

**FOR LEASE**

# Flex Space

**3227 SPOTTSWOOD ST.**

Raleigh, NC 27615

**PRESENTED BY:**

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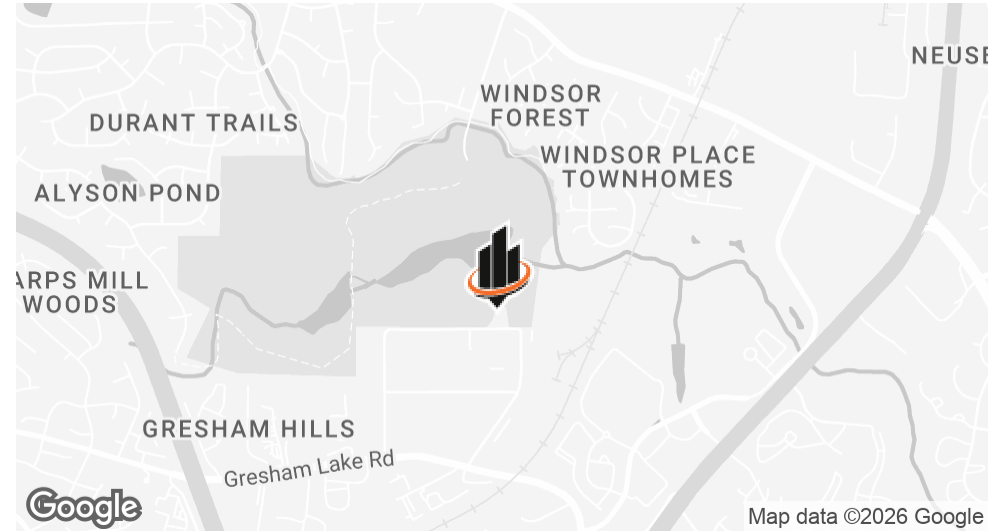
**JOHN POWELL**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>BUILDING SQ FT:</b>	±14,400 SF (±2,400 SF Office)
<b>DRIVE-IN ACCESS:</b>	8 Doors (12' x 14')
<b>LOADING:</b>	1.11 Acres
<b>LEASE RATE:</b>	\$16.50/SF NNN

### PROPERTY DESCRIPTION

**Functional Industrial Layout:** 3227 Spottswood St offers 14,400 SF of flex industrial space, including ±2,400 SF of office and ±12,000 SF of warehouse. The warehouse features a dedicated office for on-site management, 16' ceilings, and IX-3 zoning—ideal for warehousing or light manufacturing users.

**Convenient Access & Features:** This secure site includes nine roll-up doors, one exterior dock, and a fenced lot. Located just minutes from I-540, the property offers excellent logistical connectivity for users seeking functionality, flexibility, and accessibility.

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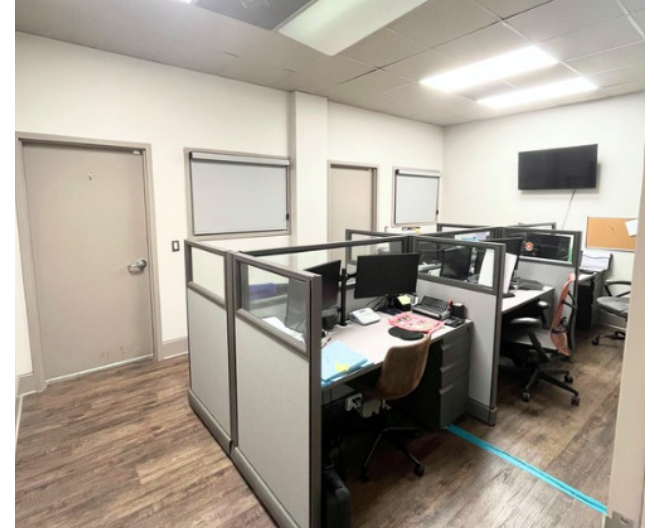
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## ADDITIONAL PHOTOS



