

STANDALONE FLEX BUILDING FOR SALE



**3404 LAKE WOODARD DR
RALEIGH, NC 27604**

EXCLUSIVELY LISTED BY:

Thomas Goodwin, CCIM
919.760.4819 (D)
919.227.9943 (C)
thomas.goodwin@svn.com





PROPERTY OVERVIEW

Offered for sale, this rare standalone industrial/flex property in East Raleigh includes two buildings totaling $\pm 10,939$ SF on approximately 1.54 acres. The fully fenced site features 23 parking spaces, four grade-level doors, one dock-high door, and 3-phase power.

Zoned IX-3, the property allows for a range of industrial or service uses and offers potential to expand the existing buildings by up to an additional $\pm 12,000$ SF in a desirable East Raleigh location.

SIZE Two buildings $\pm 10,939$ SF ($\pm 8,991$ SF & $\pm 1,948$ SF)

ZONING IX-3
Located in Opportunity Zone

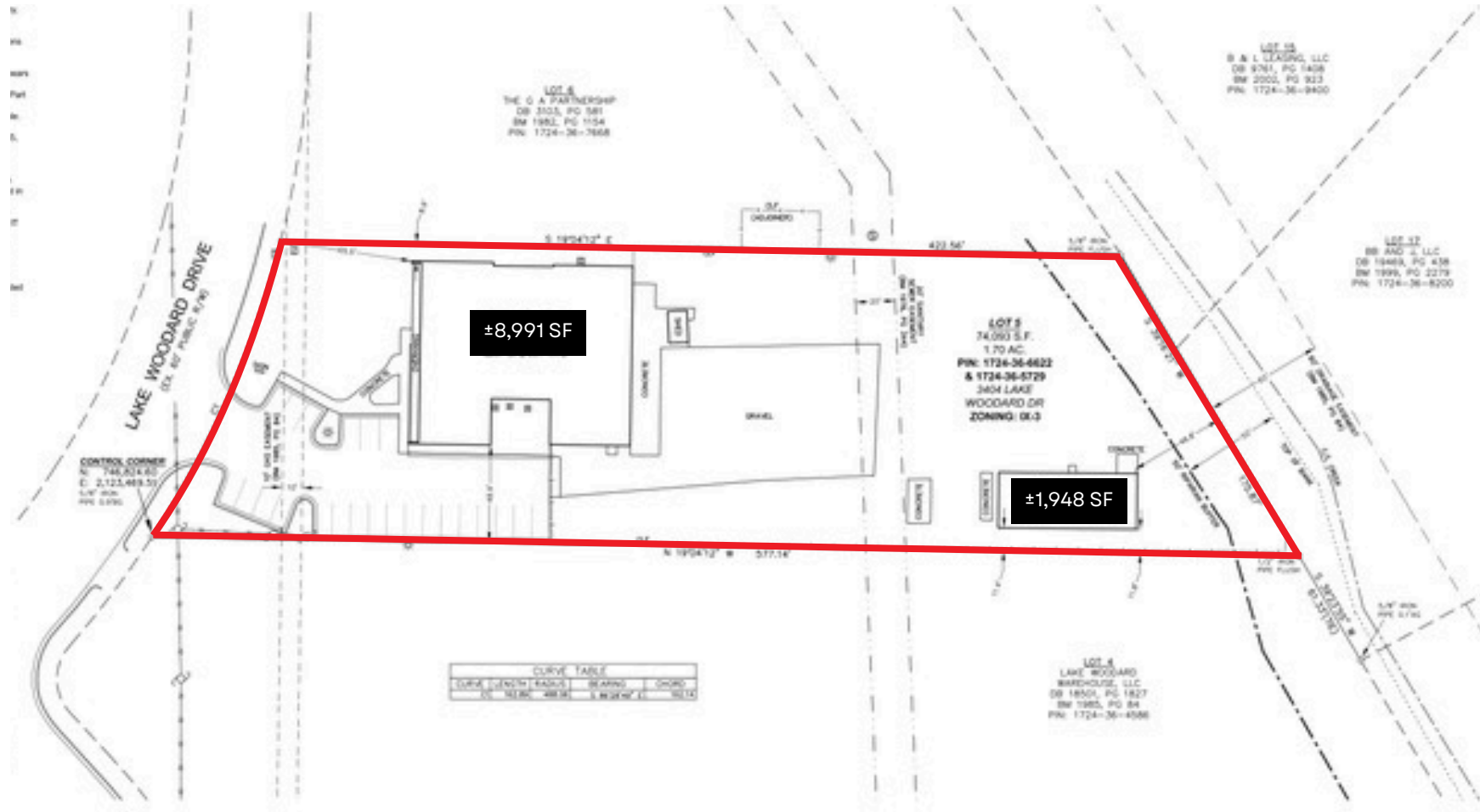
ACREAGE ± 1.54

BUILDING SPECS
Standalone flex building
Fully fenced yard area
23 parking spaces, potential for more
Four (4) grade level roll up doors
One (1) dock high door
3 Phase Power
Potential to expand the building with another 12,000 SF

