



**For Lease**

**2400 Alwin Court  
Raleigh, NC 27604**

### Inside the beltline warehouse opportunity

#### ±42,000 total SF available

- Column spacing 40' x 25'
- 18' to 20' clear
- 10 dock doors
- 37,200 SF warehouse
  - Eight (8) 10' x 10' docks
  - One (1) 16' x 10' dock
  - One (1) 20' x 10' dock
  - One (1) 16' x 14' drive-in door
  - Gas heat
- 4,800 SF office
  - Fully heated and air conditioned
  - Office area includes individual offices, conference rooms, reception/lobby area, restrooms, and breakrooms
- 400 amps

#### Asking Lease Rate

Call broker

#### TICAM

\$2.00/SF (EST)



#### Larry L. Lakins II, SIOR

Executive Vice President  
+1 919 815 5327  
larry.lakins@colliers.com

#### Shields Bennett Liggett

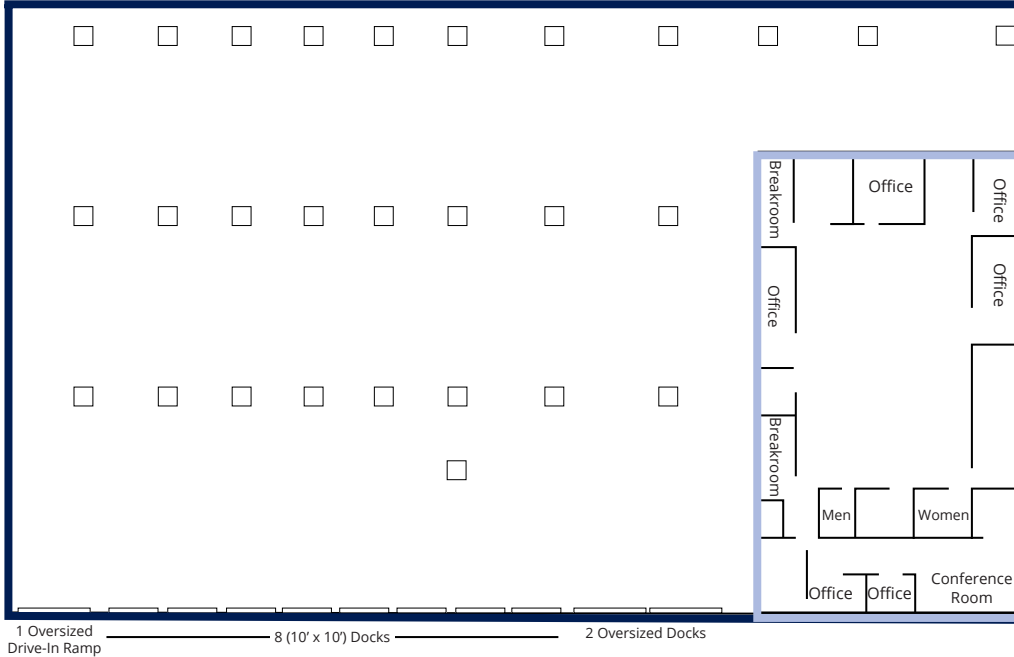
Associate  
+1 919 538 5707  
shields.bennett@colliers.com

#### Colliers

4208 Six Forks Road, Suite 800  
Raleigh, NC 27609  
+1 919 582 7930

# Property Information

±42,000 SF  37,200 SF Warehouse  4,800 SF Office



## Location

- Infill location
- Quick access to I-440
- Approximately 25 minutes to RDU International Airport



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