

FLEX/WAREHOUSE FOR LEASE

2705 NOBLIN RD

RALEIGH, NC 27604

**Beltline Visibility!!**



**NAI** TRI PROPERTIES

# 2705 NOBLIN ROAD



NOBLIN ROAD

Great central Raleigh location just outside the beltline with easy access to I-440, US 1/Capital Boulevard, and I-40. There is an abundance of surrounding amenities. Beltline (I-440) visibility!

OCCUPANCY USE: Business and S1

LIGHTS: New LED lights

AIR CONDITIONING: 100% HVAC\*

Power Panel #1 3-phase, 120 volts, 100 amps

Power panel #2 3-phase, 277 volts, 200 amps

\*HVAC & Maintenance reports available for review upon request

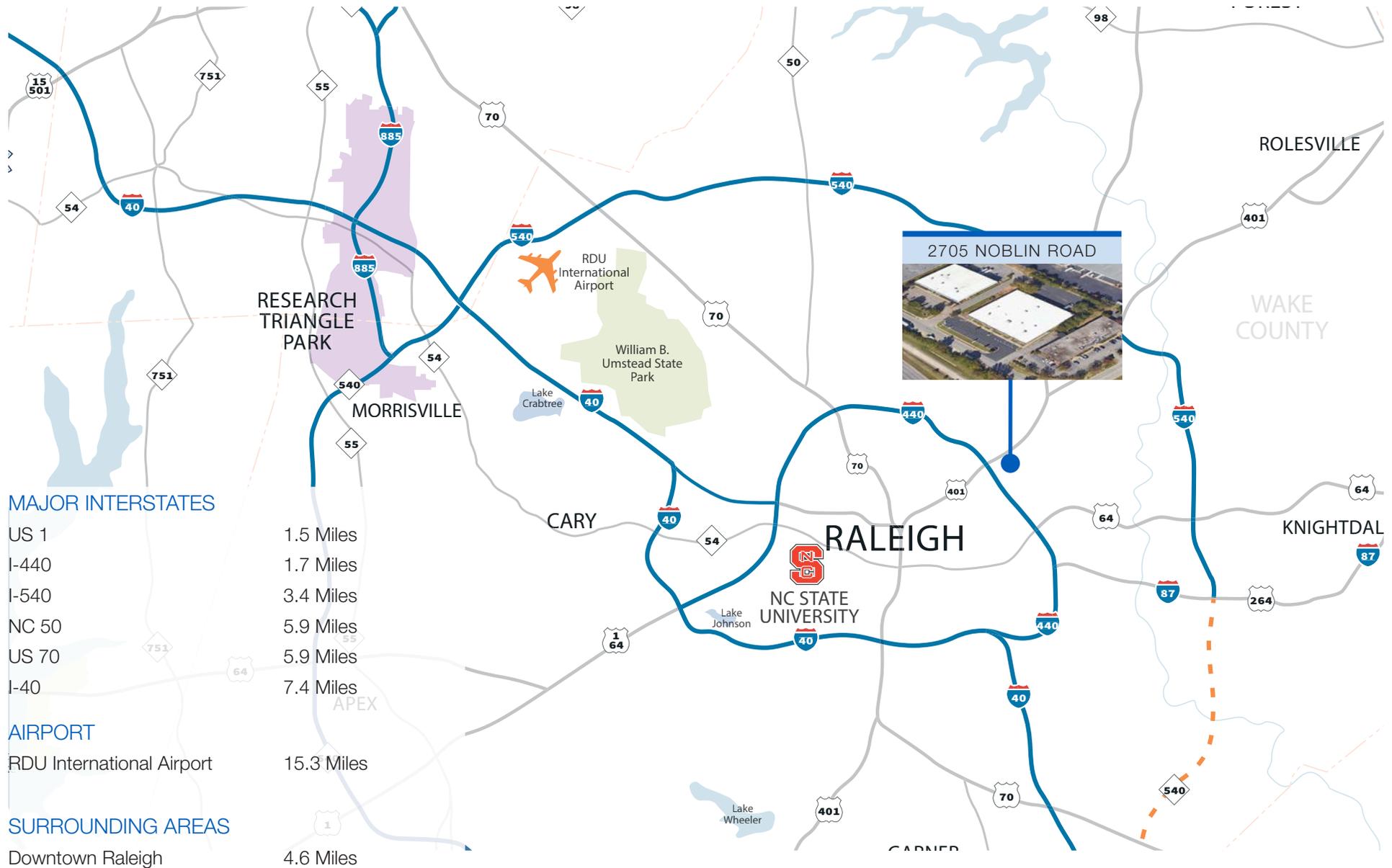
ADDRESS	2705 Noblin Road, Raleigh, NC 27604
AVAILABLE	±13,000 SF Rentable includes ±1,100 SF spec office (see page 5)
BUILDING SIZE	±43,000 SF Rentable
RENTAL RATE	\$16.00/SF NNN TICAM \$2.24/SF (est.)
DESCRIPTION	16.46' - 17.42' Ceiling Height in Warehouse to Deck 2 Dock High Doors Wet Sprinkler System 37'X37' and 32'X32' Column Spacing
ZONING	IX-3 <a href="#">Raleigh table of permitted uses</a>

