

# STANDALONE FLEX BUILDING FOR SALE



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

EXCLUSIVELY LISTED BY:

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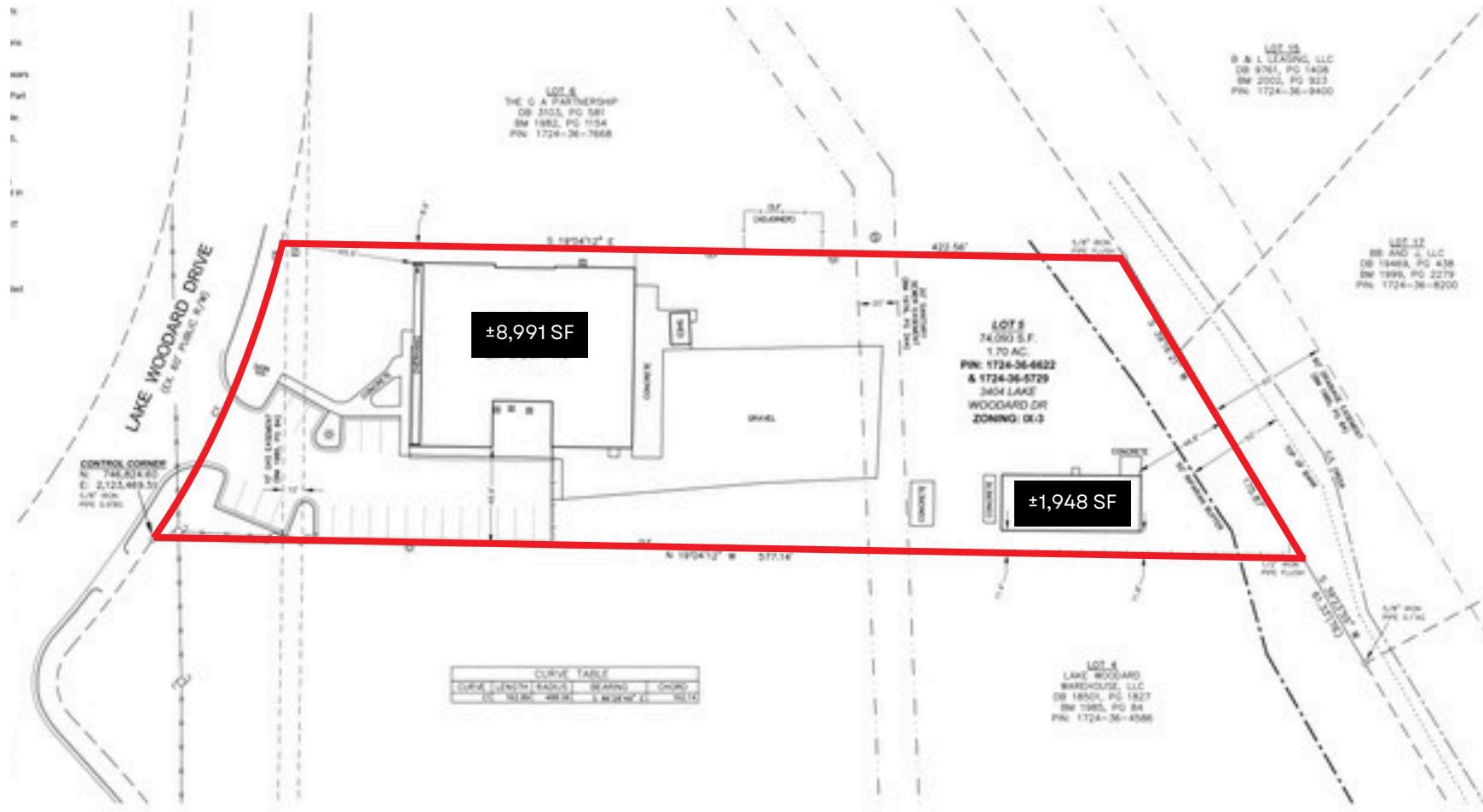
## PROPERTY OVERVIEW

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.

