

900 FREEDOM DR.

79K SF | RALEIGH, NC

FOR LEASE | NEW OWNERSHIP



JAKE VIVERETTE | MBA

804-754-5462

jake.viverette@overtongroup.net

license no. 350592 (NC)

ANDREW ROUPAS

804-380-4215

andrew.roupas@overtongroup.net

license no. 356434 (NC)

WILL REDDING | MBA

894-308-9252

will.redding@overtongroup.net

license no. 354954 (NC)

PROPERTY OVERVIEW



900 Freedom Drive, Raleigh, NC xxxxx



78,956
Total SF



2
Buildings



NNN
Lease



IX-3
Zoning



\$13.50
Lease Rent PSF



Wake
County

PROPERTY DESCRIPTION

This property is a total of 78,956 SF of industrial Space. The property is strategically located near the intersections of I-87 & I-440 and I-87 & I-540, providing seamless transportation to the Raleigh-Durham, Charlotte, and Virginia Beach greater areas. The property consists of 2 separate buildings. Building #1 is 33,000 SF, while Building #2 is 45,956 SF. Each building has over 1 acre of laydown yard.

PROPERTY HIGHLIGHTS

- Located off Newbern Ave in Raleigh, NC
- Near the intersections of I-87 & I-440 and I-87 & I-540
- 1 dock-high door and 1 drive-in door
- New LED lighting (in progress)
- New exterior & interior paint (in progress)
- 500 SF of New Office Space With Bathrooms (separate)

PROPERTY DETAILS

Address	900 Freedom Drive
Market	Raleigh, MSA
County	Wake
# of Buildings	2
Building #1 Size	33,000 SF
Building #2 Size	45,956 SF
Year Built	1997
Zoning	Light Industrial & Manufacturing

