

FLEX/WAREHOUSE FOR LEASE
2701 NOBLIN RD
RALEIGH, NC 27604

Beltline Visibility!!



NAI TRI PROPERTIES

2701 NOBLIN ROAD



NOBLIN ROAD



Great central Raleigh location just outside the beltline with easy access to I-440, US 1/Capital Boulevard, and I-40. There is an abundance of surrounding amenities. Beltline (I-440) visibility!

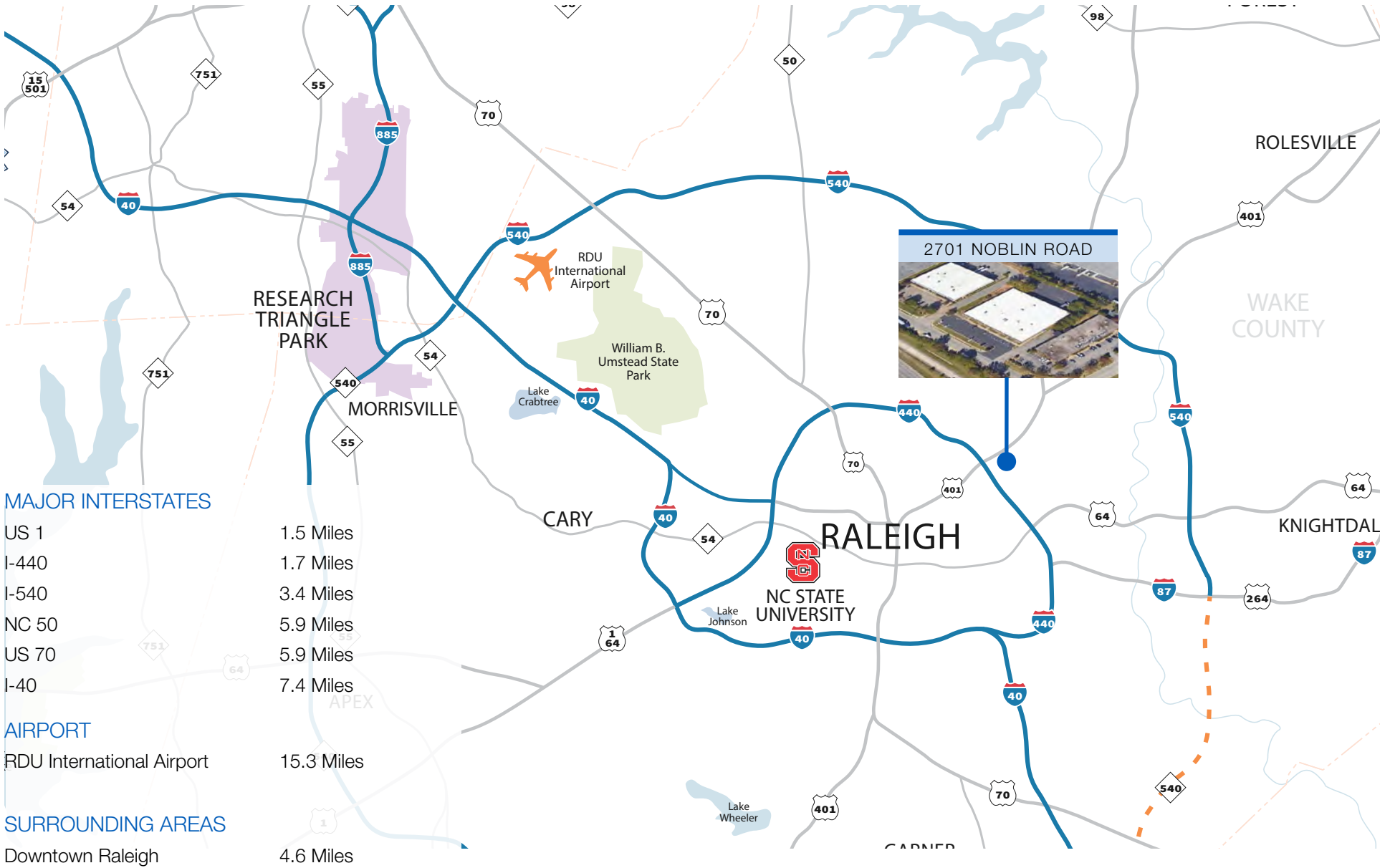
ADDRESS	2701 Noblin Road, Raleigh, NC 27604
AVAILABLE	±13,000 SF (100% HVAC)
BUILDING SIZE	±43,000 SF
RENTAL RATE	\$16.00/SF NNN TICAM \$2.24/SF (est.)
DESCRIPTION	16.46' - 17.42' Ceiling Height in Warehouse to Deck 2 Dock High Doors Wet Sprinkler System 125 AMP, 240V, 3 Phase 37'X37' and 32'X32' Column Spacing
ZONING	IX-3 Raleigh table of permitted uses

