

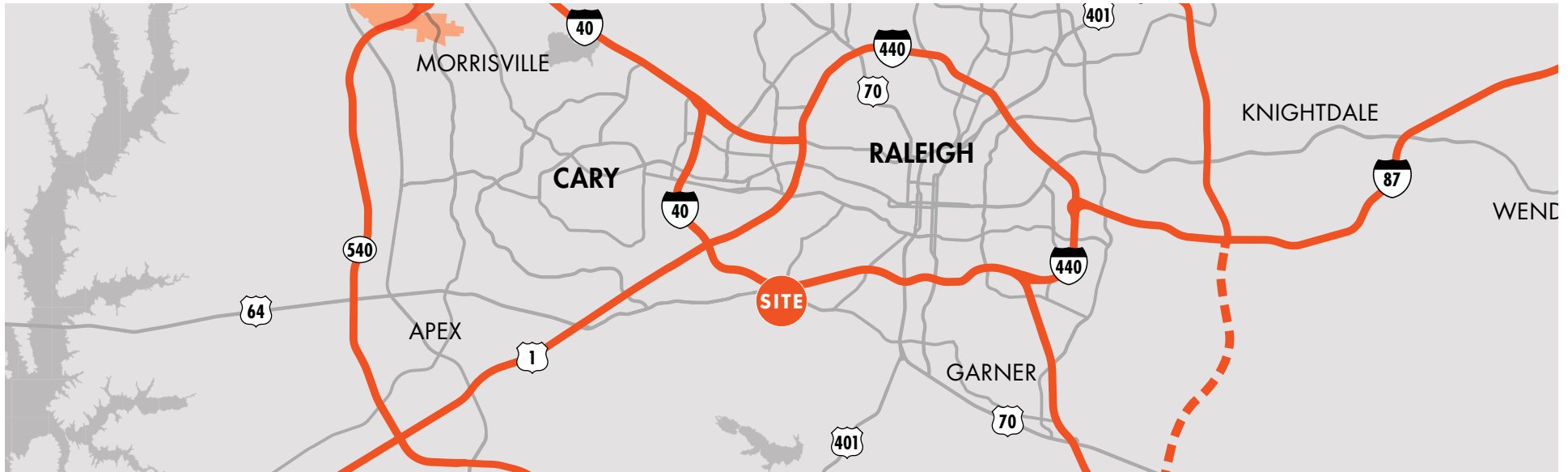
RECENTLY RENOVATED SUITES AVAILABLE

FOUNDRY  
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**3800 TRYON ROAD**

RALEIGH, NC 27606

±4,885 - 8,593 SF AVAILABLE FOR LEASE



### PROPERTY FEATURES

- Located in Southwest Raleigh at the corner of Tryon Road and Gorman Road just off I-40 exit 295
- Approximately 0.2 miles from I-40, 2.5 miles from I-440 and US Hwy 64, 3 miles to US Hwy 401, 7 miles to downtown Raleigh and 15 minutes to RDU International Airport
- Suite E1: ±8,593 SF of flex/warehouse space @ \$15.00 PSF
- Suite C: ±4,885 SF of flex/warehouse space @ \$17.00 PSF
- Suite F: ±5,000 SF of flex/warehouse space @ \$18.00 PSF

### BUILDING FEATURES

BUILDING SIZE	±62,060 SF
LOT SIZE	±6.89 acres
AVAILABLE SPACE	E1: ±8,593 SF C: ±4,885 SF F: ±5,000 SF (Available 8/1/26)
YEAR BUILT	1961, renovated in 1980
CLEAR HEIGHTS	12 - 22 feet
DOCK/DRIVE IN DOORS	3 dock doors & 6 drive in doors
ZONING	IX-3 PL ; Industrial Mixed Use
TIMING	Immediately
TICAM	\$2.50 PSF

FOR MORE INFORMATION, PLEASE CONTACT:

