

FOR SALE - FREESTANDING FLEX BUILDING

1310 Nowell Road, Raleigh,
NC 27607

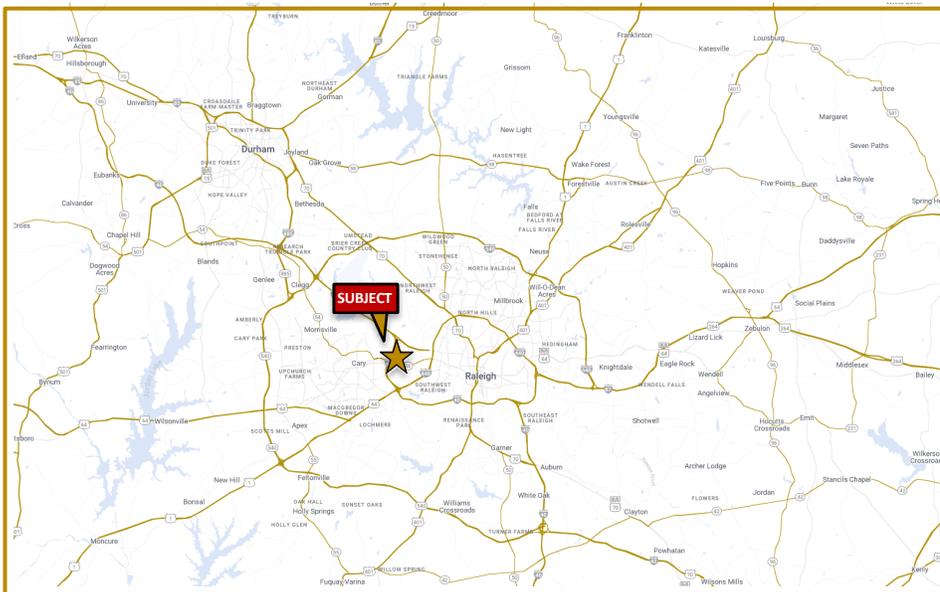


- Existing freestanding 16,570 SF flex/industrial building; Office - 12,919 SF, Warehouse - 1,563 SF, and Unfinished / Storage - 2,086 SF
- Ideal for owner occupant
- Four dock high doors (Three - 7' W x 10' H, One - 15' W x 7' H), One drive-in door (7' W x 10'H)
- Power: Three – Phase; Capacity for 150 KVA and 8900 AMPS
- Metal construction
- Built in 1978; Original roof
- 50 existing parking spaces with rear excess acreage for excess parking and/or laydown if needed
- Total 2 acres; Preexisting site plan conceptual completed referencing an additional 5,000 – 10,000 SF building **OR** expanding the existing building footprint
- Excellent West Raleigh location with quick/easy ingress access to I-40 and I-440 via Chapel Hill Rd. and/or Trinity Rd.
- IX-3-PL Zoning

1310 Nowell Road , Raleigh, NC

PROPERTY FACTS

ADDRESS	1310 Nowell Rd Raleigh, NC 27607
SF RBA	16,570 SF
PROPERTY MIX	Office – 12,919 SF Warehouse – 1,563 SF Unfinished / Storage – 2,086 SF
YEAR BUILT	1978
VACANCY	Vacant at Sale
STORIES	2
CONSTRUCTION	Metal
BUILDING HEIGHT	20'
DOCKS	4
DRIVE INS	1
ACREAGE	2.00 AC
ZONING	IX-3-PL
PARKING	50 Spaces 2.88 / 1,000 SF



NEARBY DRIVERS



1.5 Miles



3 Miles

Downtown Raleigh

8 Miles

Raleigh-Durham
International Airport

9 Miles

Research Triangle Park

12 Miles

Durham, NC

20 Miles

CONTACT:

Bryan Everett, SIOR
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 919.740.9309



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- PIN # 0774953525
- \$15,329 Annual Taxes
- Price estimates available for interior demolition i.e. reverting portion(s) of existing office (first and/or second floor) back to warehouse as needed
- Excellent opportunity for variety of industrial uses including laydown, outside storage, excess parking, and/or various assembly classification type users
- Asking Price: \$3,875,000