CONTACT

ED BROWN, CCIM, SIOR | 919.345.5939 | ebrown@triprop.com

NAITRI PROPERTIES

REGIONAL OVERVIEW



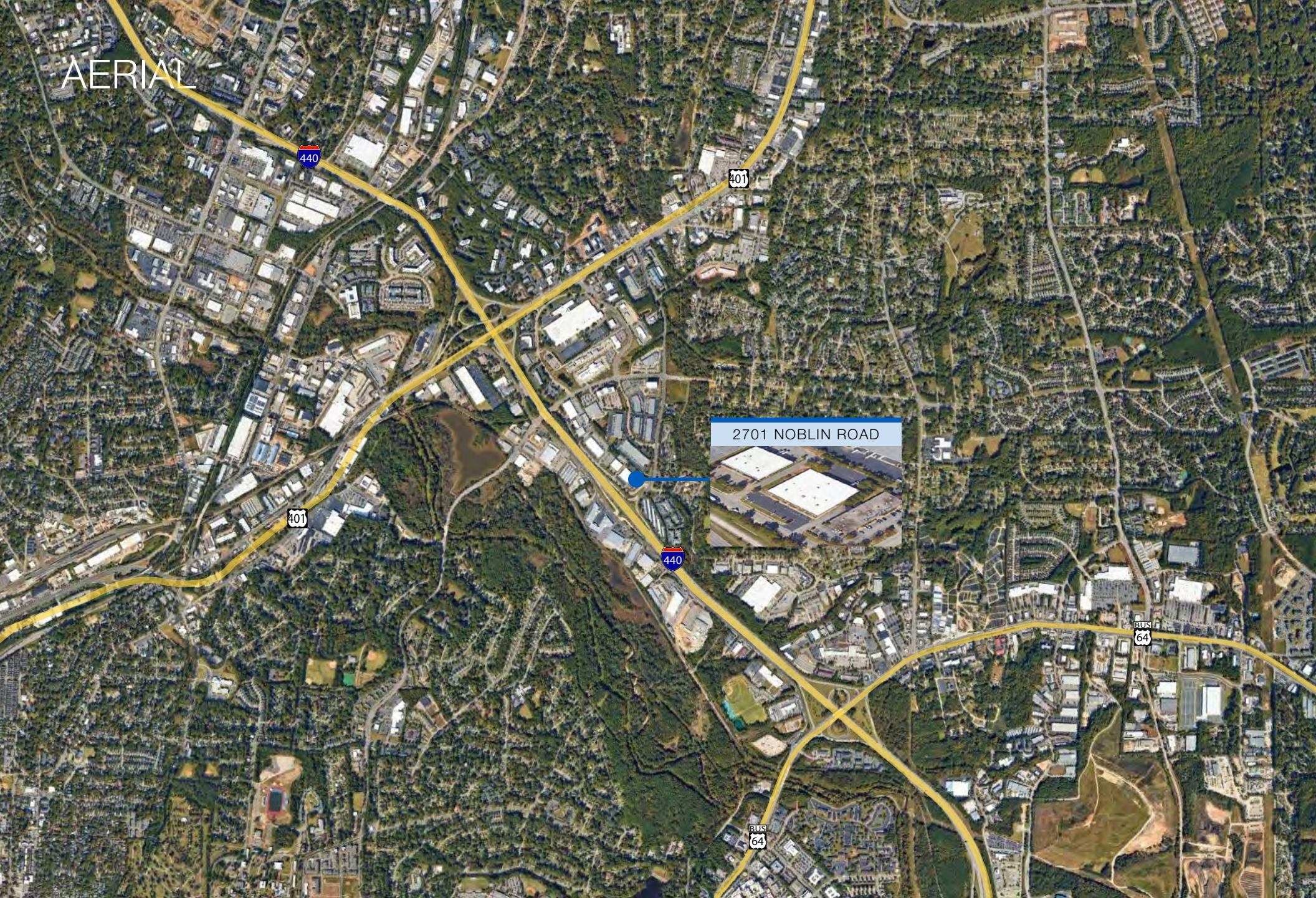
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AERIAL



