

2609 SPRING FOREST RD

Flex for Sale | Raleigh, NC



NATRI PROPERTIES

PROPERTY OVERVIEW

Flex building for sale ideally located near the intersection of Capital Boulevard/US 1 North and Spring Forest Road.

ADDRESS	2609 Spring Forest Road, Raleigh, NC 27616
BUILDING SIZE	8,400 SF
AVAILABLE SPACE	8,400 SF
OFFICE	1,800 SF Office Space
DIMENSIONS	70' X 120'
ACREAGE	.7 acres
ZONING	Industrial Mixed Use (IX-3)
WATER/SEWER	City of Raleigh
POWER	Two (2) 200 amp panels
CEILING HEIGHT	14' clear
PARKING	16 parking spaces

CONTACT

GRAY CREECH | 919.880.0284 | gcreech@triprop.com

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FLEX

INDUSTRIAL MIXED USE



\$1,995,000.00
(237.50/SF)



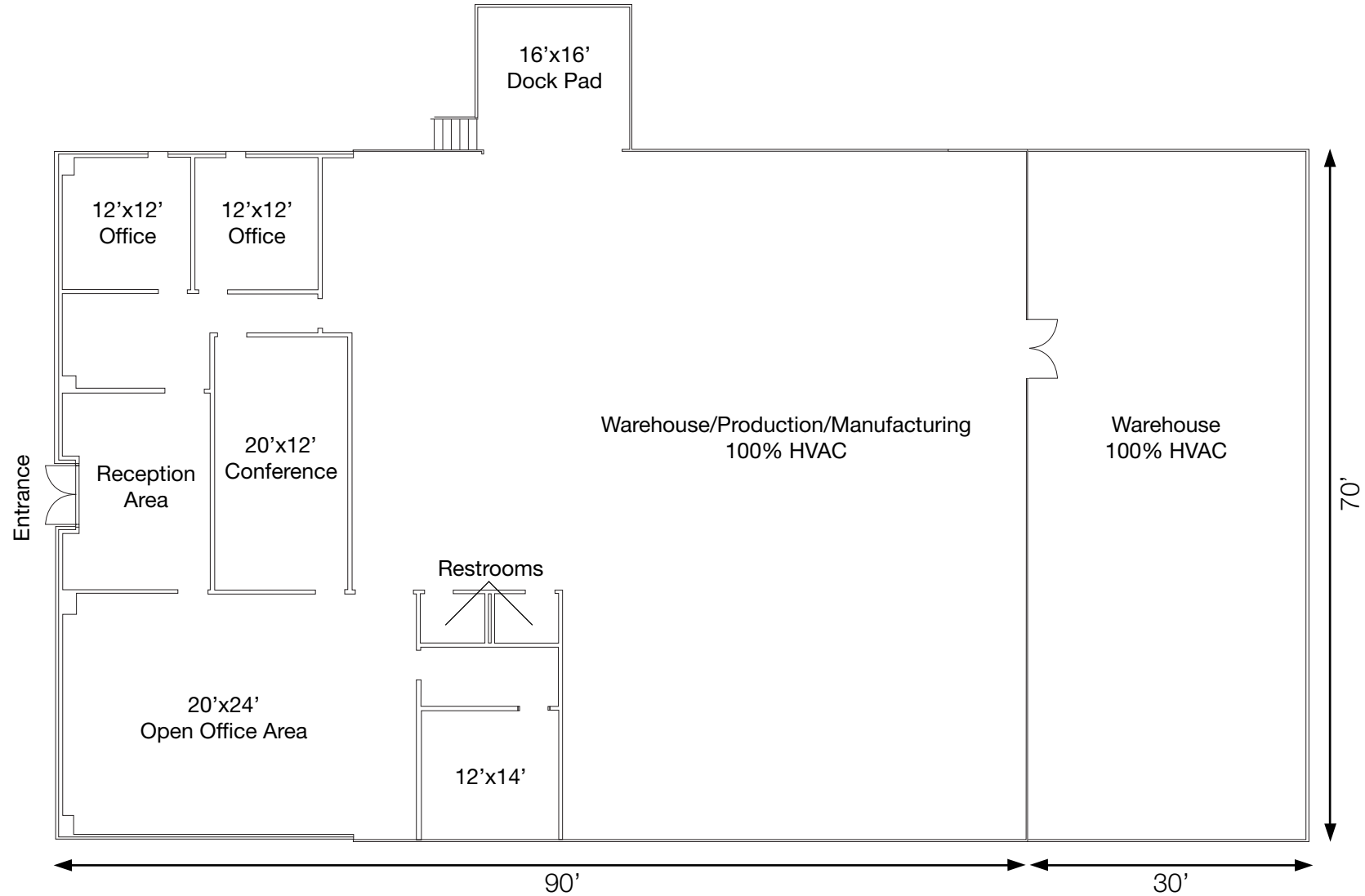
100% HVAC



**Outside Dock
Pad (16'x16')**

NAI TRI PROPERTIES

FLOOR PLAN

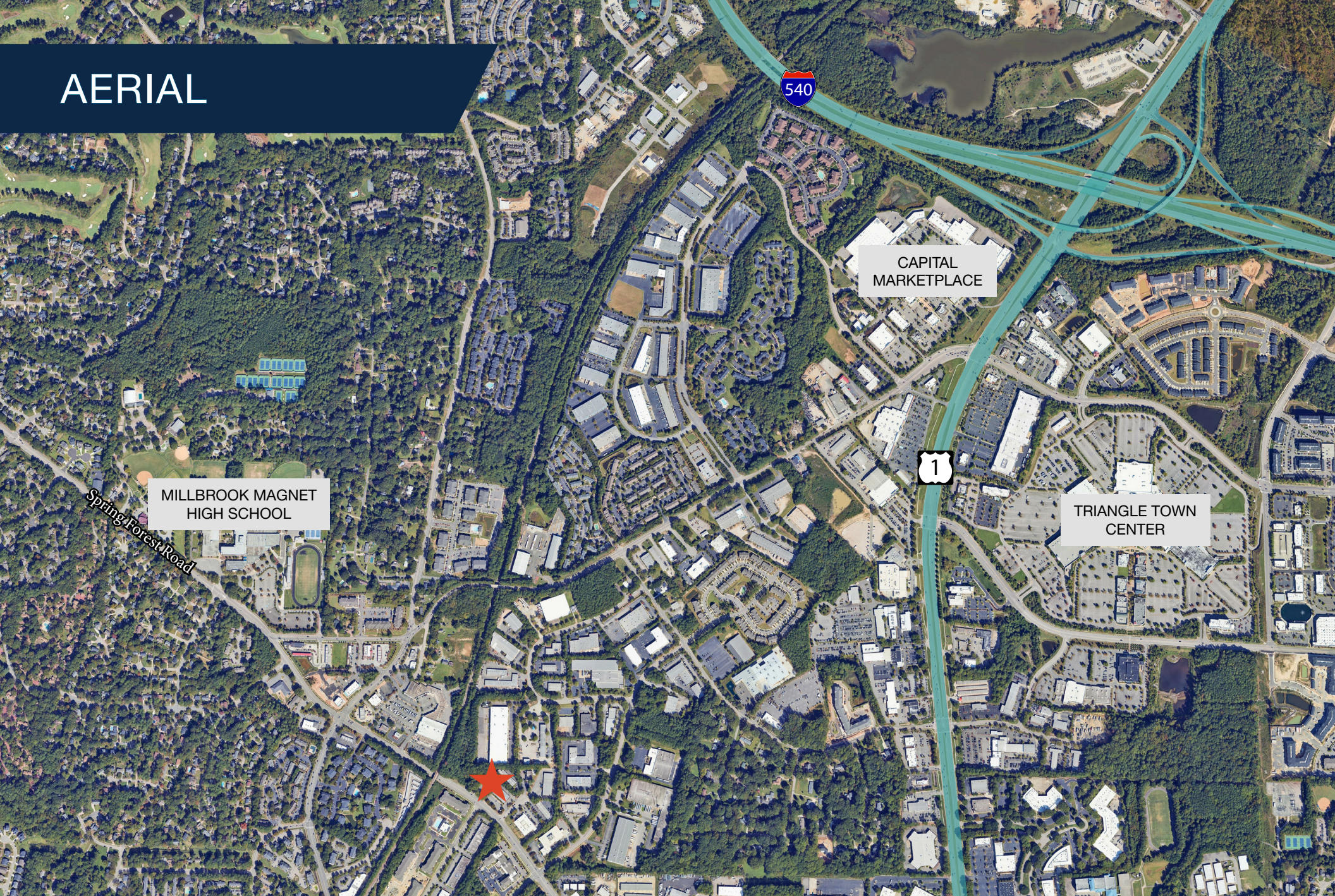


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AERIAL



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AMENITIES

Conveniently located near the heavily trafficked intersection of Capital Boulevard and Spring Forest Road. Also, within 3 miles of several well known shopping centers such as Triangle Town Center and Capital Crossing.

ARTS, CULTURE, & ENTERTAINMENT

Triangle Cultural Arts Gallery
Artspace
Theater Raleigh Arts Center
NC Theater Conservancy
TR Studio
Switchyard Theater Company
Alamo Drafthouse and Cinema
The Ritz

Las Marias