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SITE PLANS



SKETCH ADDENDUM

Borrower or Owner

Property Address **1310 NOWELL ROAD**

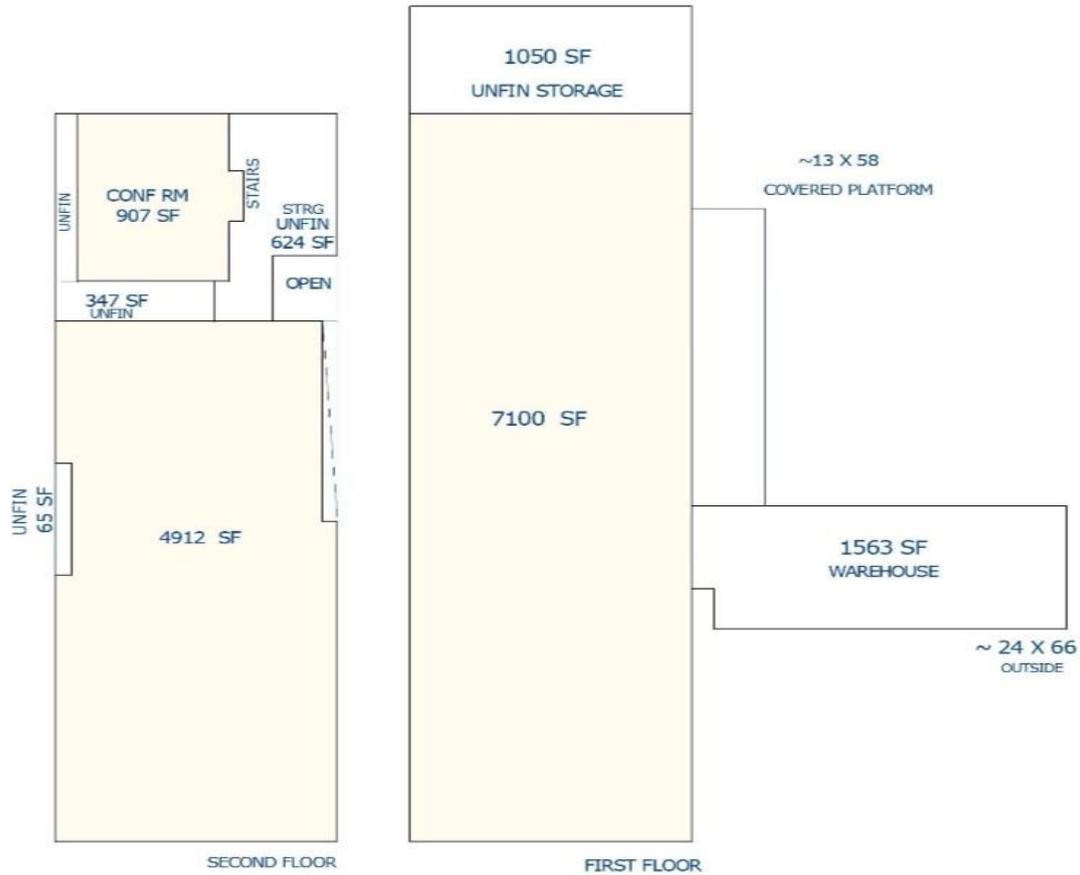
City **RALEIGH**

County **WAKE**

State **NC**

Zip Code **27607**

Client **MEDALIST CAPITAL**



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Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	1st flr- warehouse	1563.2	9713.2
	1ST FLR- UNFINISHED	1050.0	
	1ST FLR-OFFICES	7100.0	
GBA2	2ND FLR UNFIN	347.5	6856.3
	2ND FLR UNFIN	65.1	
	2ND FLR UNFIN STG	624.2	
	2ND FLR FIN. CONF RM	907.4	
	2ND FLR FIN OFFICES	4912.2	
Net BUILDING Area		(rounded)	16570

