



MACGREGOR YARDS II
118 MACKENAN DRIVE
CARY, NORTH CAROLINA 27511

OFFICE/FLEX SPACE FOR LEASE

±5,318 - 25,130 SF



MACGREGOR YARDS II

SPACE FOR LEASE

LOCATION & NEARBY AMENITIES

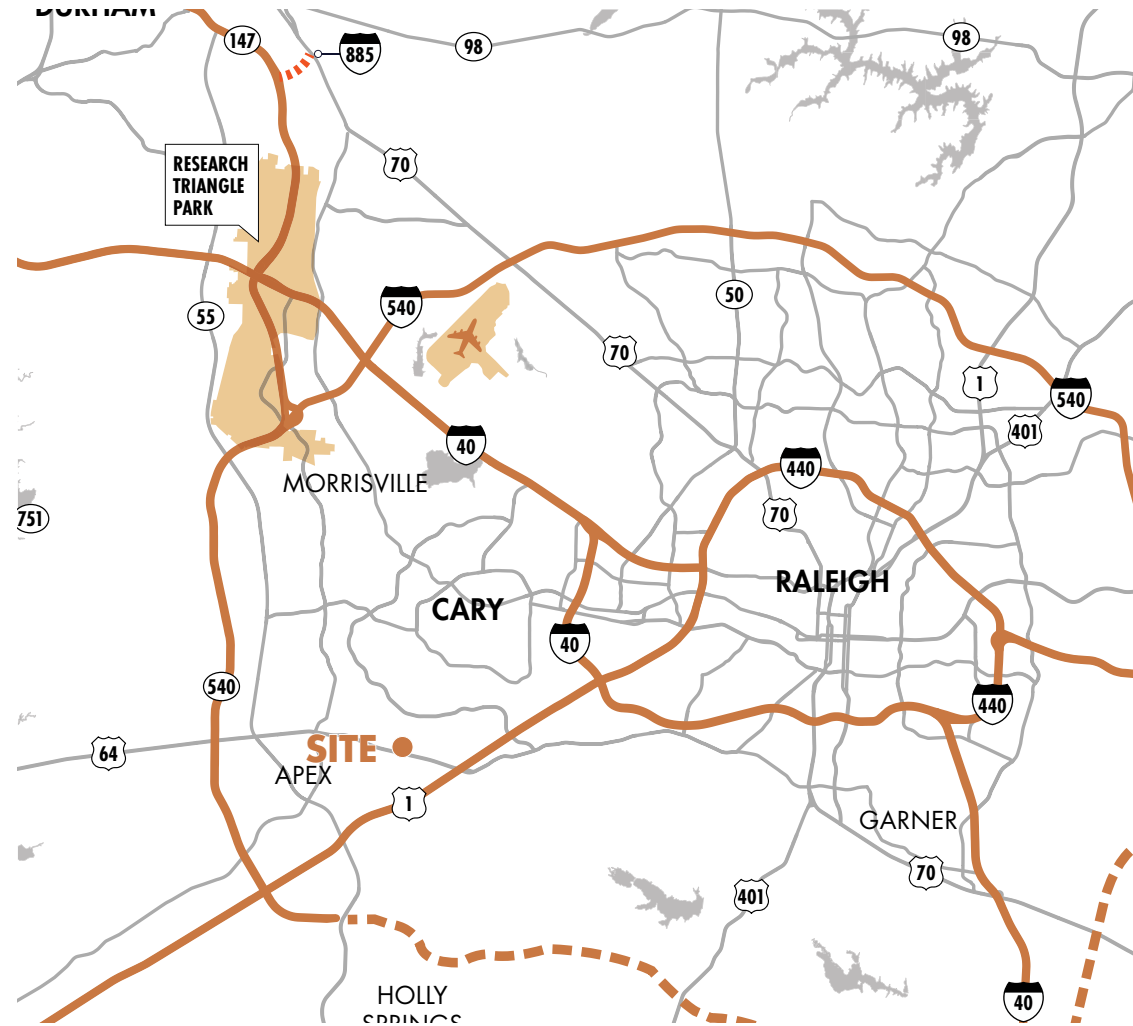
- Central Cary location with direct access to US-1 and Highway 64
- Close proximity to MacGregor Village, Waverly Place and Koka Booth Amphitheatre