## CONTACT

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



# REGIONAL OVERVIEW



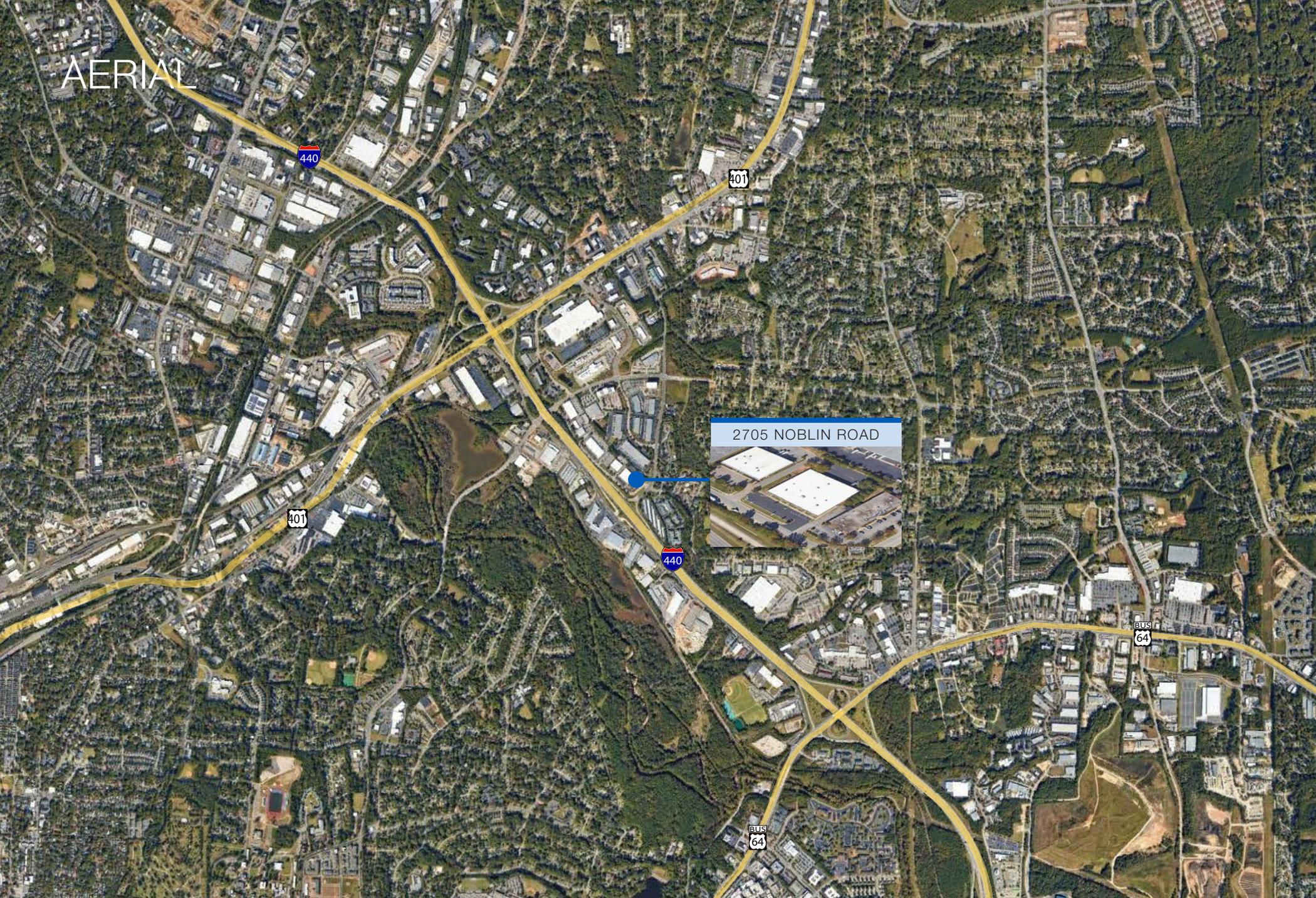
## CONTACT

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