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EXTERIOR | BELTLINE VISIBILITY



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EXTERIOR



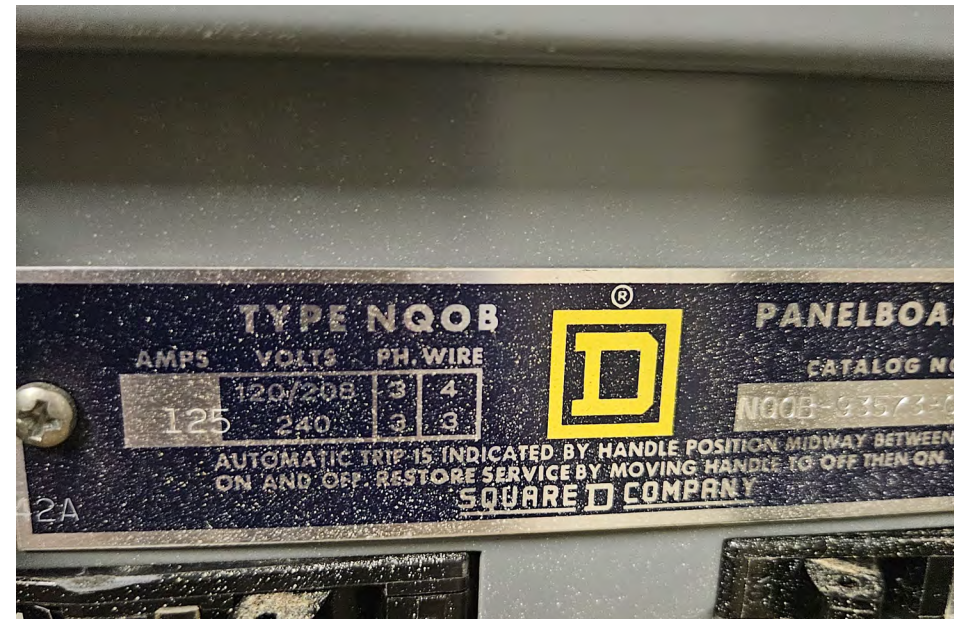
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INTERIOR