BUILDING AREA BREAKDOWN		
	Breakdown	Subtotals
1st flr- warehouse	66.4 x 16.2	1075.7
	7.8 x 62.5	487.5
	21.0 x 50.0	1050.0
1ST FLR- UNFINISHED	21.0 x 50.0	1050.0
	50.0 x 142.0	7100.0
	28.2 x 7.8	220.0
2ND FLR UNFIN	32.7 x 3.9	127.5
	3.0 x 21.7	65.1
	10.4 x 7.8	81.1
2ND FLR UNFIN STG	19.1 x 6.7	128.0
	5.0 x 7.7	38.5
	11.2 x 19.1	213.9
2ND FLR FIN. CONF RM	9.8 x 16.6	162.7
	27.0 x 11.7	315.9
	11.2 x 27.0	302.4
2ND FLR FIN OFFICES	9.8 x 29.5	289.1
	27.8 x 47.5	1320.5
	3	3591.7
19 Items		(rounded) 16570

RALEIGH SPORTS & ENTERTAINMENT DISTRICT



- Lenovo Center set for multi-million dollar upgrade
- Phase 1 set to begin in late 2025
 - 200k SF of retail & entertainment
 - 150k SF of office space
 - 150 room hotel
 - 500+ apartments
 - 2 parking garages
 - 4,300 seat music venue
- This project represents a significant investment in the city of Raleigh, aiming to create a dynamic destination for residents and visitors alike

C O N T A C T:

