



**RARE SINGLE-TENANT  
FREESTANDING BUILDING**

FOR LEASE

**4600 TRADEMARK DRIVE**

SINGLE-TENANT FLEX SPACE  
IN RALEIGH, NC

LEASING AGENT

**JUDSON MCMILLAN**

919.645.2764



@yorkproperties1

judsonmcmillan@yorkproperties.com

**york**



# PROPERTY DETAILS

4600 Trademark Drive Raleigh, NC 27610

## AVAILABILITY

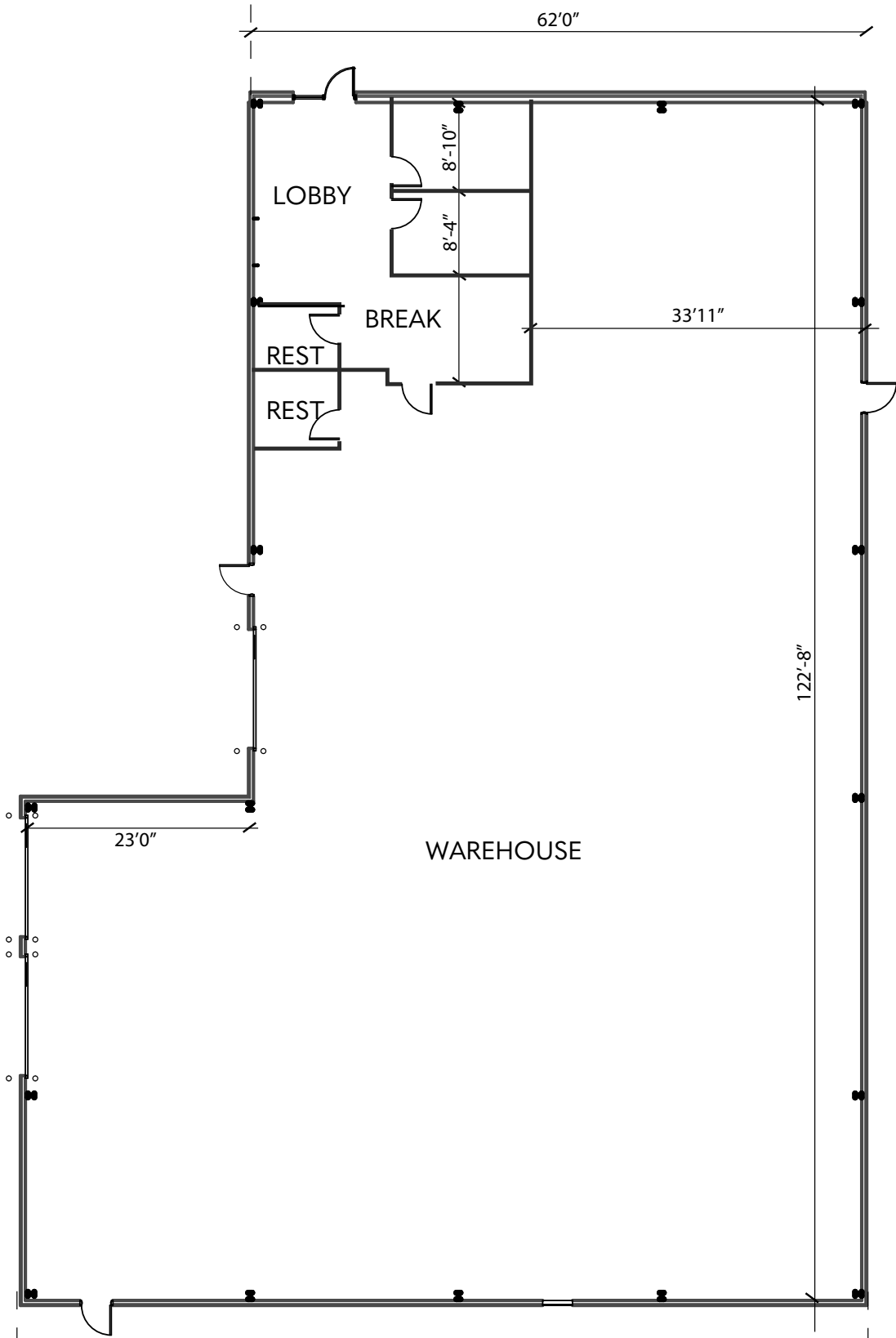
± 8,737 SF

## LEASE RATE

\$19.50 PSF NNN

## DETAILS

- Located just southwest of Downtown Raleigh with convenient access to 4 major highways
- Includes a mix of warehouse, private offices, lobby area, break room, and restrooms
- Ample on-site parking
- 21' clear height
- Three (3) grade level doors
- HVAC | Fully conditioned
- Power | 3-phase, 800 amps
- 11,000 SF of laydown outdoor storage



# KEY HIGHLIGHTS



**NEW CONSTRUCTION (BUILT 2023):** This building was constructed in 2023 and is in excellent condition, ensuring modern design and minimal capital expenditure for your operations.