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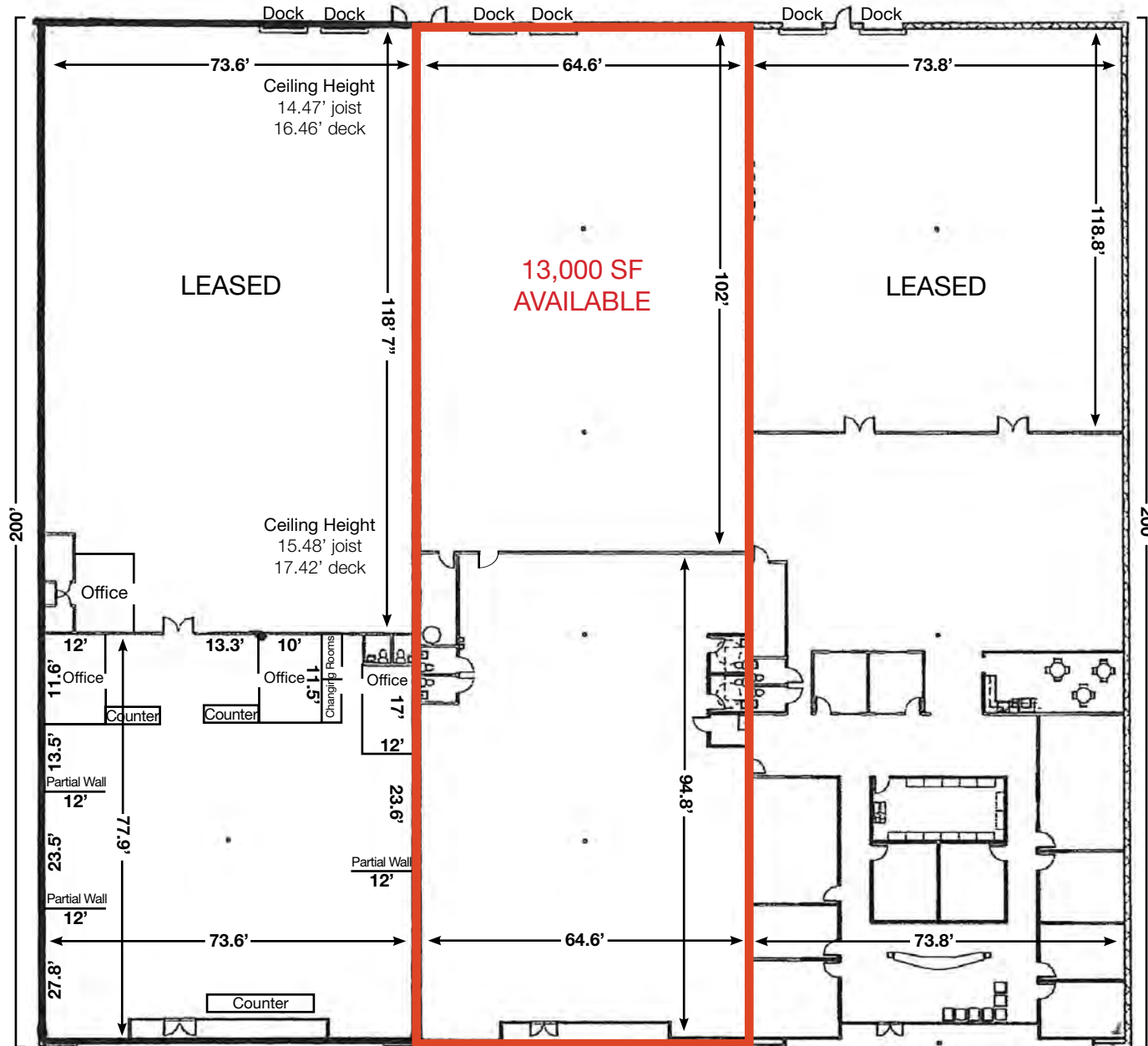
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NAITRI PROPERTIES