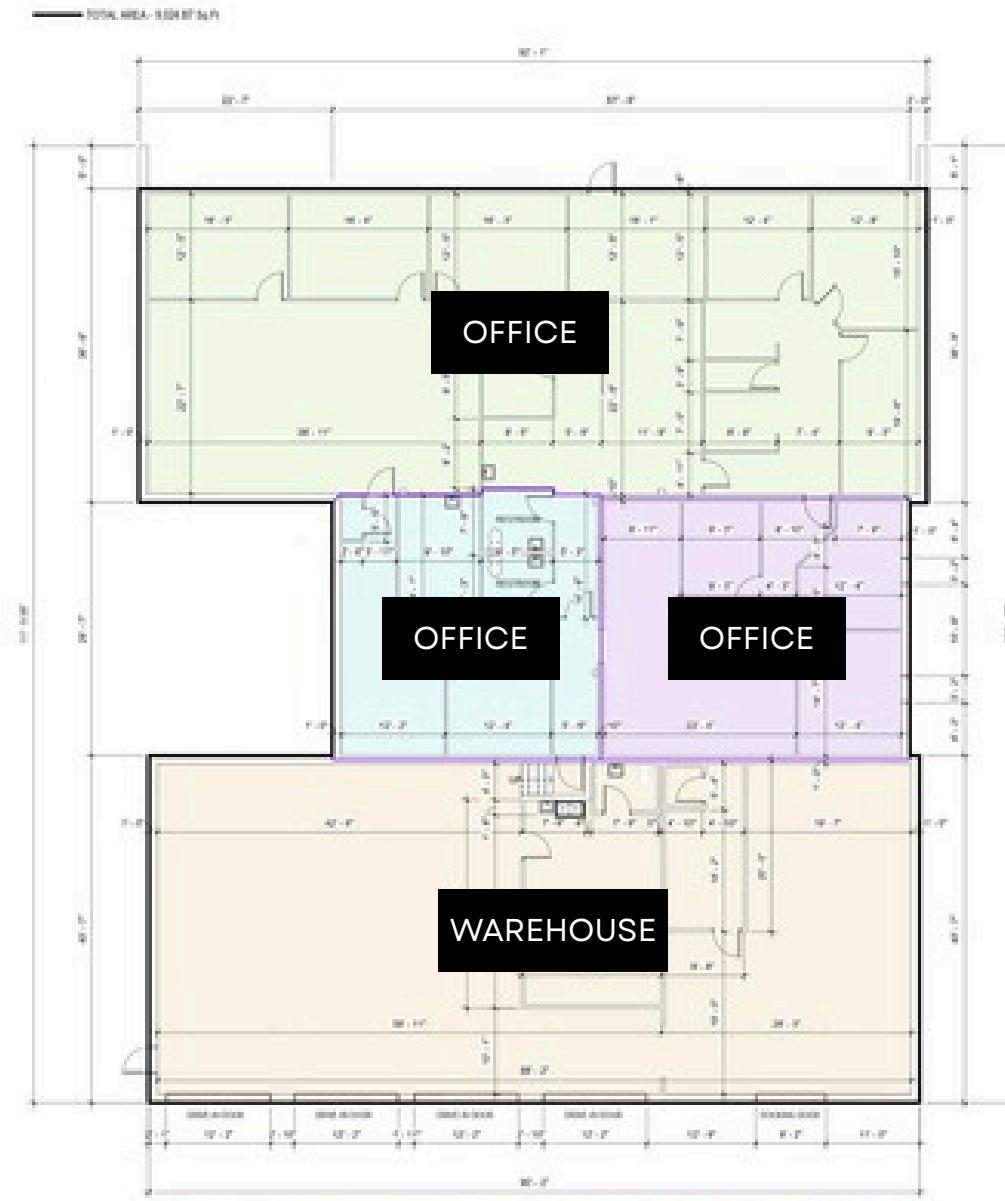
Zoned IX-3, the property allows for a range of industrial or service uses and offers potential to expand the existing buildings by up to an additional  $\pm 12,000$  SF in a desirable East Raleigh location.

SIZE	Two buildings $\pm 10,939$ SF ( $\pm 8,991$ SF & $\pm 1,948$ SF)
ZONING	IX-3 Located in Opportunity Zone
ACREAGE	$\pm 1.54$
BUILDING SPECS	<p>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</p> <p>Potential to expand the building with another 12,000 SF</p>
PINS	1724365729 & 1724366622
SALE PRICE	\$2,900,000.00

