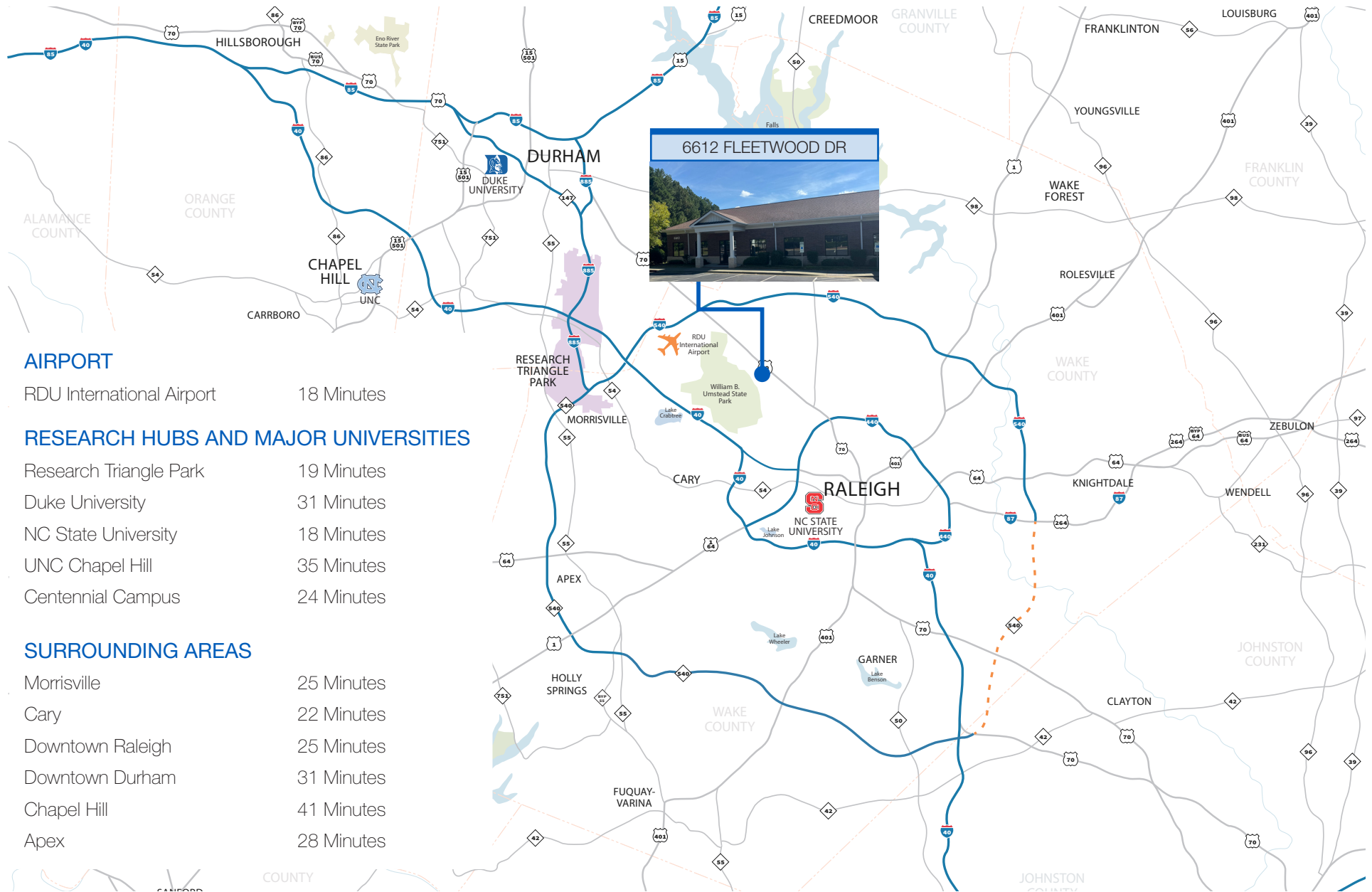
AVAILABLE DATE **October 1, 2026**

CONTACT
DANIEL HERRING | 919.760.7822 | dherring@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION