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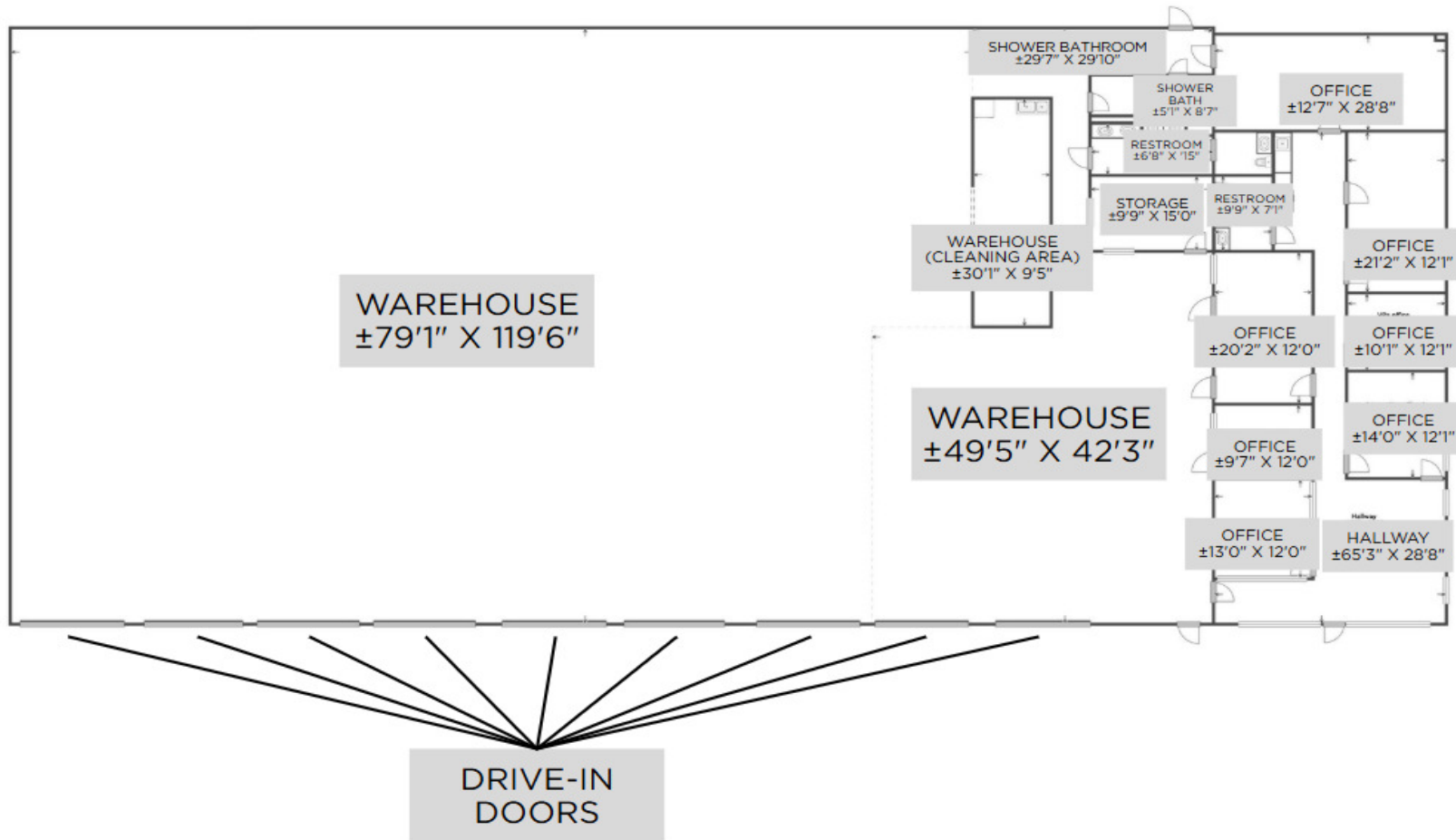
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# FLOOR PLAN