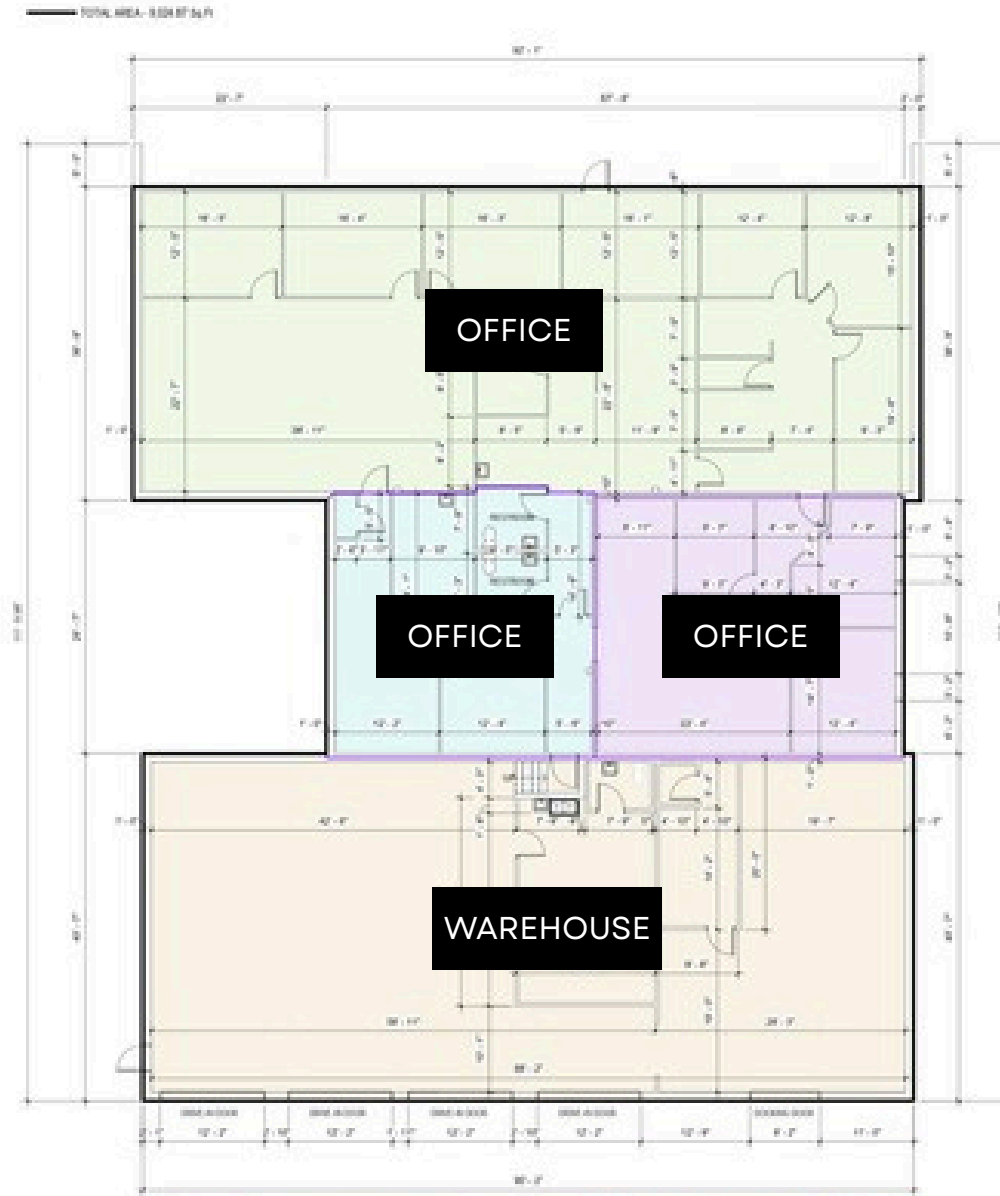
PINS 1724365729 & 1724366622

SALE PRICE \$2,900,000.00

