

4792 RAWLS CHURCH ROAD

FUQUAY VARINA, NC | SUBLEASE



NAI TRI PROPERTIES

PROPERTY OVERVIEW

Flex/warehouse sublease opportunity. Conveniently located near HWY 401 and within 30 minute drive to RDU International Airport, and major roadways including I-40 and I-540.

ADDRESS	4792 Rawls Church Rd, Fuquay-Varina, NC 27526 (Permits come from Harnett County)
BUILDING SIZE	34,536 SF (1,500 office, 33,036 warehouse)
SITE SIZE	2.23 Acres
MASTER LEASE	9/30/28 Expiration Date
RENTAL RATE	\$5.77/SF NNN (\$16,610/month) Plus taxes and insurance ±\$915/month, ±\$0.32/SF Sublessee is responsible for lawn maintenance and landscaping
CEILING HEIGHT	Front building 16,000 SF section center 18'7" - sides 15'5" Front building 4,500 SF section center 15'4" - side 12'5" Back building 11,600 SF center 22' - sides 17'6"
ROOF TYPE	Metal
POWER	3 Phase power both buildings
DOCKS/DRIVE IN	Front building - extended dock platform with room for 3 trucks Back building - 1 drive-in door, no docks
COLUMN SPACING	Front building - clear span Back building columns
SPRINKLER SYSTEM	Front building sprinklered Back building not sprinklered
ZONING	Industrial (IND) Harnett County Click here for table of permitted uses

CONTACT

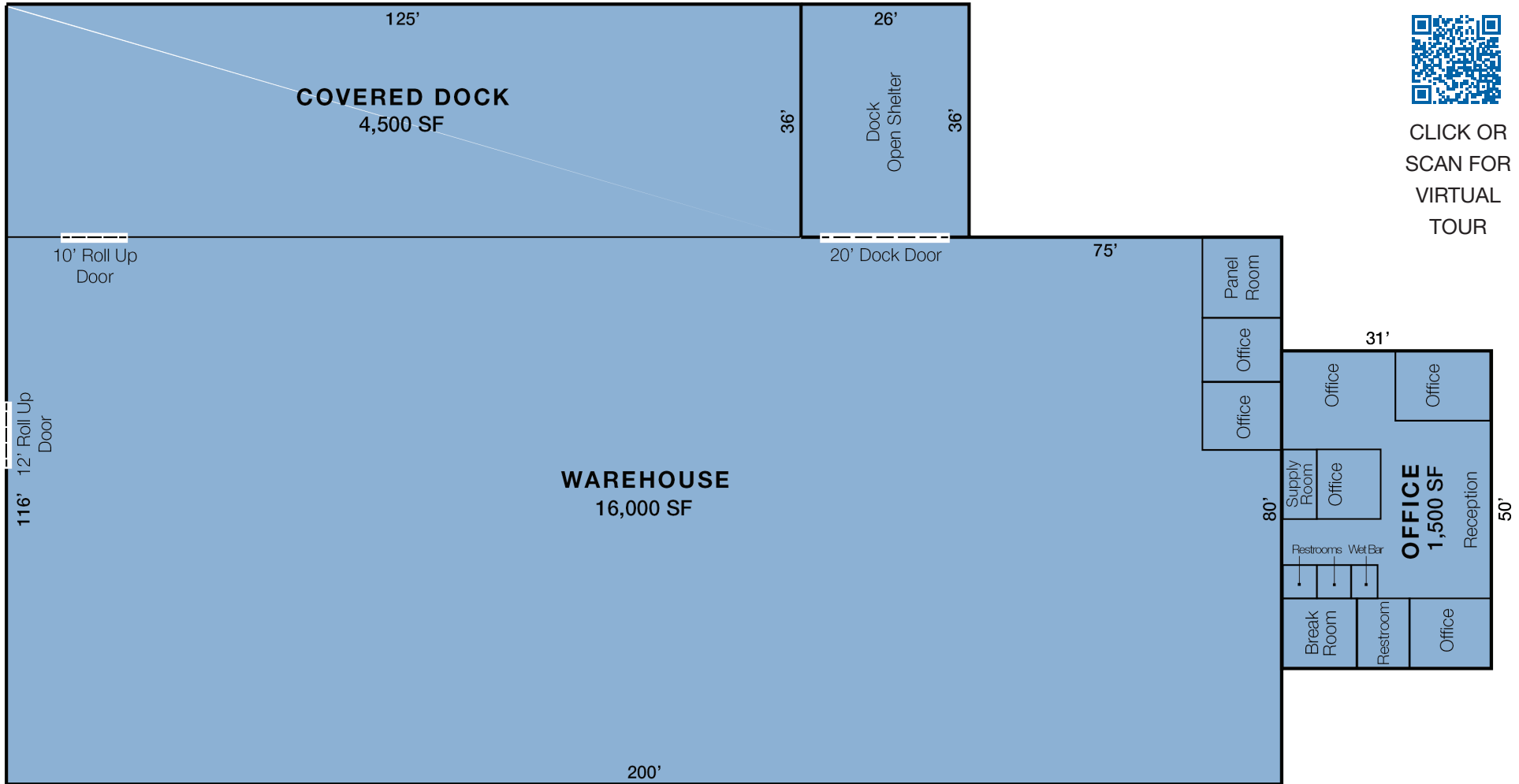
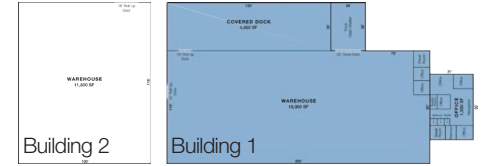
ED BROWN, CCIM, SIOR | 919.345.5939 | ebrown@triprop.com