\*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

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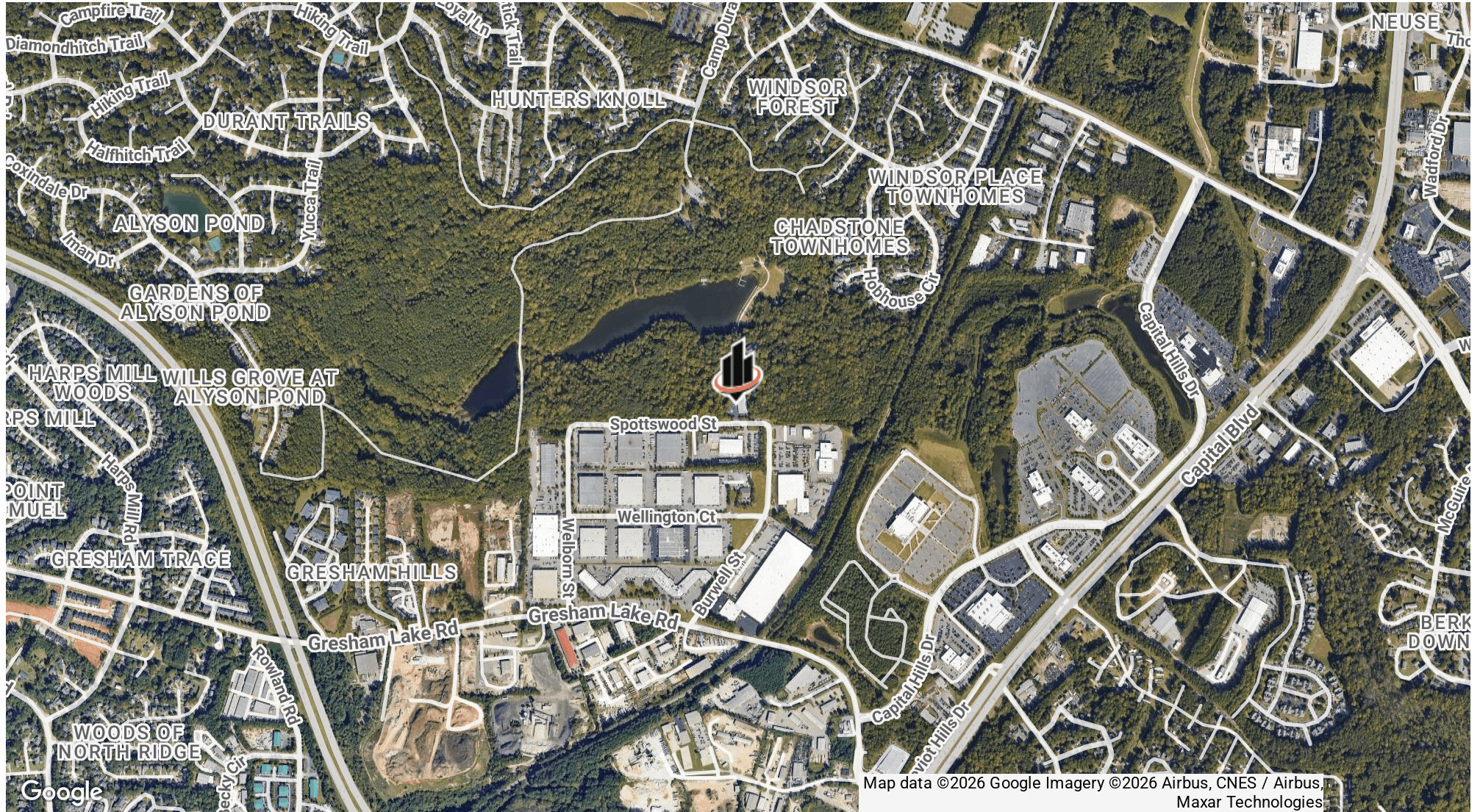
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# LOCATION MAP



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