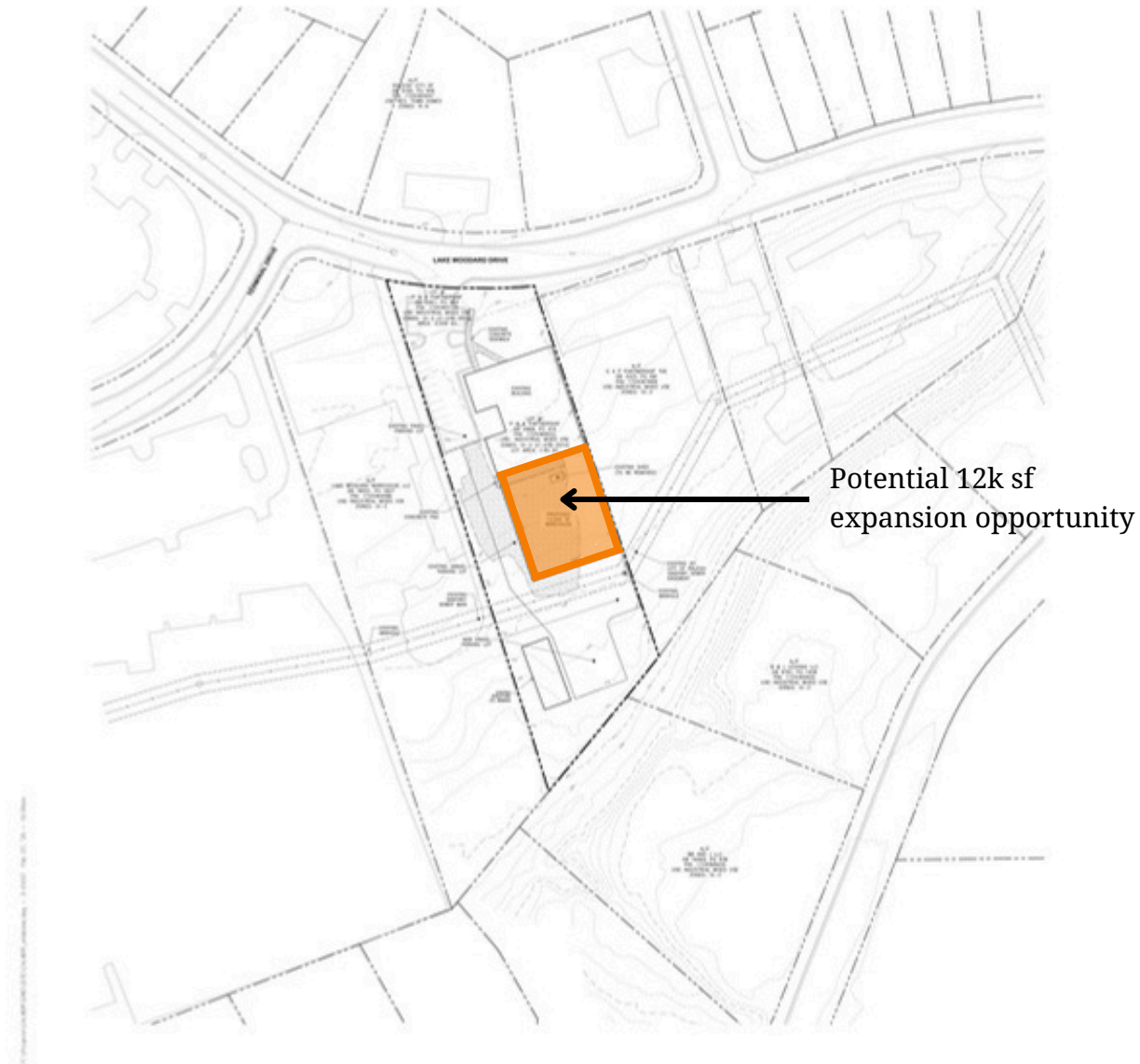
SITE PLAN



FLOOR PLAN



POTENTIAL EXPANSION



LOCATION



PHOTOS



PHOTOS