FLOOR PLAN

Building 1

22,936 SF (1,500 OFFICE, 21,436 WAREHOUSE includes covered dock area)



CLICK OR
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VIRTUAL
TOUR

CONTACT

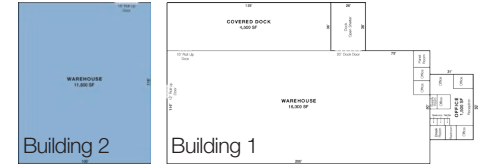
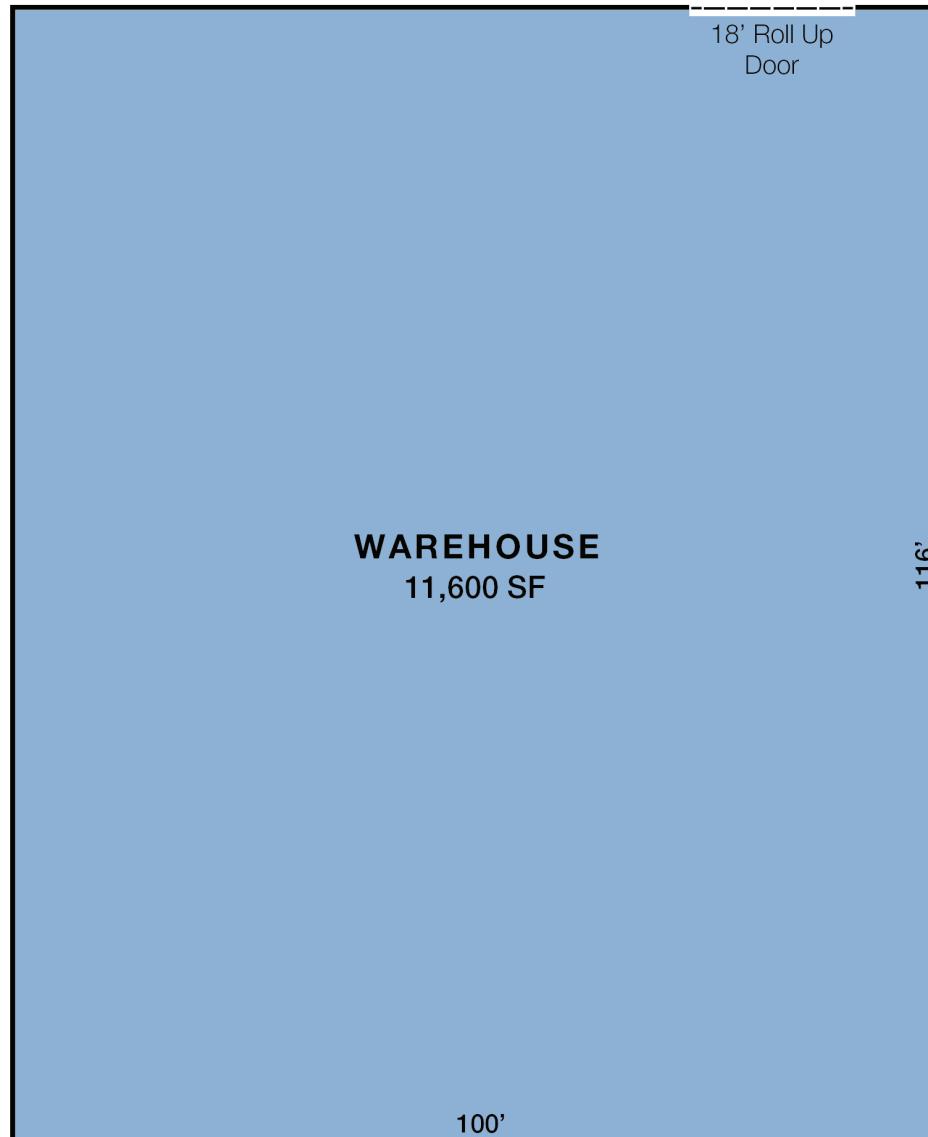
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FLOOR PLAN