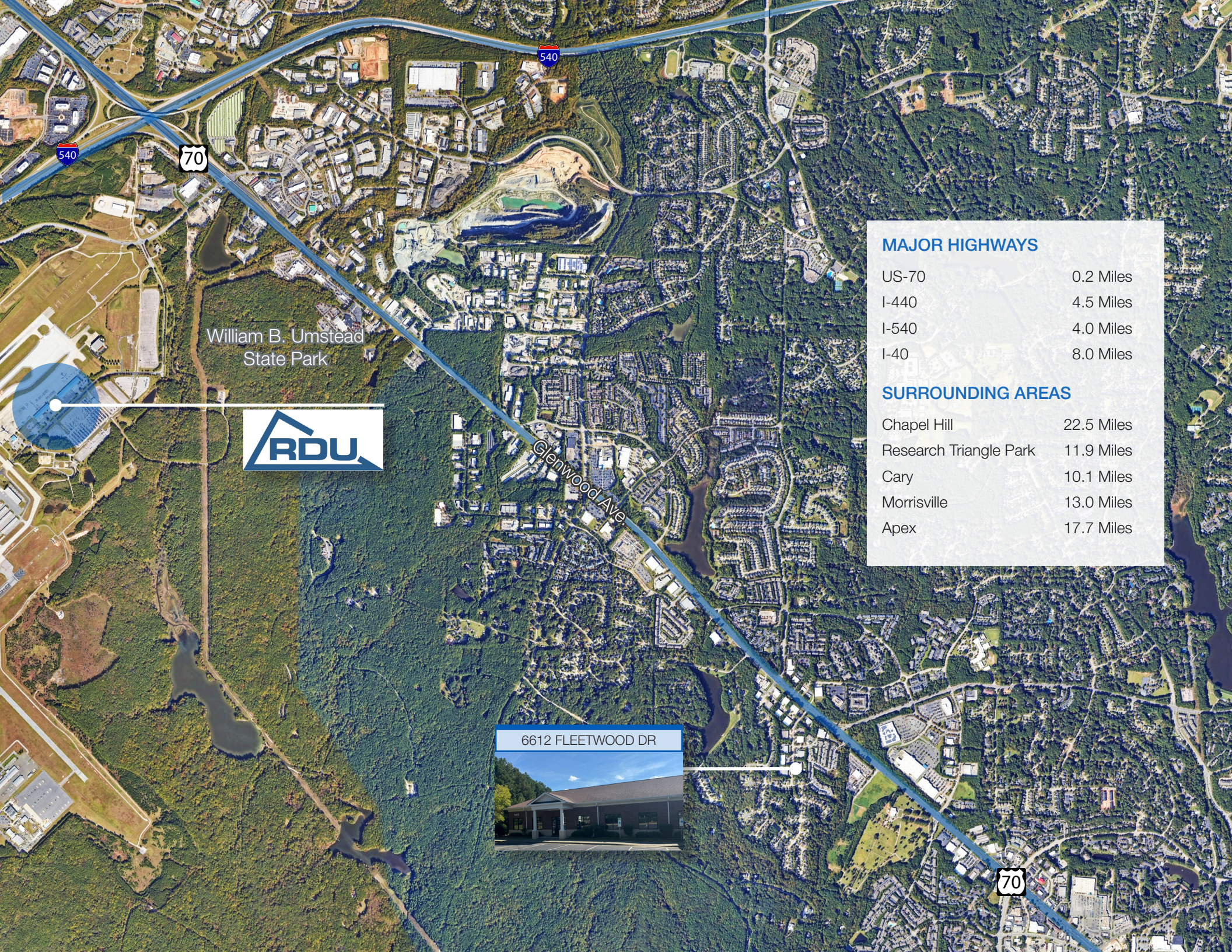


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William B. Umstead
State Park



540

70

Glenwood Ave

6612 FLEETWOOD DR



MAJOR HIGHWAYS

US-70	0.2 Miles
I-440	4.5 Miles
I-540	4.0 Miles
I-40	8.0 Miles

SURROUNDING AREAS

Chapel Hill	22.5 Miles
Research Triangle Park	11.9 Miles
Cary	10.1 Miles
Morrisville	13.0 Miles
Apex	17.7 Miles

70

AERIAL

70

Glenwood Ave.

Lake Anne

Lynn Rd

6612 FLEETWOOD DR



Fleetwood Dr

AUCTION
DIRECT

CINEMARK

LOWE'S



Glenwood Ave.