FLOORPLAN



CLICK OR
SCAN FOR
VIRTUAL TOUR



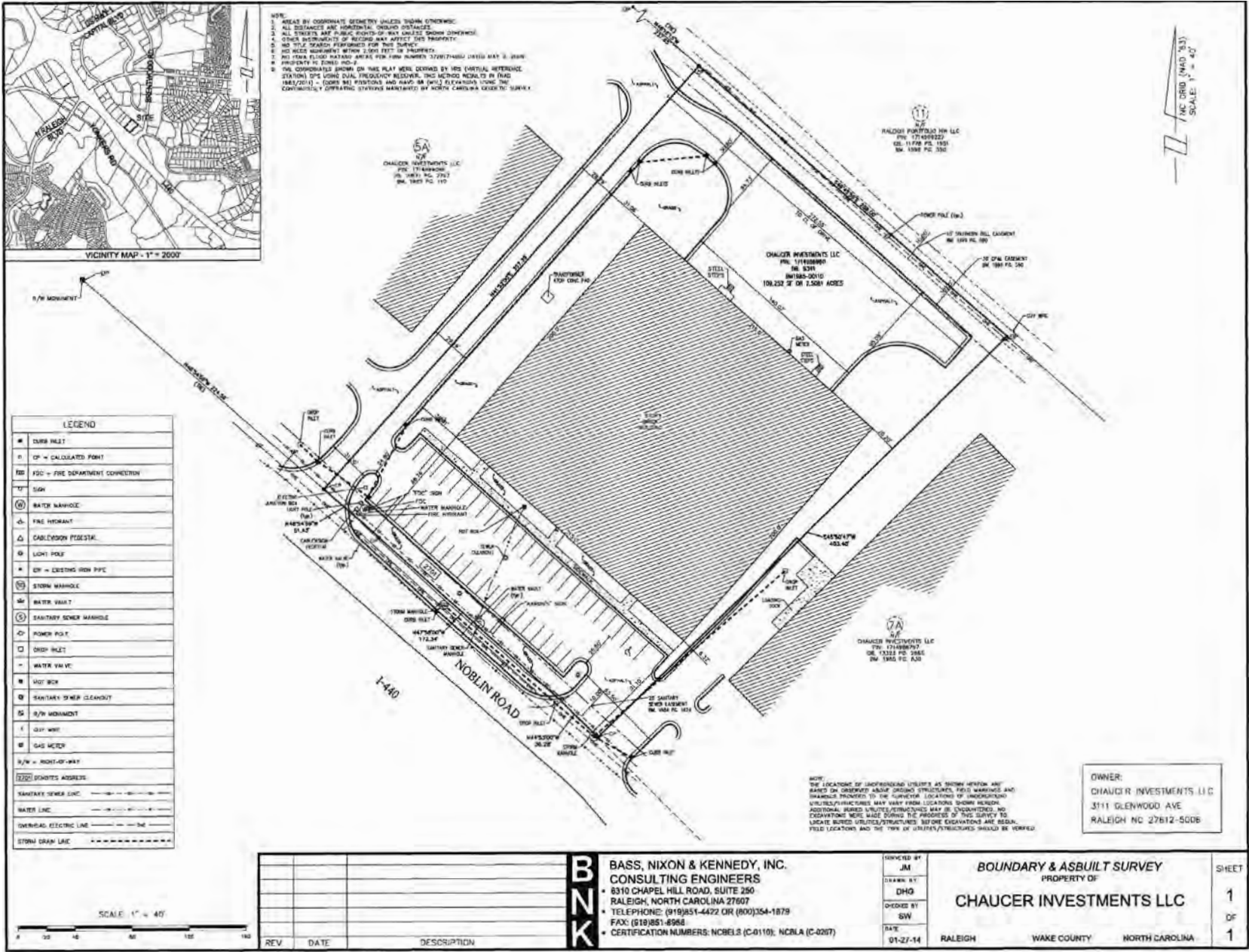
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SITE PLAN



AMENITIES

Located just outside the I-440 Beltline, 2701 Noblin Rd offers not only strategic access to major highways like US 1/Capital Boulevard and I-40, but also a rich mix of nearby amenities that enhance convenience for businesses and employees alike.

FUEL STATIONS

BP
Exxon
Mobil
76 Gas Station
Speedway
Shell
Han-Dee Hugo's
Circle K

DINING OPTIONS

Waffle House
Taco Bell
Dunkin'
Subway
Fine Folk
K&W Cafeteria
McDonald's
IHOP
kPot Korean BBQ & Hot Pot
Hibachi Grill

RETAIL & GROCERIES

Triangle Town Center
Capital Crossing
Ross
Family Fare
IGA
Midtown Olive Oil
Trader Joe's
Food Lion
NC International Grocery Store
Larry's Supermarket
Wegmans
Oriental Store of Raleigh
Sightly Worn Thrift Shop

HEALTH & EMERGENCY

Duke Raleigh Hospital
Triangle Gastroenterology
Raleigh Fire Station Number 7
Fire Station 11
Raleigh Police Department