Building 2
11,600 SF



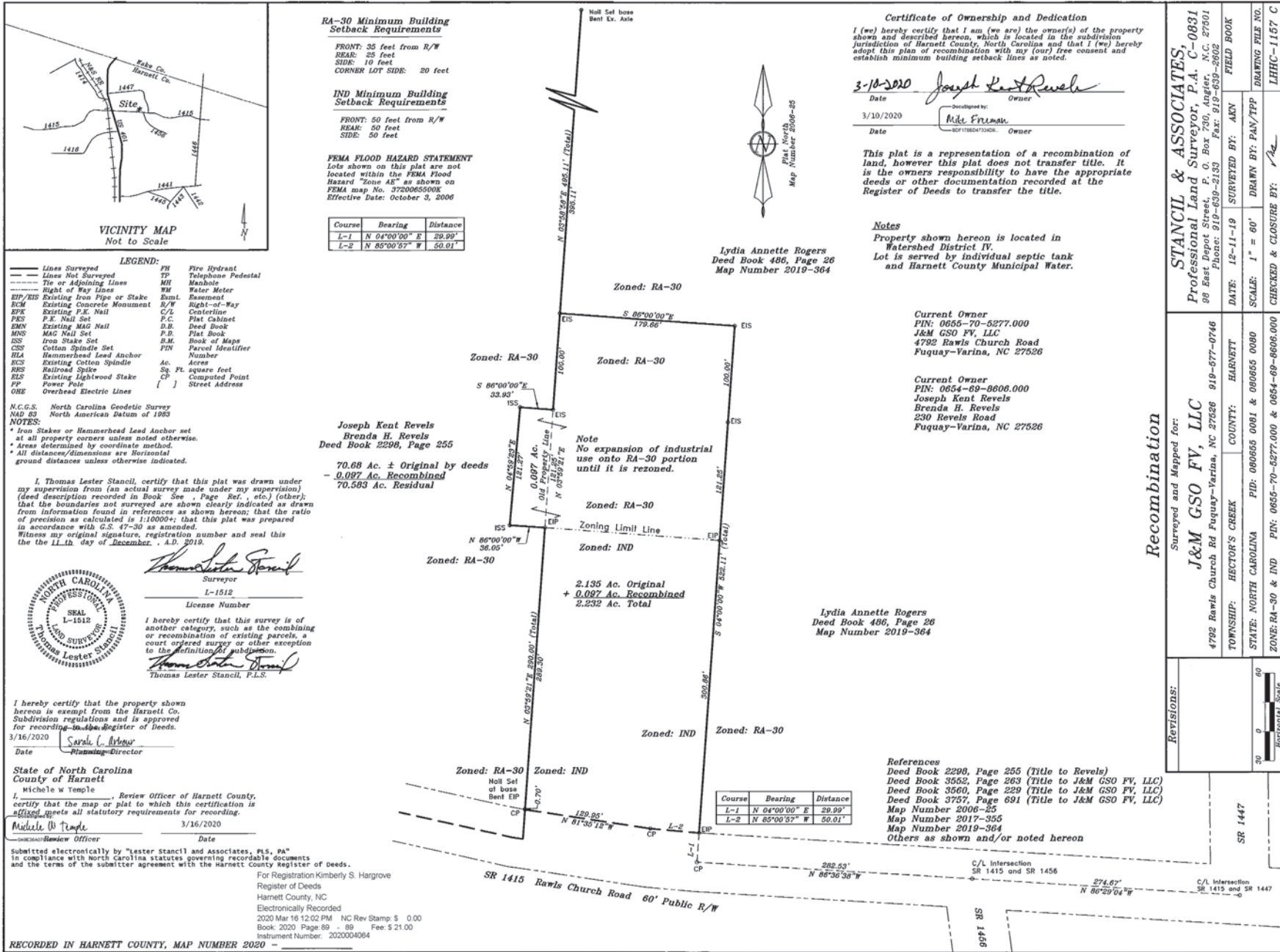
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LOT MAP