All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

AERIAL



**CONTACT**

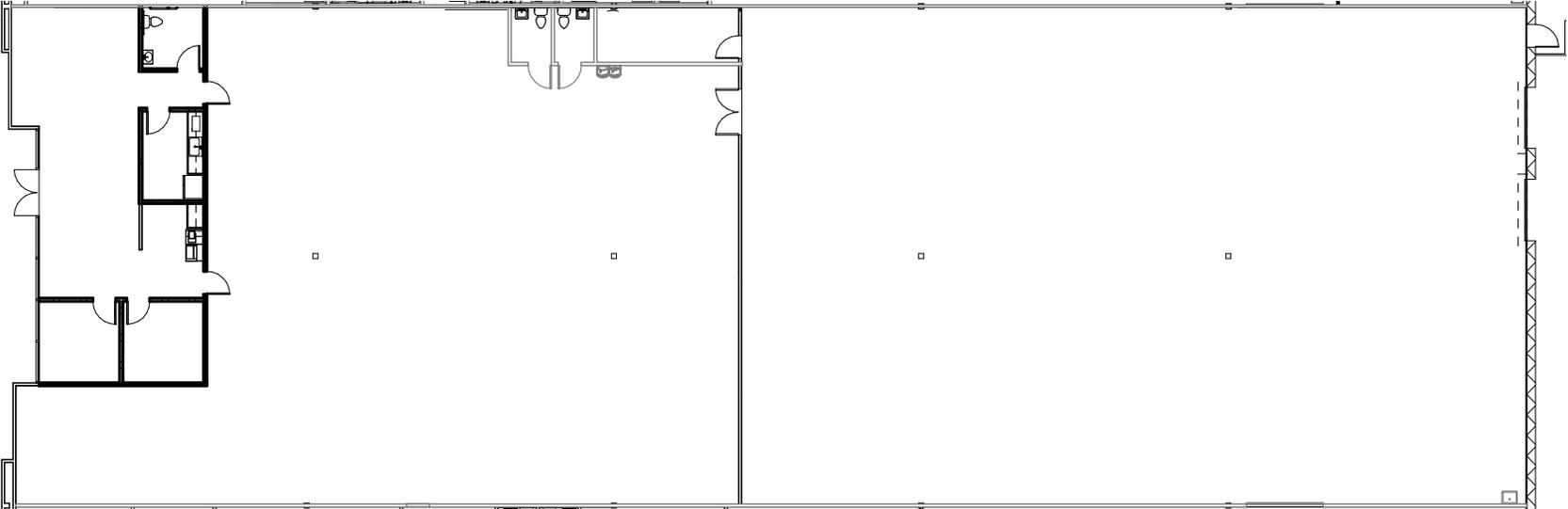
ED BROWN, CCIM, SIOR | 919.345.5939 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# FLOORPLAN