70

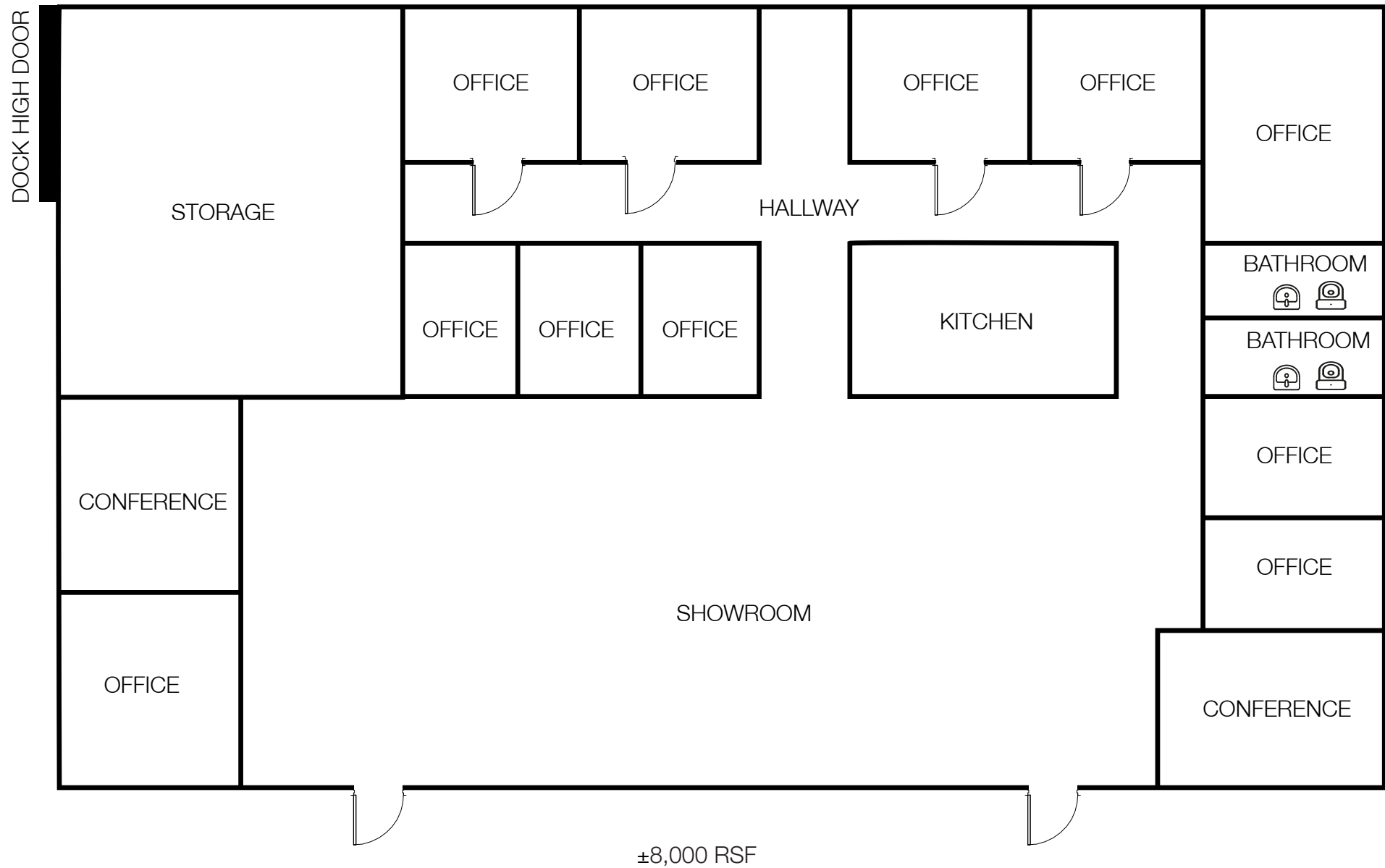
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FLOOR PLAN



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AMENITIES

Located in Northwest Raleigh, 6612 Fleetwood Drive benefits from its position near the Glenwood Avenue corridor, one of the region's most established commercial and retail districts. Just minutes from a wide mix of shopping, retail, dining options and business services.

SURROUNDING BUSINESSES

Atlantic Spas and Billiards
ABC Fitness Products
Capital Wraps'
Capel Rugs
Caliber Collision
Carolina Exotic Cars
Happy Tailor
Habitat Wake ReStore

First Watch
Gizmo Brew Works
House of Hops Craft Beer
Jose and Sons Bar and Kitchen
Jeff's Bagel Run
La Cucina Italiana
Lynnwood Grill & Brewing
McDonald's
New World Café
O'Malley's Pub & Restaurant
Panera Bread
Sharky's Place
Starbucks Coffee
Salt & Lime Cabo Grill
The Pickled Onion
Tony's Pizza
Taco Bell
The Peddler Steak House
Waraji Japanese Restaurant

RETAIL & GROCERIES

AutoZone Auto Parts
Ashley Store
Bassett Furniture

Best Buy
Bed Bath & Beyond
CarMax
Capel Rugs
CVS
Dollar Tree
Discount Tire
DICK'S Sporting Goods
Food Lion
Five Below
Harris Teeter
Haverty's Furniture
Kitchen & Bath Galleries
Lowe's Home Improvement
Marshalls
Publix
Raleigh Discount Furniture
Ross Dress for Less
Rooms To Go
Target
The Tile Shop
Walmart
Walgreens