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AERIAL

4792 RAWLS CHURCH RD



Rawls Church Road

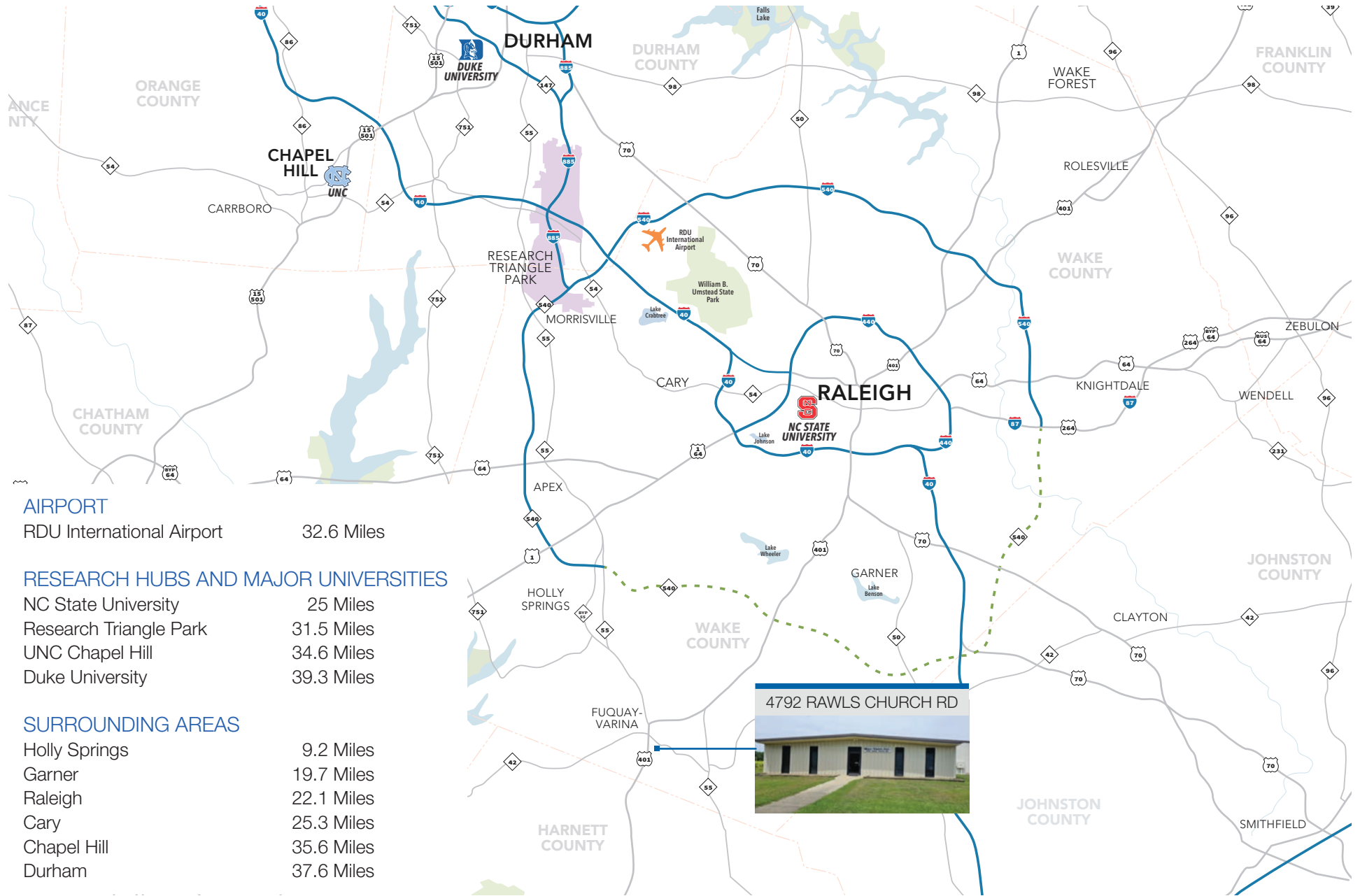
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TRIANGLE REGION