2705 NOBLIN RD.  
RALEIGH, NC 27604



### CONTACT

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

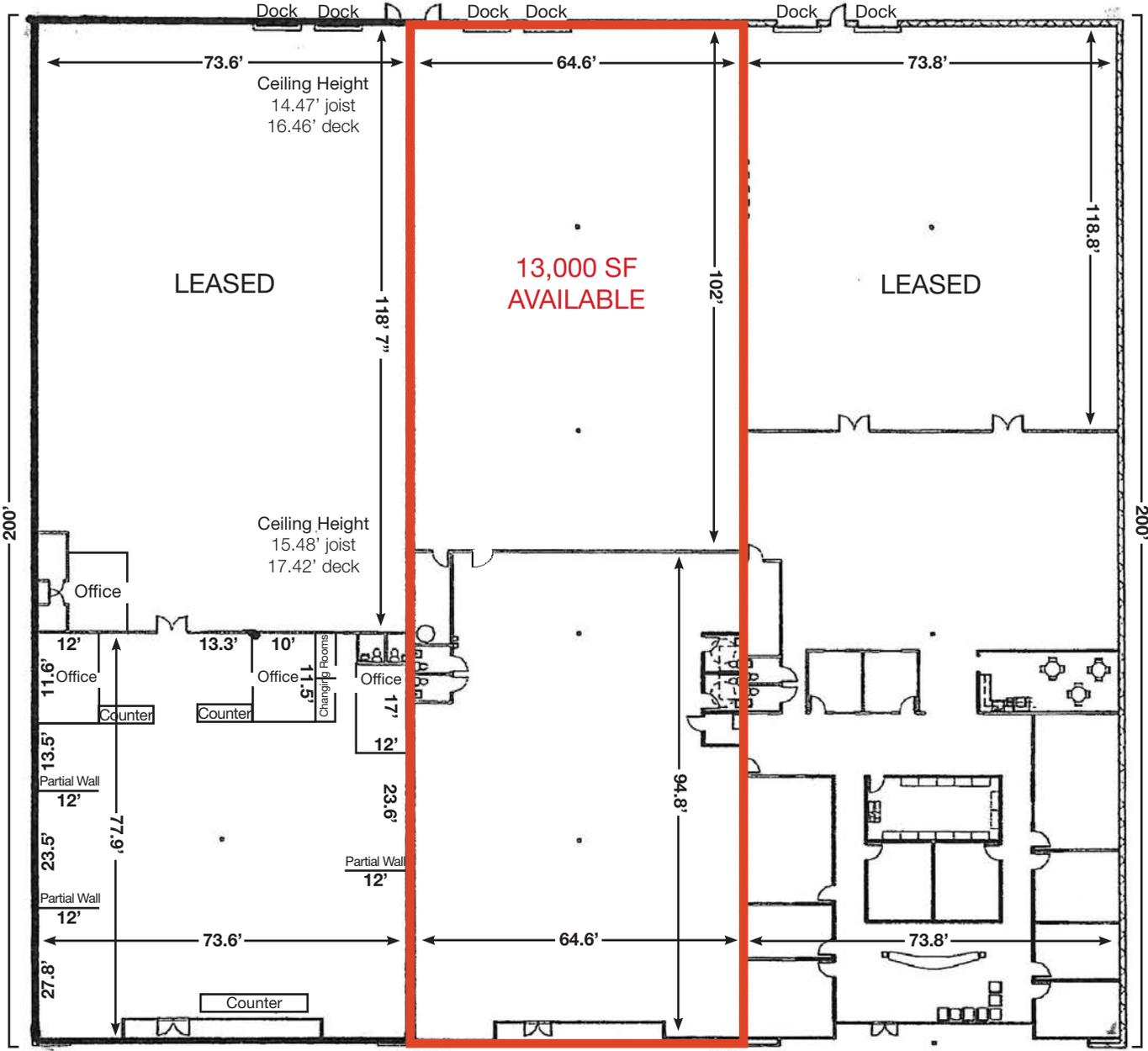
All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# OLD FLOORPLAN (SHOWS DEMINSIONS)