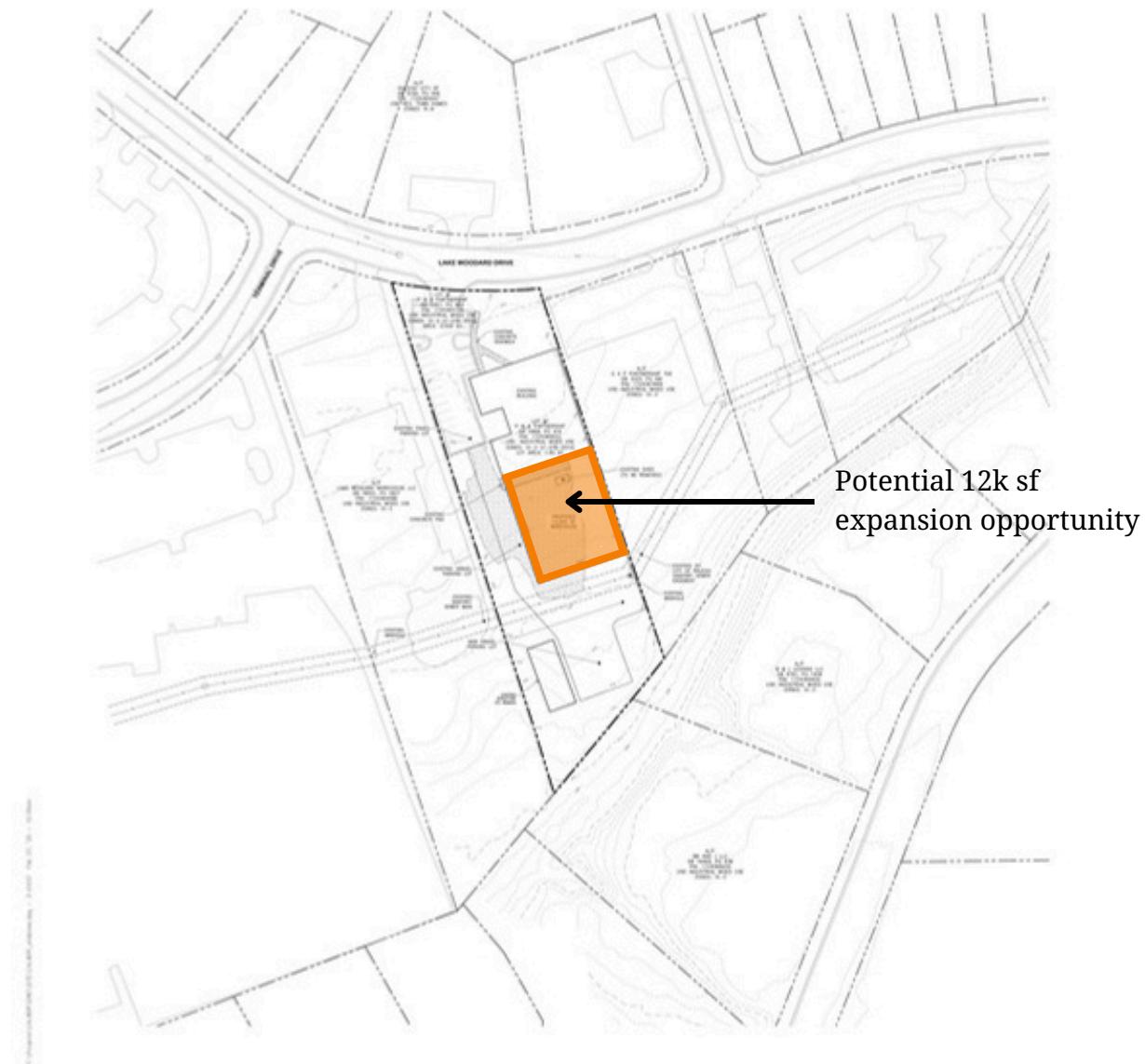
# SITE PLAN



# FLOOR PLAN



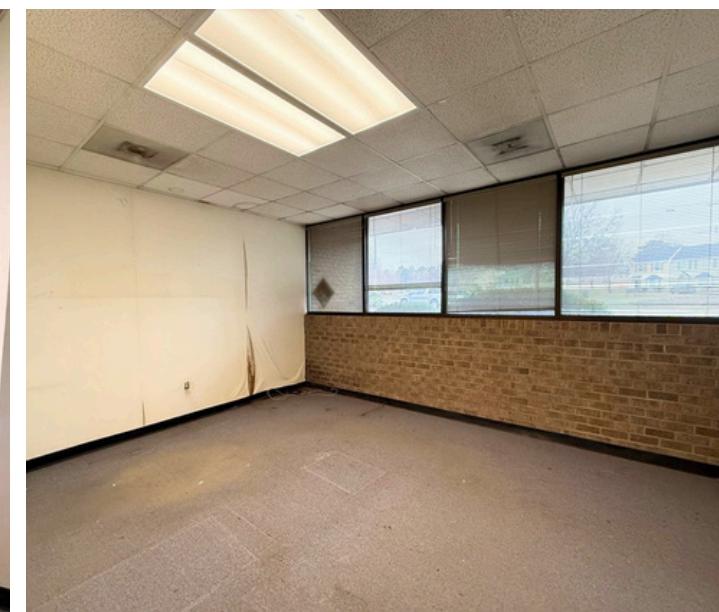
# POTENTIAL EXPANSION



# LOCATION



# PHOTOS



# PHOTOS