AIRPORT

RDU International Airport 32.6 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

NC State University 25 Miles
 Research Triangle Park 31.5 Miles
 UNC Chapel Hill 34.6 Miles
 Duke University 39.3 Miles

SURROUNDING AREAS

Holly Springs 9.2 Miles
 Garner 19.7 Miles
 Raleigh 22.1 Miles
 Cary 25.3 Miles
 Chapel Hill 35.6 Miles
 Durham 37.6 Miles

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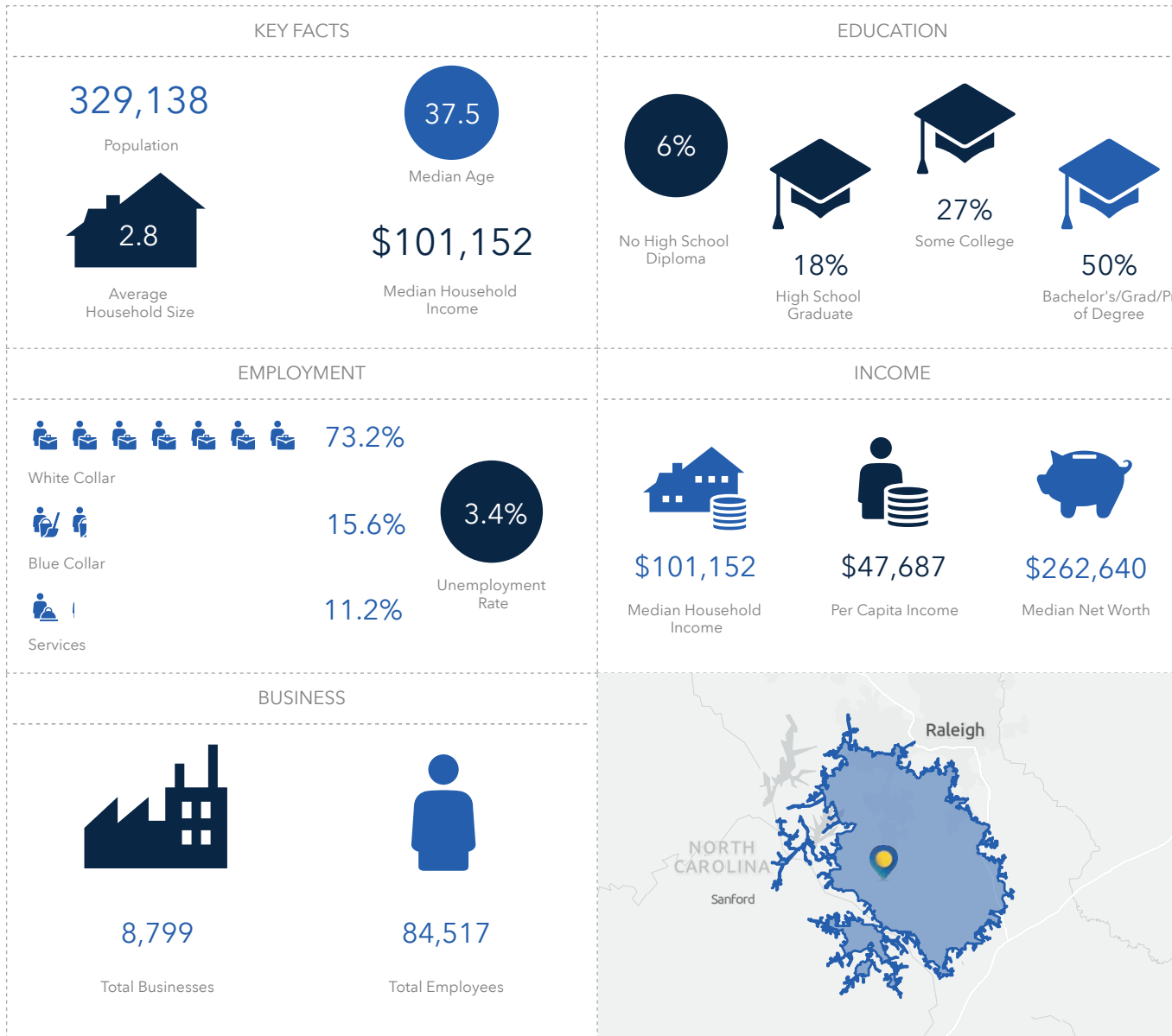
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DEMOGRAPHICS

DRIVE TIME 27 MINUTES



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