CLICK OR  
SCAN FOR  
VIRTUAL TOUR

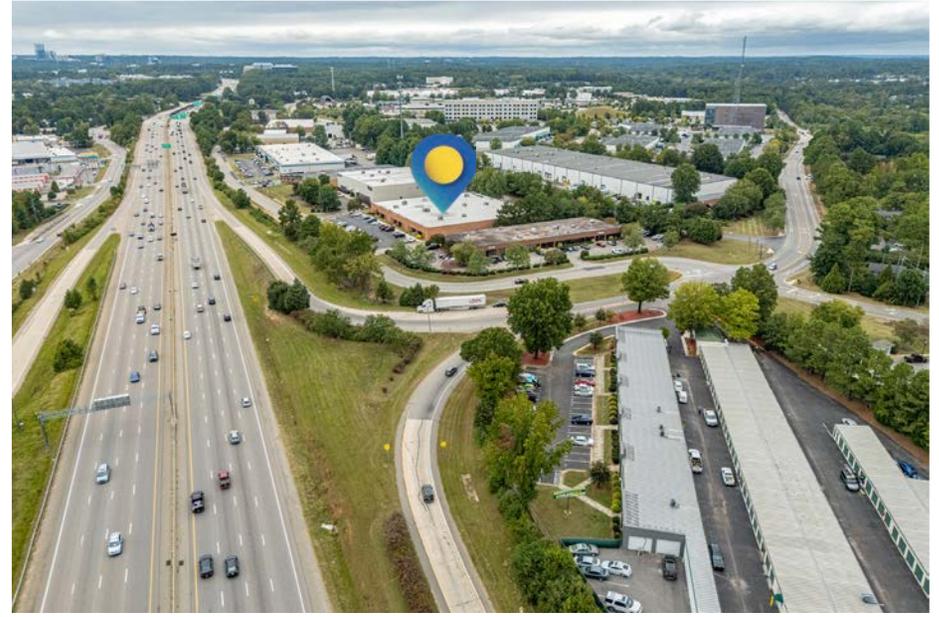


**CONTACT**  
ED BROWN, CCIM, SIOR | 919.345.5939 | ebrown@triprop.com



All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

# EXTERIOR | BELTLINE VISIBILITY



**CONTACT**  
ED BROWN, CCIM, SIOR | 919.345.5939 | [ebrown@triprop.com](mailto:ebrown@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# EXTERIOR

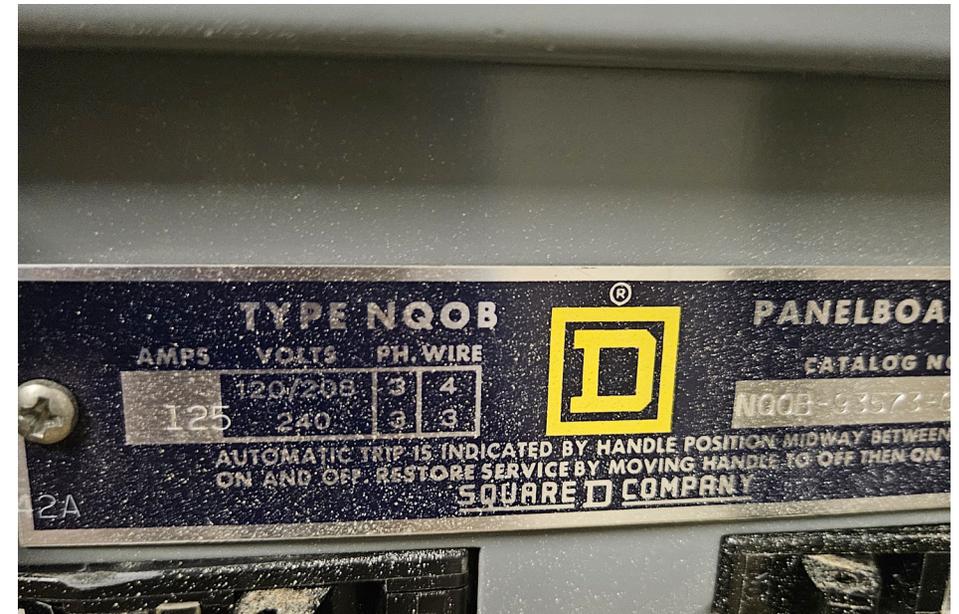


## CONTACT

ED BROWN, CCIM, SIOR | 919.345.5939 | [ebrown@triprop.com](mailto:ebrown@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