PROPERTY FEATURES

- Attractive corporate office/flex setting
- Property upgrades underway
- Functional space with loading docks and a well-designed truck court
- Strong ownership prepared to execute

BUILDING STATS

PROPERTY TYPE	Flex
LOCATION	118 MacKenan Drive, Cary, NC 27511
BUILDING SIZE	50,591 SF
FLOORS	One (1)
LEASING RATE	\$18.50 NNN
TICAM	\$4.08/SF
LOADING DOCKS	Two dock-high doors
CLEAR HEIGHT	18'
PARKING	3.5/1,000 SF
POWER	277/480V 3-phase 800 amp
AVAILABLE SPACE	Suite 100: 5,318 SF
	Suite 200: 25,130 SF



For more information, please contact:

PATRICK BLACKLEY

Senior Vice President
(919) 274 9323
patrick.blackley@foundrycommercial.com

JANE DOGGETT, CCIM

Market Leader
(919) 625 8828
jane.doggett@foundrycommercial.com

JOHN KELLY, SIOR

Principal, Brokerage Services
(919) 987 1005
john.kelly@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

MACGREGOR YARDS II

SPACE FOR LEASE

NEARBY AMENITIES



For more information, please contact:

PATRICK BLACKLEY

Senior Vice President
 (919) 274 9323
patrick.blackley@foundrycommercial.com

JANE DOGGETT, CCIM

Market Leader
 (919) 625 8828
jane.doggett@foundrycommercial.com

JOHN KELLY, SIOR

Principal, Brokerage Services
 (919) 987 1005
john.kelly@foundrycommercial.com



2301 Sugar Bush Road, Suite 220
 Raleigh, NC 27612

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

MACGREGOR YARDS II

SPACE FOR LEASE

PROPERTY UPGRADES

RECENTLY COMPLETED

- Painted exterior of buildings
- Suite entry awnings installed
- Upgraded monument and directional signage

COMING SOON

- The Pocket Park – An outdoor tenant amenity area between both buildings



For more information, please contact:

PATRICK BLACKLEY

Senior Vice President

(919) 274 9323

patrick.blackley@foundrycommercial.com

JANE DOGGETT, CCIM

Market Leader

(919) 625 8828

jane.doggett@foundrycommercial.com

JOHN KELLY, SIOR

Principal, Brokerage Services

(919) 987 1005

john.kelly@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

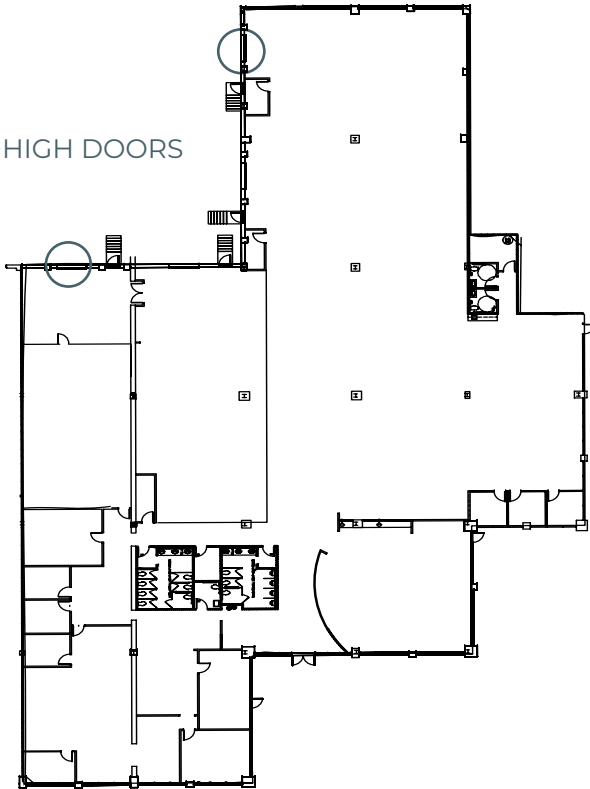
Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