Property Photos



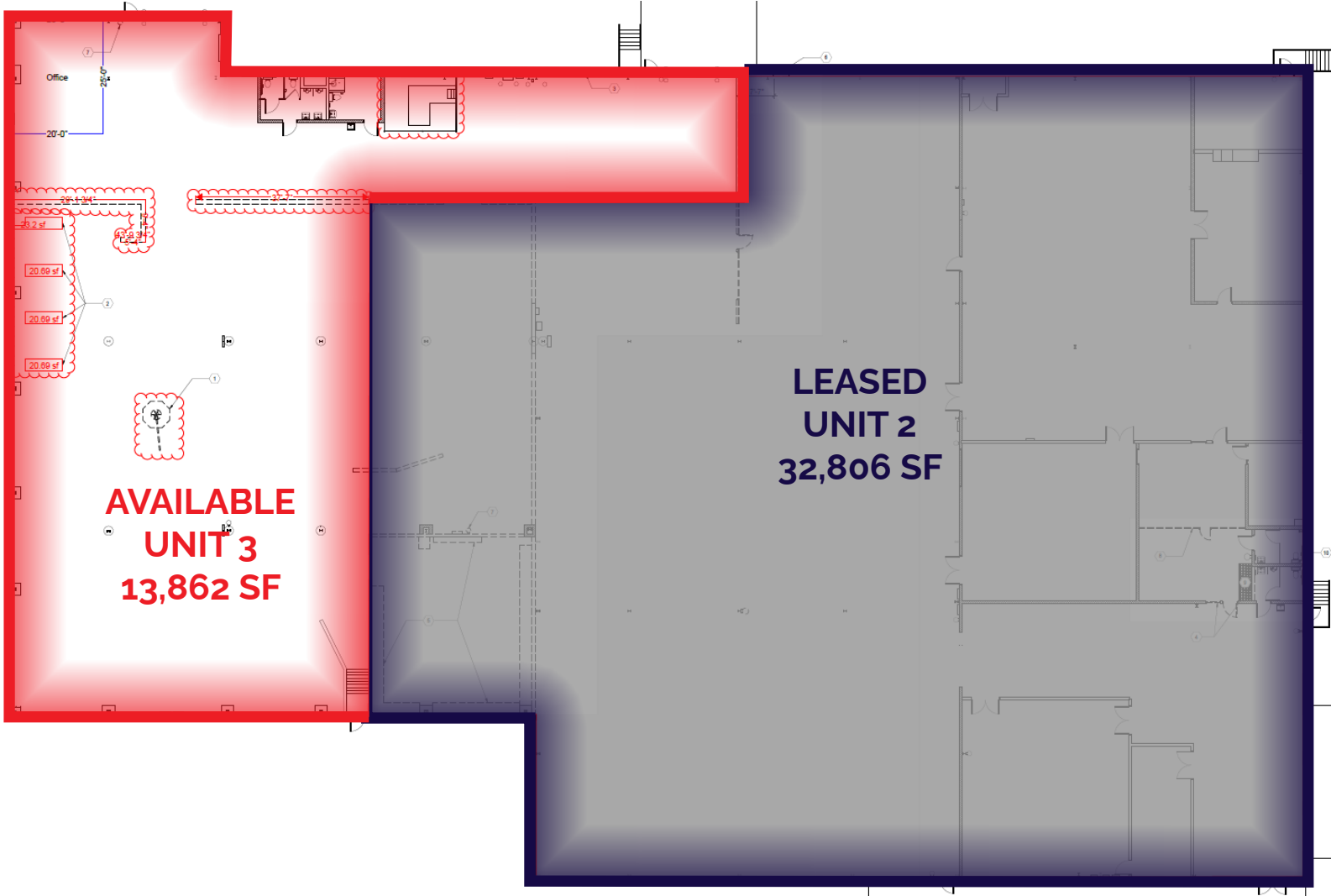


Site Plan



Unit#	SF	Tenant
Unit 1	33,000	Sewell
Unit 2	32,806	Big Rock Sports
Unit 3	13,862	Available