# INTERIOR

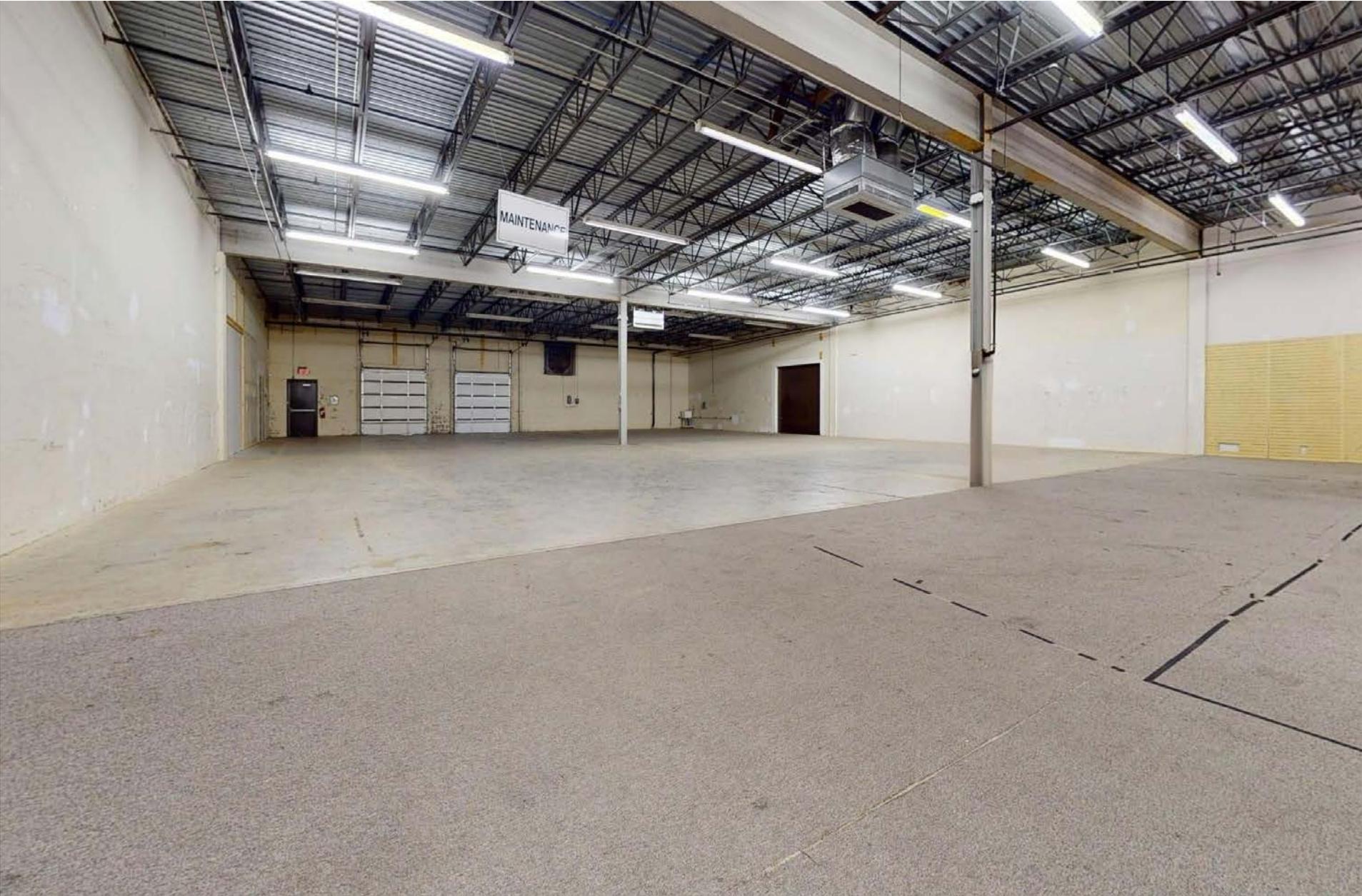


## CONTACT

ED BROWN, CCIM, SIOR | 919.345.5939 | [ebrown@triprop.com](mailto:ebrown@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

# INTERIOR



## CONTACT

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

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# INTERIOR



## CONTACT

ED BROWN, CCIM, SIOR | 919.345.5939 | [ebrown@triprop.com](mailto:ebrown@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI** TRI PROPERTIES



# AMENITIES

Located just outside the I-440 Beltline, 2701 Noblin Rd offers not only strategic access to major highways like US 1/Capital Boulevard and I-40, but also a rich mix of nearby amenities that enhance convenience for businesses and employees alike.

## FUEL STATIONS

BP  
Exxon  
Mobil  
76 Gas Station  
Speedway  
Shell  
Han-Dee Hugo's  
Circle K

## DINING OPTIONS

Waffle House  
Taco Bell  
Dunkin'  
Subway  
Fine Folk  
K&W Cafeteria  
McDonald's  
IHOP  
kPot Korean BBQ & Hot Pot  
Hibachi Grill

## RETAIL & GROCERIES

Triangle Town Center  
Capital Crossing  
Ross  
Family Fare  
IGA  
Midtown Olive Oil  
Trader Joe's  
Food Lion  
NC International Grocery Store  
Larry's Supermarket  
Wegmans  
Oriental Store of Raleigh  
Sightly Worn Thrift Shop