MACGREGOR YARDS II

SPACE FOR LEASE

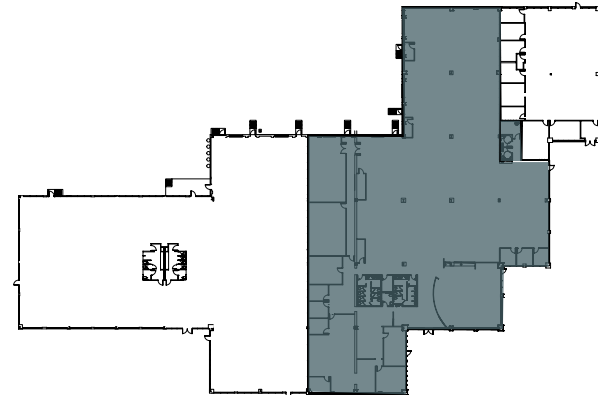
SPACIOUS FLOORPLANS

DOCK-HIGH DOORS



FLOOR PLAN

SUITE 200 | ±25,130 SF



For more information, please contact:

PATRICK BLACKLEY

Senior Vice President

(919) 274 9323

patrick.blackley@foundrycommercial.com

JANE DOGGETT, CCIM

Market Leader

(919) 625 8828

jane.doggett@foundrycommercial.com

JOHN KELLY, SIOR

Principal, Brokerage Services

(919) 987 1005

john.kelly@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

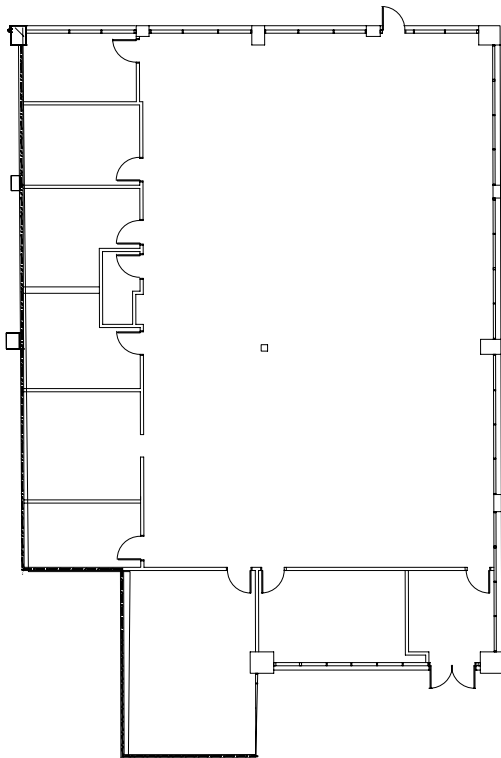
foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

MACGREGOR YARDS II

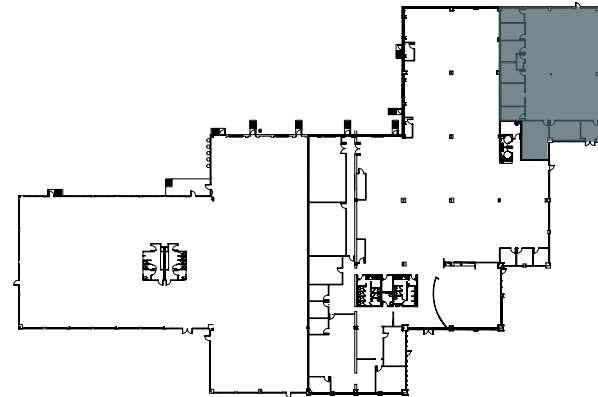
SPACE FOR LEASE

SPACIOUS FLOORPLANS



FLOOR PLAN

SUITE 100 | ±5,318 SF SF
AVAILABLE 2/1/25



For more information, please contact:

PATRICK BLACKLEY

Senior Vice President

(919) 274 9323

patrick.blackley@foundrycommercial.com

JANE DOGGETT, CCIM

Market Leader

(919) 625 8828

jane.doggett@foundrycommercial.com

JOHN KELLY, SIOR

Principal, Brokerage Services

(919) 987 1005

john.kelly@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.