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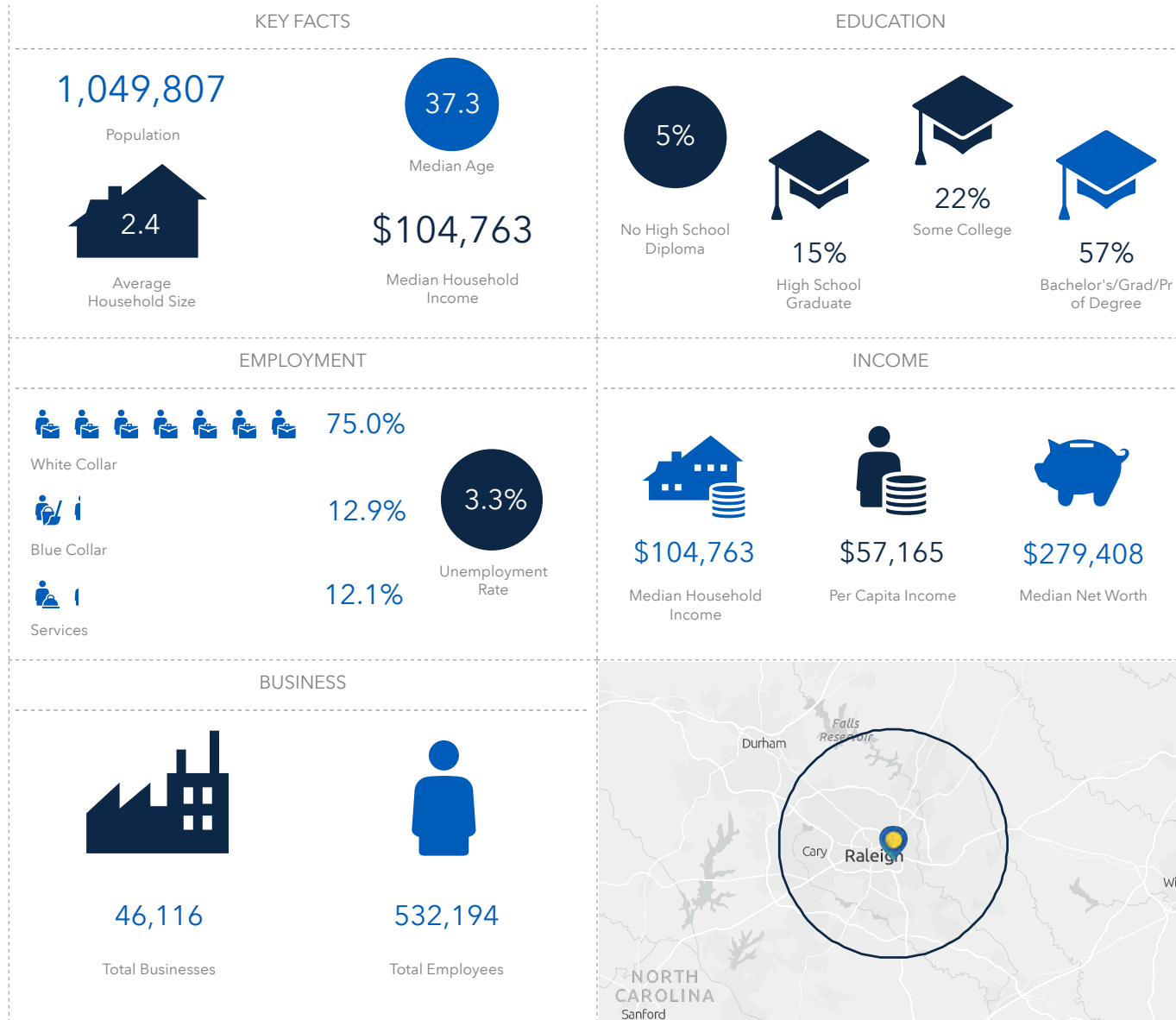
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DEMOGRAPHICS

15 MILE



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