PARKS & RECREATION

Big Air Trampoline Park
Lake Lynn Park
Lucky Strike
Leesville Community Park
Oak Park Greenway
Raleigh Memorial Park
Triangle Rock Club
William B. Umstead State Park

HOTELS

Days Inn by Wyndham Raleigh
DoubleTree by Hilton
Embassy Suites by Hilton
Fairfield by Marriott Inn
Homewood Suites
Hilton Garden Inn
La Quinta Inn
Raleigh Marriott Crabtree Valley
Red Roof Inn

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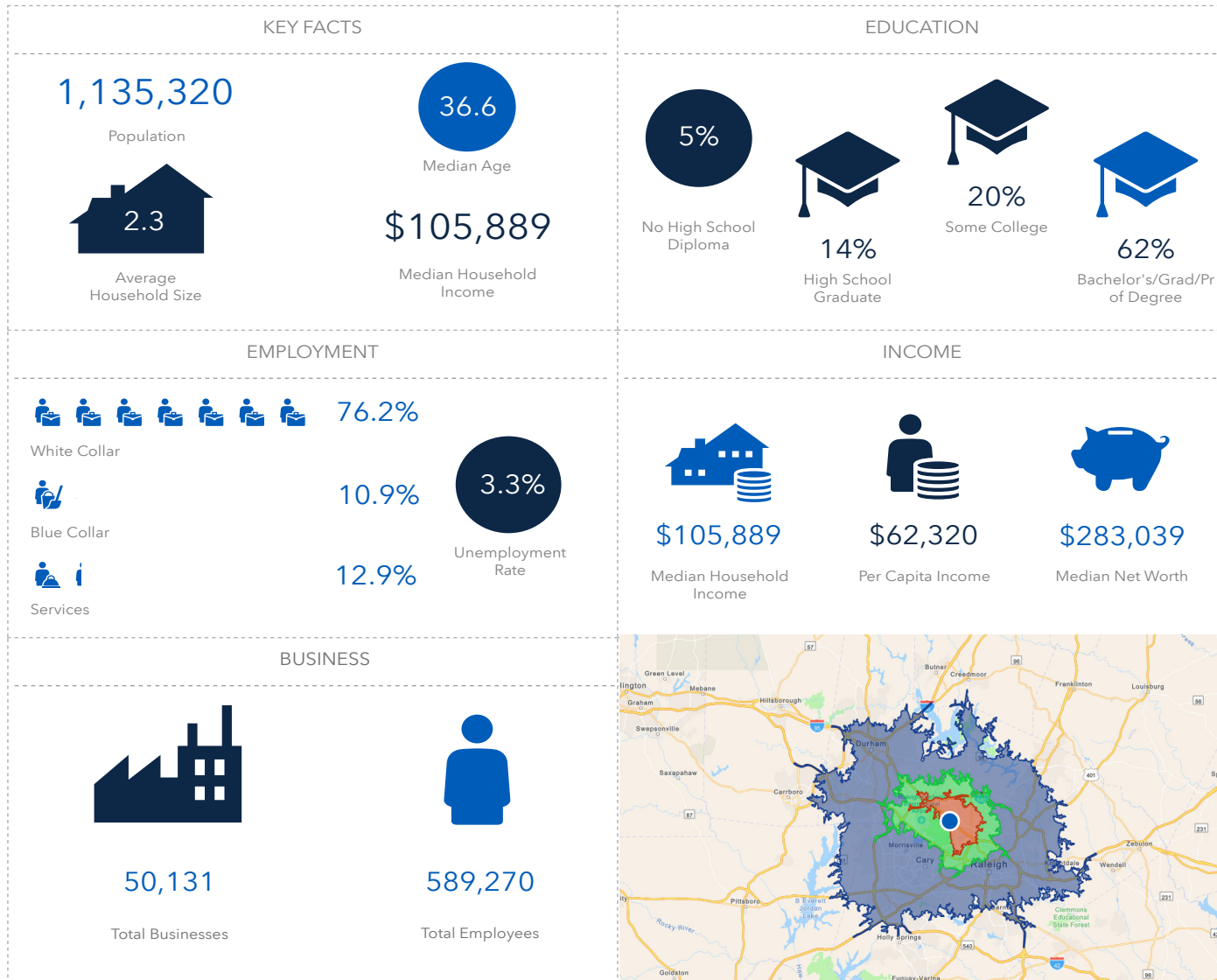
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DEMOGRAPHICS

27 MINUTE DRIVE TIME



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