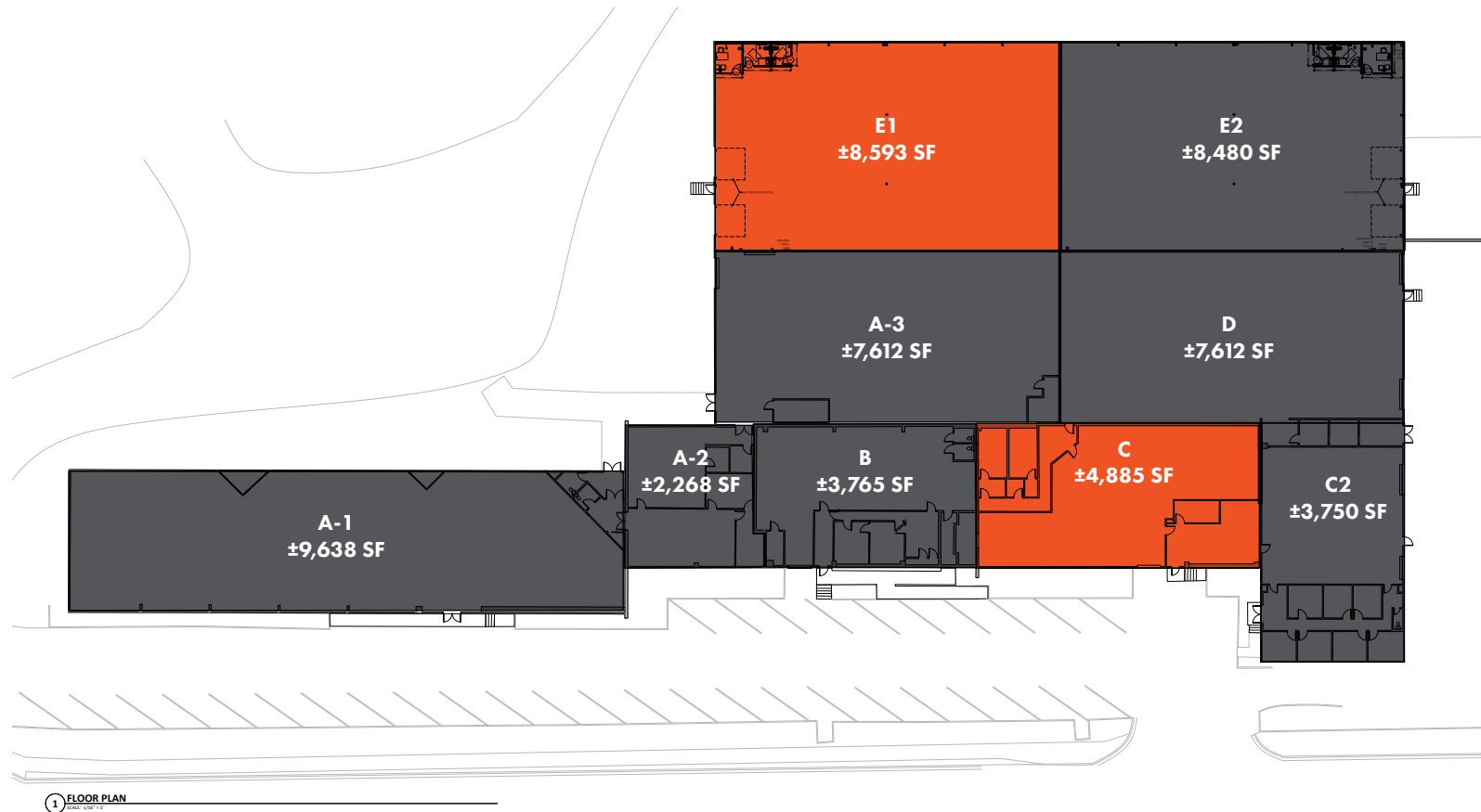
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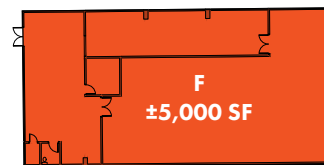


## FLOOR PLAN



**AVAILABLE**

**LEASED**



**AVAILABLE 8/1/26**

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