



WAREHOUSE SPACE FOR SALE

\$4,400,000

**1406 SMITH RENO RD
RALEIGH, NC 27603**

TRIANGLE
COMMERCIAL REAL ESTATE

For more information:

Hershal Pleasant

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Crystal McFaden

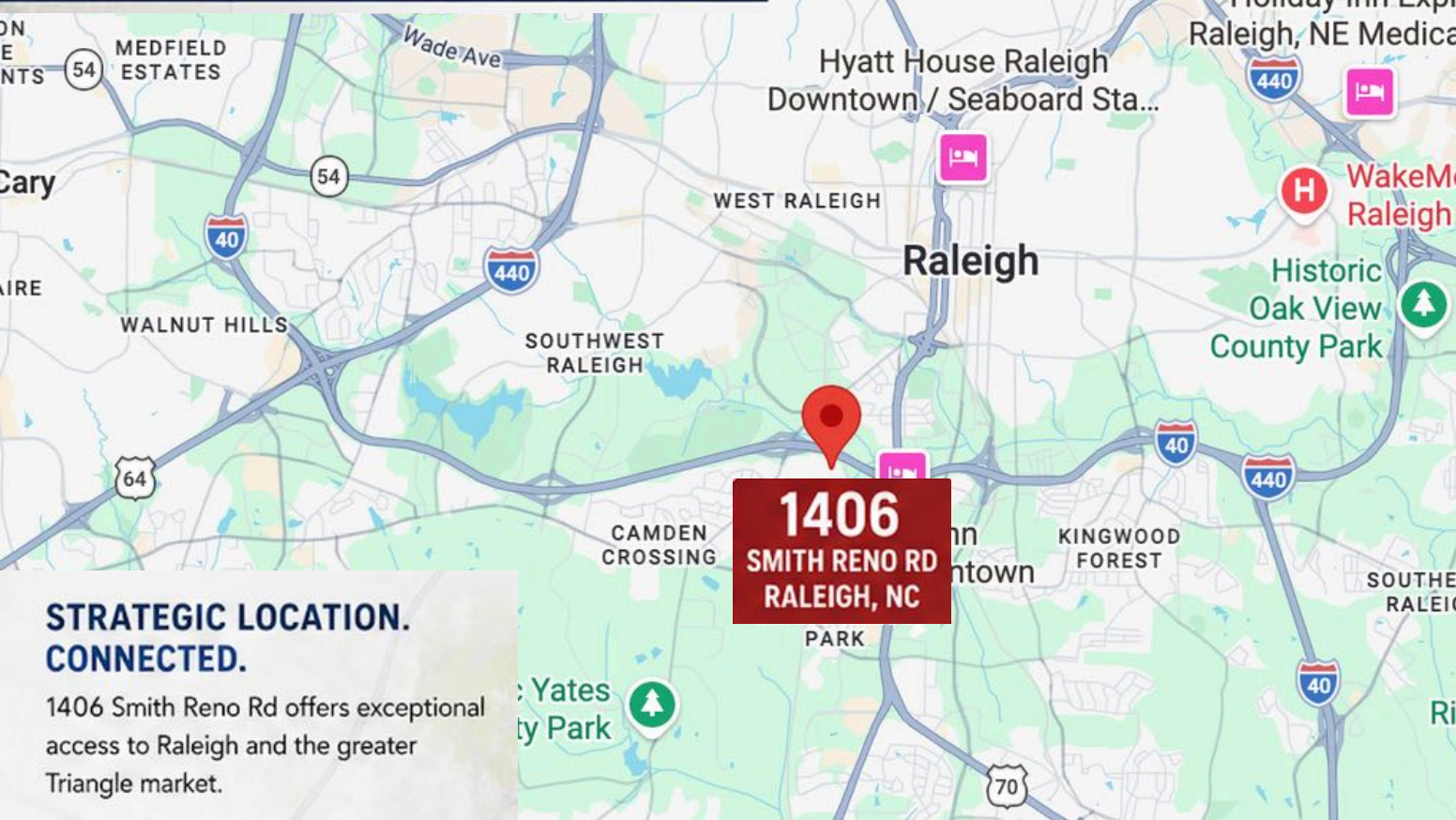
919-703-7111

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PROPERTY HIGHLIGHTS



1406 SMITH RENO RD RALEIGH, NC



 **EXCELLENT ACCESS TO MAJOR HIGHWAYS**

 **I-40**
2 MINUTES
Quick east/west access to Raleigh, Durham & Wilmington

 **US-1 / US-64**
9 MINUTES
North/south access to Downtown Raleigh, Cary, Apex & Sanford

 **I-440 (BELTLINE)**
7 MINUTES
Connects to all major corridors around Raleigh

 **NC-540 (TRIANGLE EXPRESSWAY)**
15 MINUTES
Regional access to RTP, Morrisville, Apex & surrounding markets

STRATEGIC LOCATION. CONNECTED.
1406 Smith Reno Rd offers exceptional access to Raleigh and the greater Triangle market.