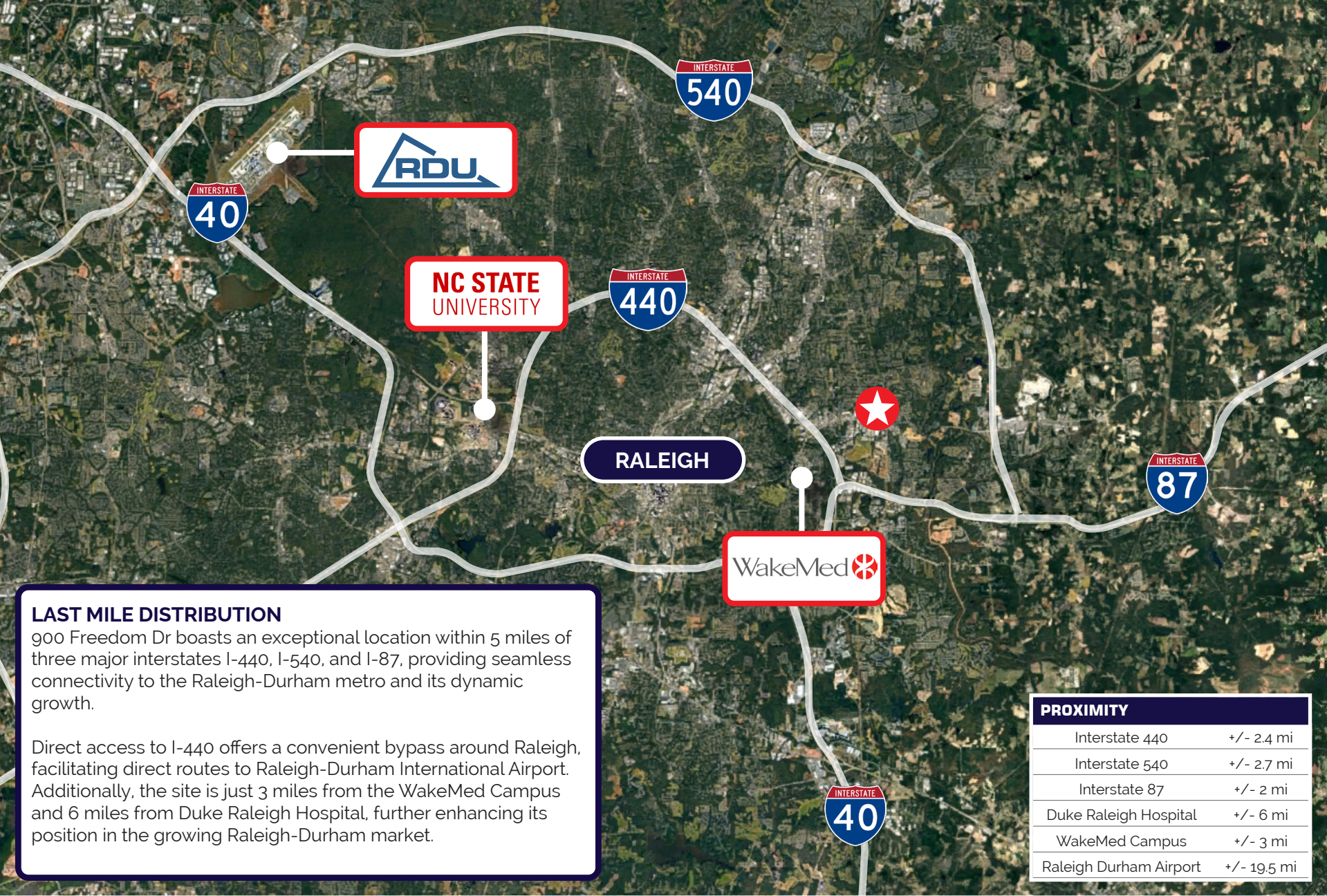
Floorplan



Surrounding Businesses



Regional Map



Market Overview | Raleigh, NC



County Seat of Wake County



2.2M
Residents



55.5M
Households



43%
of USA in 1-Day Drive

Raleigh, NC, the county seat of Wake County, anchors the thriving Triangle region alongside Durham and Chapel Hill. Known for its dynamic business climate, the Triangle has emerged as a premier destination for industrial and economic growth, attracting businesses, investors, and a highly skilled workforce.

The Raleigh-Durham Combined Statistical Area (CSA), commonly called the Research Triangle, has experienced remarkable population and economic expansion over the past decade—ranking among the fastest-growing regions in the nation. This growth is fueled by business relocations and expansions from major employers like IBM, Cisco, Pfizer, Lenovo, Fidelity Investments, and Novo Nordisk, alongside a steady influx of new residents. Prestigious institutions such as Duke University, UNC Chapel Hill, and NC State University further bolster the region's talent pipeline, with many graduates choosing to remain in the area.

Strategically located at the intersection of key interstate highways, Raleigh-Durham provides access to 55.5 million households and 43% of the U.S. population within a one-day drive—enhancing its appeal for industrial, logistics, and advanced manufacturing operations. The region's industrial sector continues to thrive, driven by demand in biotech, pharmaceuticals, e-commerce, electric vehicles, and semiconductors.

With a population exceeding 2.2 million across 878,000 households, the Triangle has grown over 23% since 2010 and is projected to add another 123,400 residents by 2030. This migration trend—accelerated by the COVID-19 pandemic—reflects the region's strong economy, exceptional quality of life, and national prominence as a hub for innovation and opportunity.

Raleigh-Durham Economic Overview

The Raleigh-Durham MSA, known as the Triangle, continues to be one of the fastest-growing and most economically robust regions in the United States. Between 2000 and 2020, the area welcomed more than 900,000 newcomers for a nearly 69% uptick in population.

The state capital of North Carolina, Raleigh-Durham features a diversified economy anchored by government institutions, life sciences & biotech, advanced manufacturing and a leading concentration of Tier 1 Research universities. The region's Research Triangle Park, one of the largest research parks in the world, attracts major corporations and fosters innovation, contributing significantly to the area's economic vitality.

As of 2024, the region maintains a strong job market, with unemployment rates typically below the national average, hovering around 3.5%, and continues to see steady population growth of about 2% annually, driven by both domestic and international migration. Despite global economic uncertainties, the Triangle's diverse economic base, highly educated workforce (with over 45% of adults holding a bachelor's degree or higher), and continual influx of talent position it well for sustained growth and resilience in the coming years.



Raleigh-Durham Growth

69% Cumulative Population Growth Since 2000	43 New Residents Per Day
#1 American Cities of the Future Since 2000	#1 Best Place to Live Money Magazine
#1 Best State for Business CNBC 2021 & 2023	#2 Fastest-Growing Large U.S City Current-2030 UN Pop Division
#2 Top 10 Cities for Tech Jobs Fast Money	#3 Hottest Job Market in U.S

New to Market
Companies



Google



FUJIFILM

Raleigh-Durham Industrial Growth

The Triangle's industrial sector is rapidly expanding, with market rents rising by more than \$1 per square foot annually since 2022. This growth is fueled by a strong job market, ongoing Research Triangle Park development, and infrastructure upgrades such as the I-540 and I-885 expansions. Consistent population growth further drives demand for industrial space.