**ALL NEW SYSTEMS & FULLY CONDITIONED HVAC:** Benefit from fully conditioned HVAC and a robust power supply of 3-Phase, 800 amps, providing a comfortable and efficient working environment for various industrial applications.



**OUTDOOR STORAGE CAPABILITY ("WITH YARD"):** The property offers 11,000 square feet of valuable laydown outdoor storage, a feature that is increasingly difficult to find and highly beneficial.



**STRATEGIC LOCATION:** Situated on 1.99 acres, the property boasts a prime location with convenient access to major highways, including I-87 (0.85 miles), I-440 (1.07 miles), I-40, and I-540 (2.83 miles).



MINUTES FROM  
THE AMENITIES  
OF DOWNTOWN  
RAELIGH



NEWER  
CONSTRUCTION;  
HIGH QUALITY  
FINISHES



LOCAL  
UNIVERSITIES  
PROVIDE  
TALENT POOL





ADDITIONAL PHOTOS







## PRIME TRIANGLE LOCATION

Located in the thriving Triangle region, 4600 Trade-mark Drive provides tenants outstanding access to a wide range of amenities that enhance business and employee experiences.

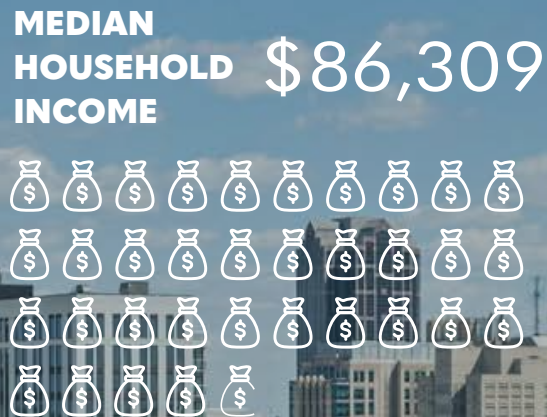
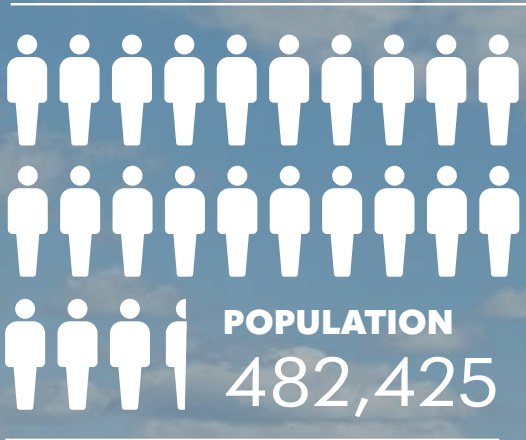
Just a short drive from the **RDU International Airport**, the location supports seamless travel for clients and staff. Nearby, the **Lenovo Center (formerly PNC Arena) is undergoing exciting renovations**, promising premier entertainment and events that enrich the community atmosphere. Tenants also benefit from **proximity to North Hills**, a vibrant mixed-use district offering upscale dining, shopping, and residential options, perfect for after-work activities and lifestyle needs.

The region's **strong skilled labor pool** is fueled by leading institutions such as Wake Technical Community College and North Carolina State University. These institutions prepare a steady stream of highly trained professionals in technical, engineering, and business fields, making it easier for tenants to attract and retain top talent.

Combining access to major amenities with a rich talent base, 4600 Trademark Drive is **ideally positioned for businesses looking to grow and succeed** in the dynamic Triangle market.



# RALEIGH, NC | CITY PROFILE



## 2025 DEMOGRAPHICS REPORT

### Population

	1 Mile	3 Miles	5 Miles
	6,797	70,145	166,565

### Average Household Income

	1 Mile	3 Miles	5 Miles
	\$92,260	\$96,805	\$107,754

### Employees

	1 Mile	3 Miles	5 Miles
	5,486	20,182	81,789

## ACCOLADES

#1

Best Performing City for Economic Growth - 2025 Milken Institute

#3

Best State Capital to Live In 2025 WalletHub

#1

Most Livable City 2024 Far & Wide

#3

Fastest Growing City for Construction - 2025 CoreLogic

#1

Best Performing Large Metro Area 2025 Milken Institute

#7

Fastest Growing Cities in the US 2025 U-Haul Annual Growth Report



---

# 4600 TRADEMARK DRIVE

RALEIGH, NC 27610

---

## LEASING

Judson McMillan | 919 645 2764  
[judsonmcmillan@yorkproperties.com](mailto:judsonmcmillan@yorkproperties.com)

## MARKETING

Gardenia Buendia  
[gardeniabuendia@yorkproperties.com](mailto:gardeniabuendia@yorkproperties.com)

## YORK PROPERTIES

Brokerage · Property Management · Security  
Maintenance · Association Management · Construction  
Landscaping · Accounting

## ADDRESS

2108 Clark Avenue  
Raleigh, NC 27605

## ONLINE

[@yorkproperties1](https://www.yorkproperties.com)  
[www.yorkproperties.com](https://www.yorkproperties.com)