**1406
SMITH RENO RD
RALEIGH, NC**

PROPERTY HIGHLIGHTS

1406 SMITH RENO RD
RALEIGH, NC 27603



1406 Smith Reno Road presents a rare opportunity to own a versatile industrial facility in a prime Raleigh location. This $\pm 16,000$ SF warehouse property offers a functional layout with dedicated office space, ideal for distribution, manufacturing, storage, or contractor operations.

The warehouse features impressive 25-foot ceiling heights with 21-foot clear heights, allowing for efficient vertical storage and operational flexibility. Multiple loading docks with varying dock heights accommodate a wide range of logistics and loading needs.

In addition, the property includes an approximately 6,000 SF covered laydown yard, providing valuable outdoor storage and staging space.

Convenient access to major highways and the greater Raleigh market makes this property well-positioned for a variety of industrial users.

PROPERTY HIGHLIGHTS

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CONVENIENT ACCESS

Located just south of Interstate 40 off Lake Wheeler Road

SALE DETAILS

SALE PRICE \$4,400,00

ADDITIONAL DETAILS

BUILDING: ±16,237 SF

YEAR BUILT 1999

ZONING IX-3

CEILING HEIGHT 25' with 21' clears

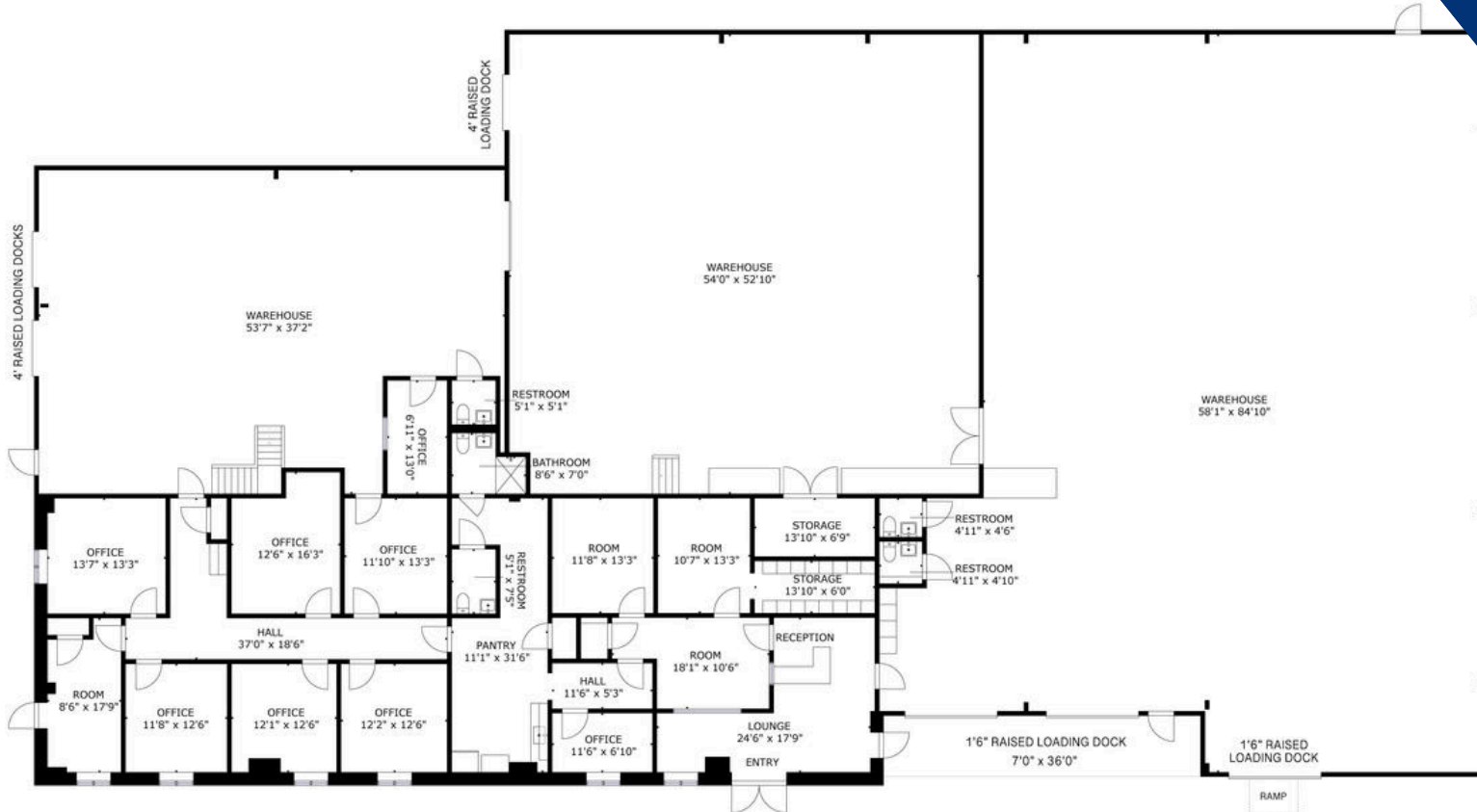
COVERED LAYDOWN YARD ±5,883 SF

FLOOR PLAN

FIRST FLOOR

1406 SMITH RENO RD
RALEIGH, NC 27603

1406 SMITH RENO RD. RALEIGH, NC 27603



GROSS TOTAL SQUARE FOOTAGE
FLOOR 1: 13,170 sq. ft. FLOOR 2: 3,067 sq. ft.
AREAS REMOVED FROM TOTAL: OPEN-FRONT SHED: 5,883 sq. ft.
TOTAL: 16,237 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



TRIANGLE

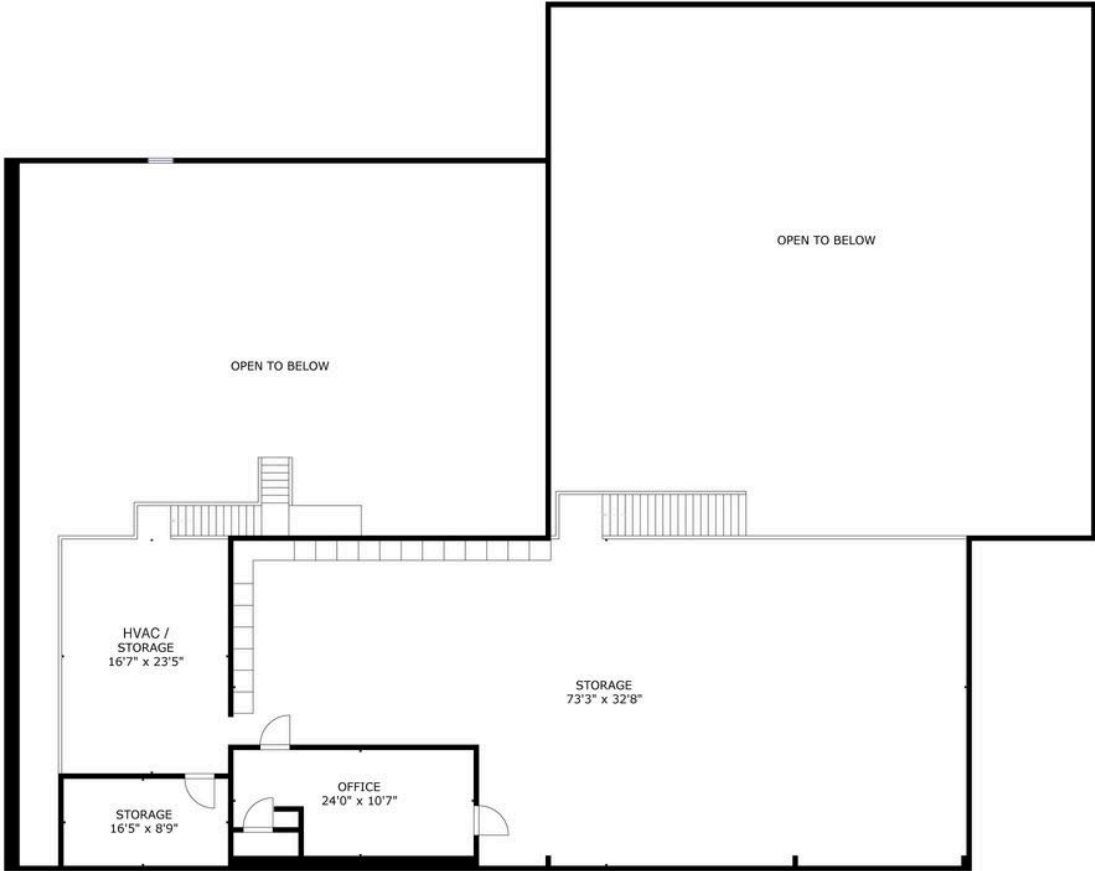
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FLOOR PLAN

SECOND FLOOR

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FLOOR 2



TRIANGLE

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PHOTOS

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