The region's affordability makes it an attractive destination for manufacturers, particularly in life sciences, semiconductors, and electric vehicles. Wake County offers lower business costs than many other metro areas, supported by North Carolina's nation-leading corporate income tax rate of just 2.5%. The area's economic strength is underscored by a projected 3.8% GDP growth over the next three years and a stable AAA bond rating at both the state and county levels.

Raleigh-Durham's workforce of 1.1M contributes to an annual GDP exceeding \$194B; growing 105.3% between 2010 and 2023, outpacing the national average by 23.5%. The MSA added nearly 190,000 jobs between July 2020 and July 2024, with wages surging 45.5% over the past decade - according to Oxford Economics.



\$194B
Annual GDP

190K
New Jobs Added from 2020-2024



The region is projected to continue outperforming the national economy in the next 5 years. Major investments highlight the Triangle's appeal. In early Q2 2024, Novo Nordisk announced a \$4.1 billion expansion to build a 1.4M SF manufacturing facility, creating approximately 1,000 jobs—the largest life science investment in North Carolina's history. FUJIFILM Diosynth Biotechnologies is building a \$2 billion cell culture production facility, adding 700 jobs by 2028. Additional life science investments from Kyowa Kirin and SCHOTT Pharma reinforce the region's leadership in the sector.

The technology and semiconductor industries are also driving growth. Wolfspeed is constructing the world's largest silicon carbide materials factory—a \$5 billion investment set to employ 1,800 people by 2030. Finnish EV charging company Kempower is establishing a Durham County facility, while INNOVA recently announced plans to create 200 high-paying jobs with its new Durham headquarters. In Raleigh, Bandwidth's newly delivered 533,000-square-foot headquarters campus will add nearly 1,200 jobs, further solidifying the Triangle as a hub for innovation and advanced manufacturing.

Transportation & Infrastructure



RDU International Airport

RDU generates roughly \$15.1 billion in economic activity yearly between supporting businesses, tourism, and trade.

The fifth fastest-growing airport in the U.S., increasing traffic by over 40% in the last decade.

Non-Stop access to 50+ destinations, including London, Toronto, and Paris.

Over 14.2 million passengers and roughly 95,500 tons of cargo transported yearly.

Regional Ports

Located less than three hours of two deep water ports being the Port of Wilmington and Port of Morehead City.

Recent announcements of growing infrastructure investments have been made recently, including a \$200 million expansion project at the Port of Wilmington.

With access to I-95, Raleigh-Durham is within 200 and 300 miles of the Port of Virginia and Port of Charleston.

Rail Access

2,000+ rail car movements happen daily within the region

Raleigh-Durham is strategically positioned with two major rail corridors: CSX Transportation and Norfolk Southern

Located centrally in the state, the region is connected to major freight rail hubs in Charlotte and the Port of Wilmington.

At Essential Hub of SE Interstates

I-40: Connecting Wilmington, Greensboro, and Asheville.

I-85: Vital economic SE corridor (\$800B Economic activity)

I-95: Positions Raleigh-Durham within a one-day drive of nearly 40% of USA.

I-540 & I-440: Commuter loops serving over 100K VPD.

WakeMed Raleigh



WakeMed, a leading healthcare provider in North Carolina, has played a pivotal role in the growth of Raleigh's medical landscape. Established in 1961, WakeMed has expanded significantly to meet the needs of the region's rapidly growing population, evolving into a comprehensive healthcare system with multiple hospitals, outpatient centers, and specialty facilities.

Its flagship campus in Raleigh has undergone major expansions, including state-of-the-art surgical centers, advanced cardiac care units, and an increasing focus on innovative technologies and patient-centered care.

As WakeMed continues to grow, it remains committed to enhancing healthcare access, investing in medical research, and fostering partnerships that strengthen the overall well-being of the Triangle community.