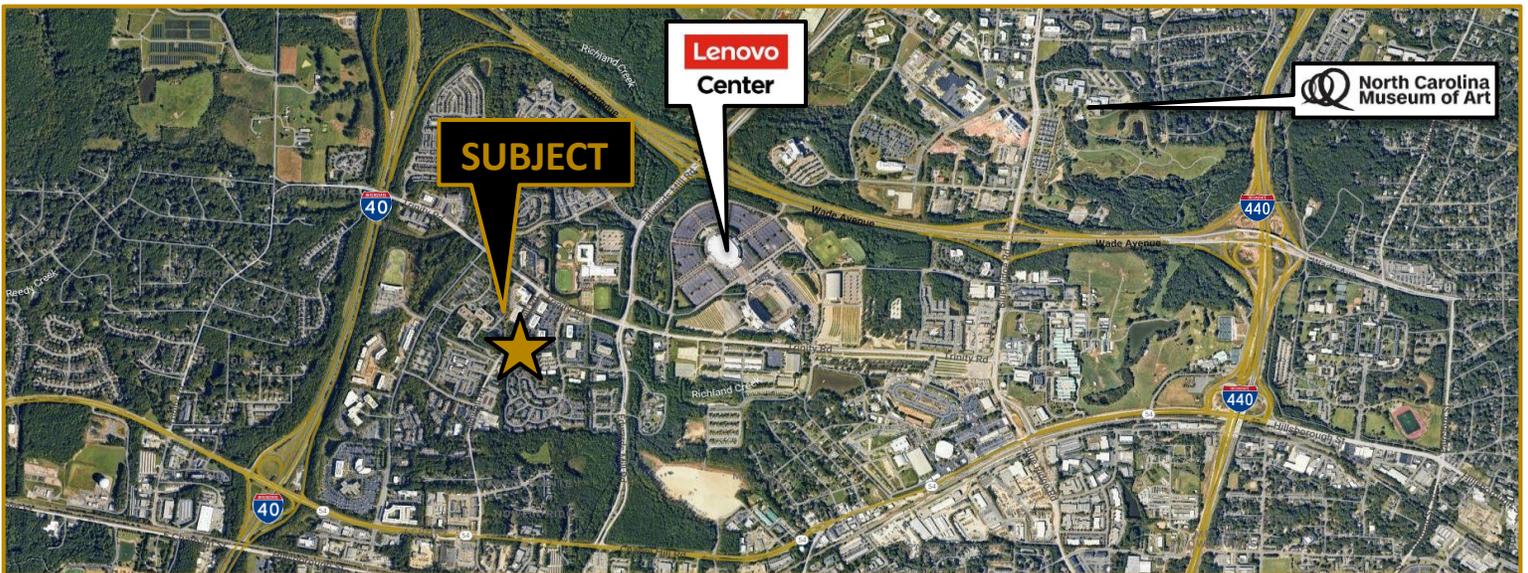
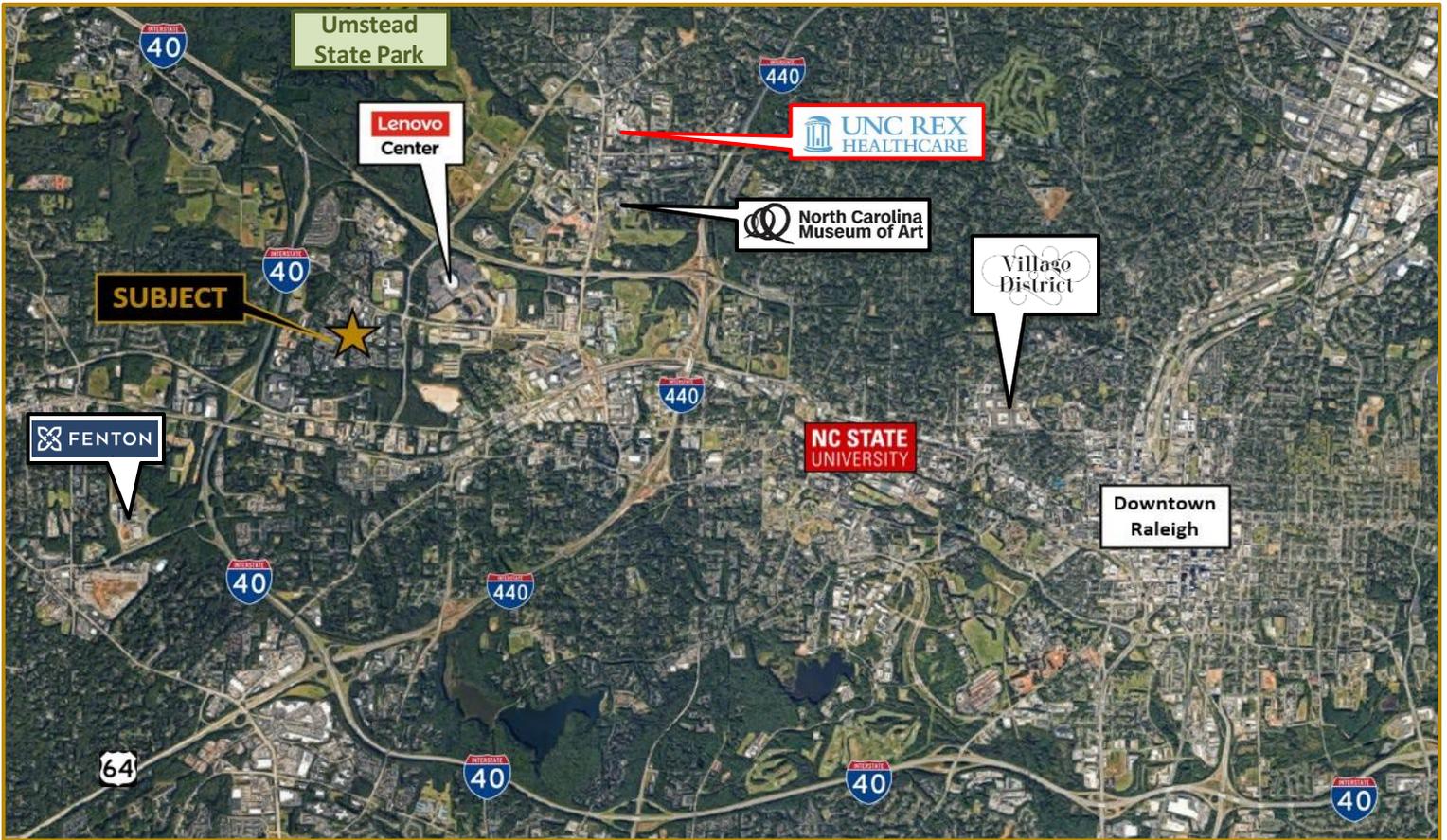
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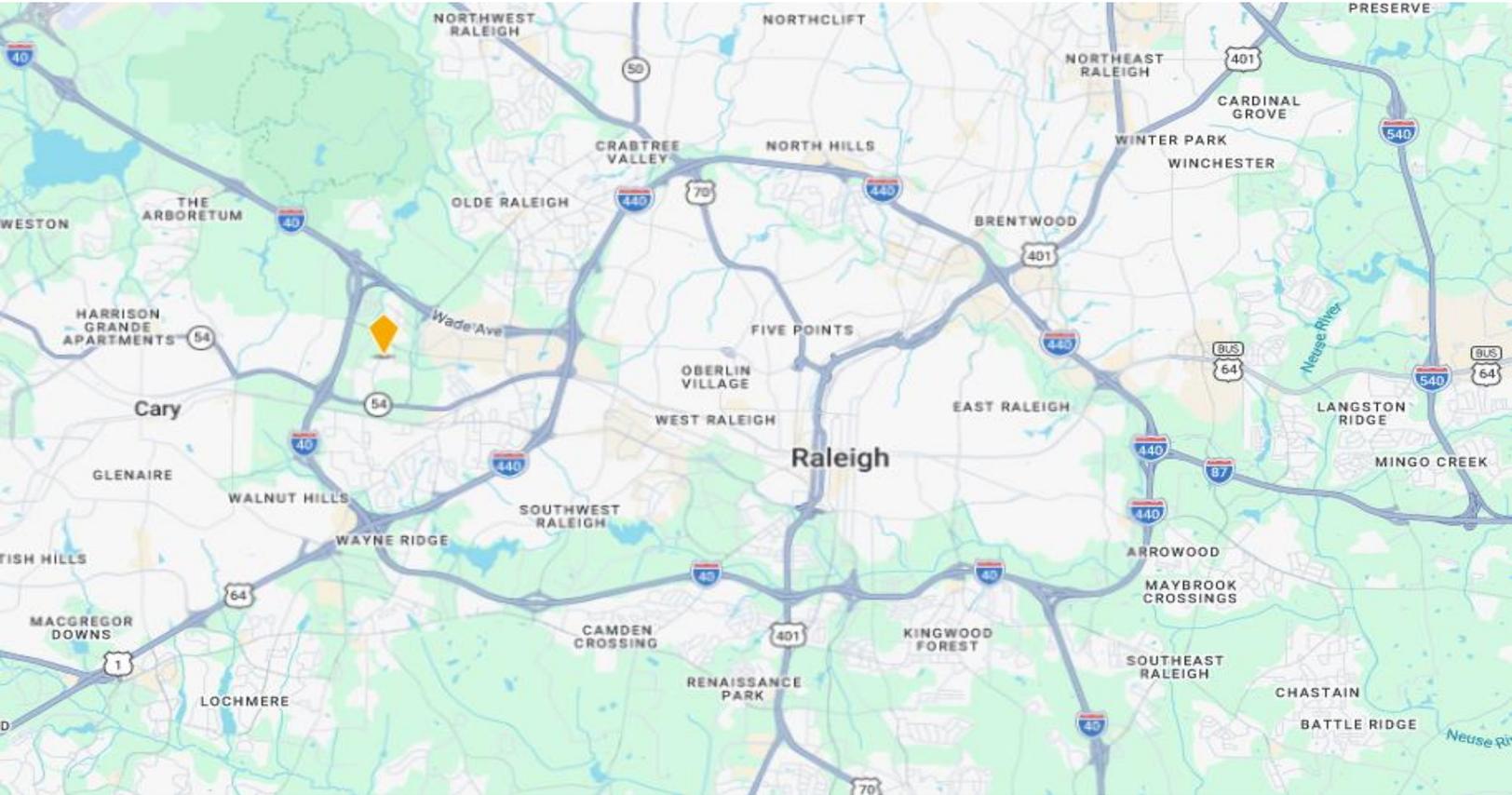
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SUBJECT AERIALS



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Nearby Demographics

	2 MILES	5 MILES	10 MILES
2025 Population	34,634	207,650	765,340
2029 Projected Population Growth	38,765	225,154	775,902
2029 Estimated Households	15,760	95,600	306,521
2025 Median Household Income	\$82,317	\$115,540	\$118,755

For more information contact:

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