



FLEX SPACE FOR LEASE TRYON BUSINESS CENTER

3305 DURHAM DRIVE, RALEIGH, NC 27603

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**LEE &
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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Tryon Business Center is a 21,520 SF industrial/flex building on 2.1 acres situated just minutes to downtown Raleigh, offering easy access to I-440 and the Triangle region.

HIGHLIGHTS

- Suite 119: 3,600 SF
- 1/3 Office & 2/3 Warehouse
- Available immediately
- Two Drive-In Doors - 12' x 12' Grade level doors
- Zoned IX-3
- Brick and glass storefront
- Prime south Raleigh location just off Hwy 401 S
- Easy access to downtown Raleigh and major highways

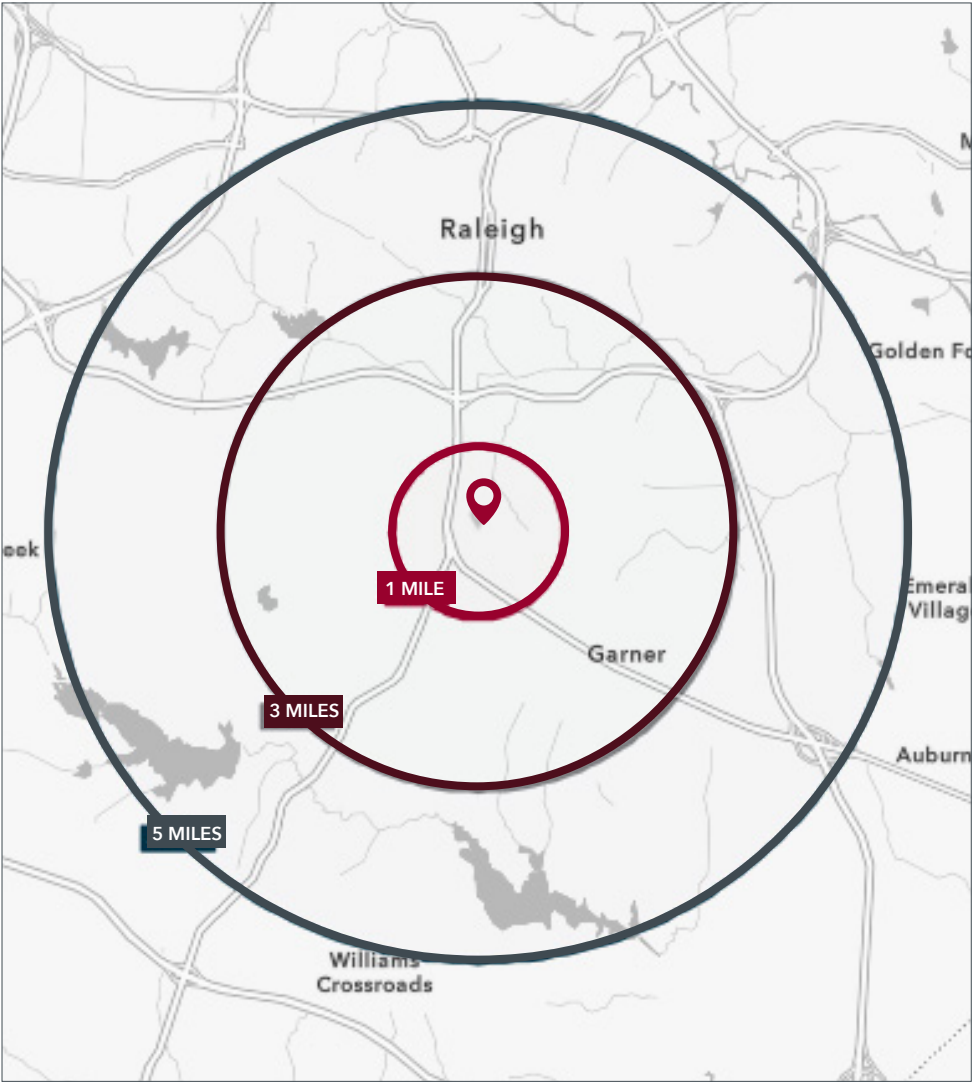
LEASE RATE: \$17.00/SF NNN

TICAM: \$4.52/SF (EST.)



AREA OVERVIEW





	1 MILE	3 MILES	5 MILES
Population (2025)	7,006	56,194	165,999
Daytime Population	11,707	59,045	231,915
Total Businesses	663	2,368	8,495
Total Employees	6,845	23,602	117,622
Bachelor's Degree of Higher	54.4%	37%	49.3%



TRYON BUSINESS CENTER | 3305 DURHAM DRIVE, RALEIGH, NC

**#1 Top Metro for Best
Business Climate (Raleigh)**
Business Facilities, 2025

**#1 Best Performing Large
City (Raleigh)**
Milken Institute, 2025

**#1 State for Business
(North Carolina)**
CNBC, 2025