WakeMed has recently announced several significant investments to enhance healthcare services in the Raleigh area. In November 2024, they opened the Wake Forest Medical Park, an 82K SF facility offering a range of services, including general surgery, cardiology, obstetrics and gynecology, orthopedics, and primary care. This expansion aims to provide convenient access to comprehensive care for the growing Wake Forest community.

Additionally, WakeMed has committed to substantial capital expenditures to improve access and services. Between fiscal years 2025 and 2029, they plan to invest nearly \$730 million in capital projects focused on enhancing patient care and expanding facilities.



\$730M

In Capital Projects Planned from 2025-2029

In partnership with Siemens Healthineers, WakeMed has also introduced new robotics initiatives, state-of-the-art imaging capabilities, and artificial intelligence to advance care delivery and improve patient outcomes.

These strategic investments reflect WakeMed's ongoing commitment to meeting the evolving healthcare needs of the Raleigh community.

Area Demographics

Raleigh, NC



30-Mile Radius Demographics



2M
Total Population



39
Median Age



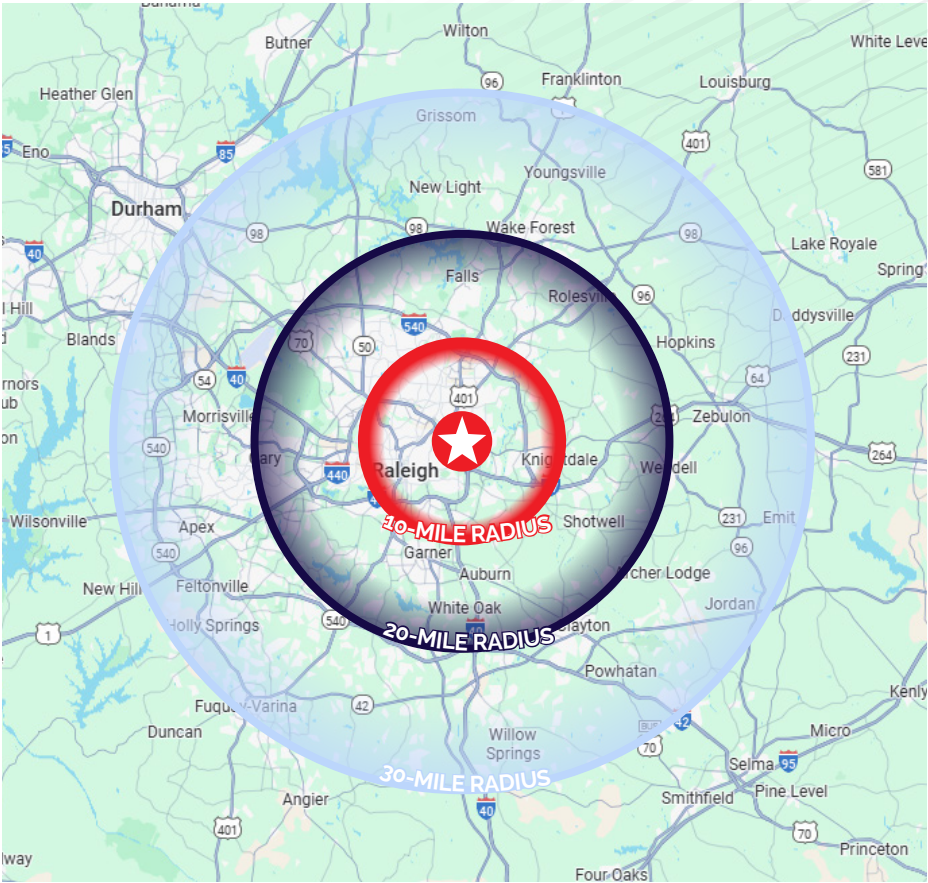
795K
Total Households



\$126K
Avg. Household Income



\$456K
Avg. Home Value



Population			
	10 Mile Radius	20 Mile Radius	30 Mile Radius
Total Population	574,050	1,404,767	2,044,130
Median Age	38	39	39
Households & Income			
Total Households	234,656	544,408	795,155
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$112,204	\$133,427	\$125,584
Average Home Value	\$437,251	\$475,205	\$455,627

Disclosure

All materials and information received or derived from The Overton Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Overton Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Overton Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Overton Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Overton Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