## HEALTH & EMERGENCY

Duke Raleigh Hospital  
Triangle Gastroenterology  
Raleigh Fire Station Number 7  
Fire Station 11  
Raleigh Police Department

## CONTACT

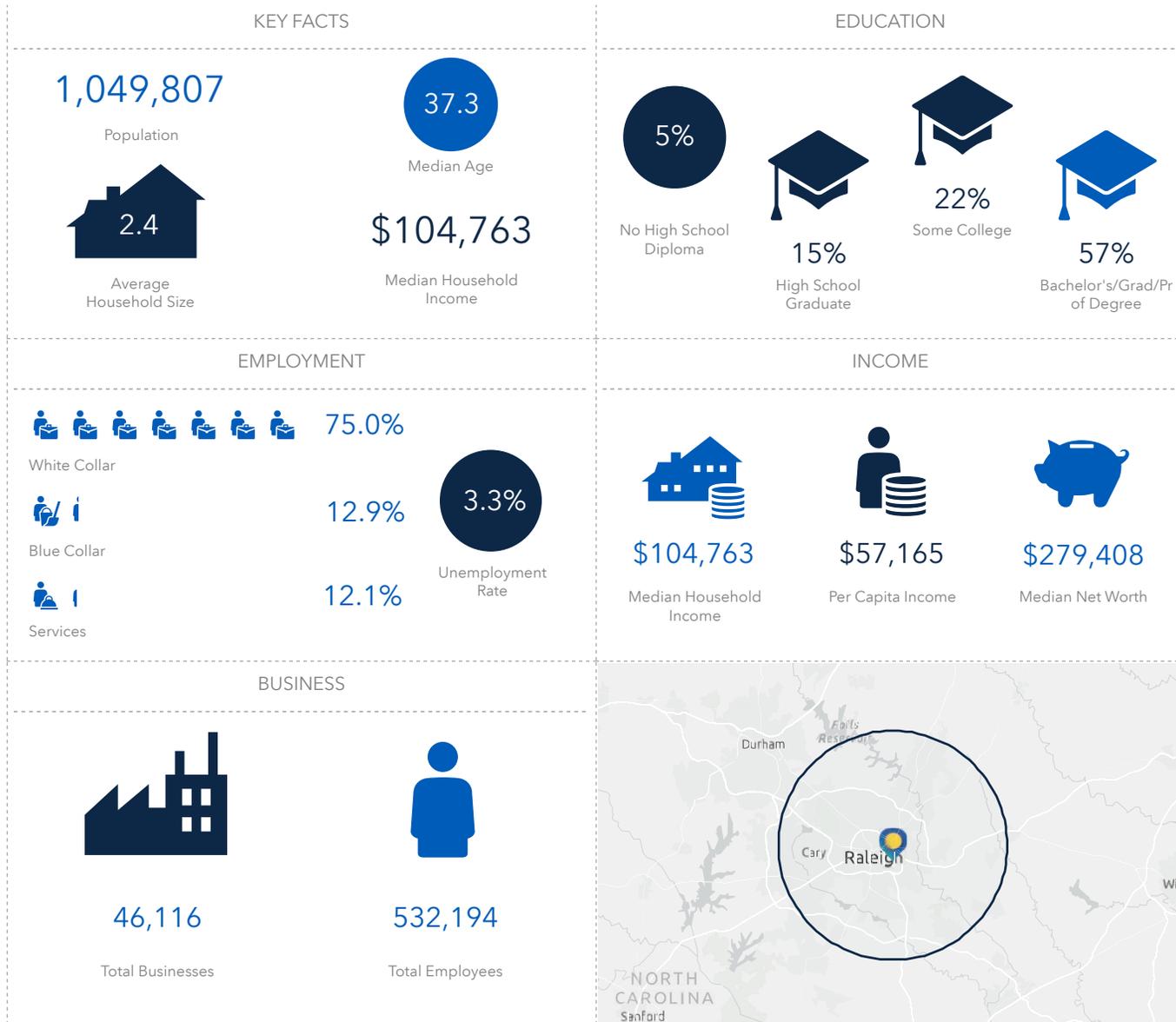
ED BROWN, CCIM, SIOR | 919.345.5939 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# DEMOGRAPHICS

## 15 MILE



### CONTACT

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

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.