Steve's Place
Nantucket Grill-Raleigh
Cafe Capistrano
QDOBA
River Pub
El Dorado
Char Grill
Wayback Burgers
Lee's Kitchen Spring Cafe

Hilton North Raleigh
Hampton Inn & Suites
Hilton Garden Inn
Home2 Suites
Wake Inn
Comfort Suites
WoodSpring Suites
Courtyard by Marriott
Super 8 by Wyndham
Quality Inn and Suites
La Quinta Inn
Microtel Inn and Suites
Clario Pointe
Fairfield Inn and Suites
Double Tree by Hilton
Econo Lodge

GoApe Zipline and Adventure Park
Pullen Park
Durant Nature Preserve
Anne Louise Wilkerson Nature Preserve

RESTAURANTS

Sopranos Grill
Chili's Bar and Grill
Olive Garden
San Jose Mexican Restaurant
El Tapatio
Petra Grill
Five Guys
Carrabba's Italian Grill
Cook Out
Torero's Mexican
Lemongrass Thai Restaurant
Applebee's Grill and Bar
Mona Pita Mediterranean Grill
Red Bowl Asian Bistro

BANKS

Truist
First Citizens Bank
Wells Fargo
Woodforest National Bank
Fifth Third Bank
Regions Bank
FSNB
Fidelity Bank
PNC Bank
Chase Bank

HOTELS

Holiday Inn Express

OUTDOOR ACTIVITIES

Knightdale Station Park
Lions Park
Adventure Landing
Hill Street Park
River Bend Park
Tree Runner Adventure Park
Green Hills Country Park
Buffaloe Road Athletic Park

WELLNESS

New Dawn Skin Spa
Uzima Wellness Center
Gratitude Hot Yoga Center
YoBa Studio
Blissful Wellness
New Horizon Spa and Therapy
Home Grown Spa
REX Wellness Center
Nora Skin Spa
Midtwon Yoga
Health First Spa
Infinite Wellness
SPENGA North Raleigh

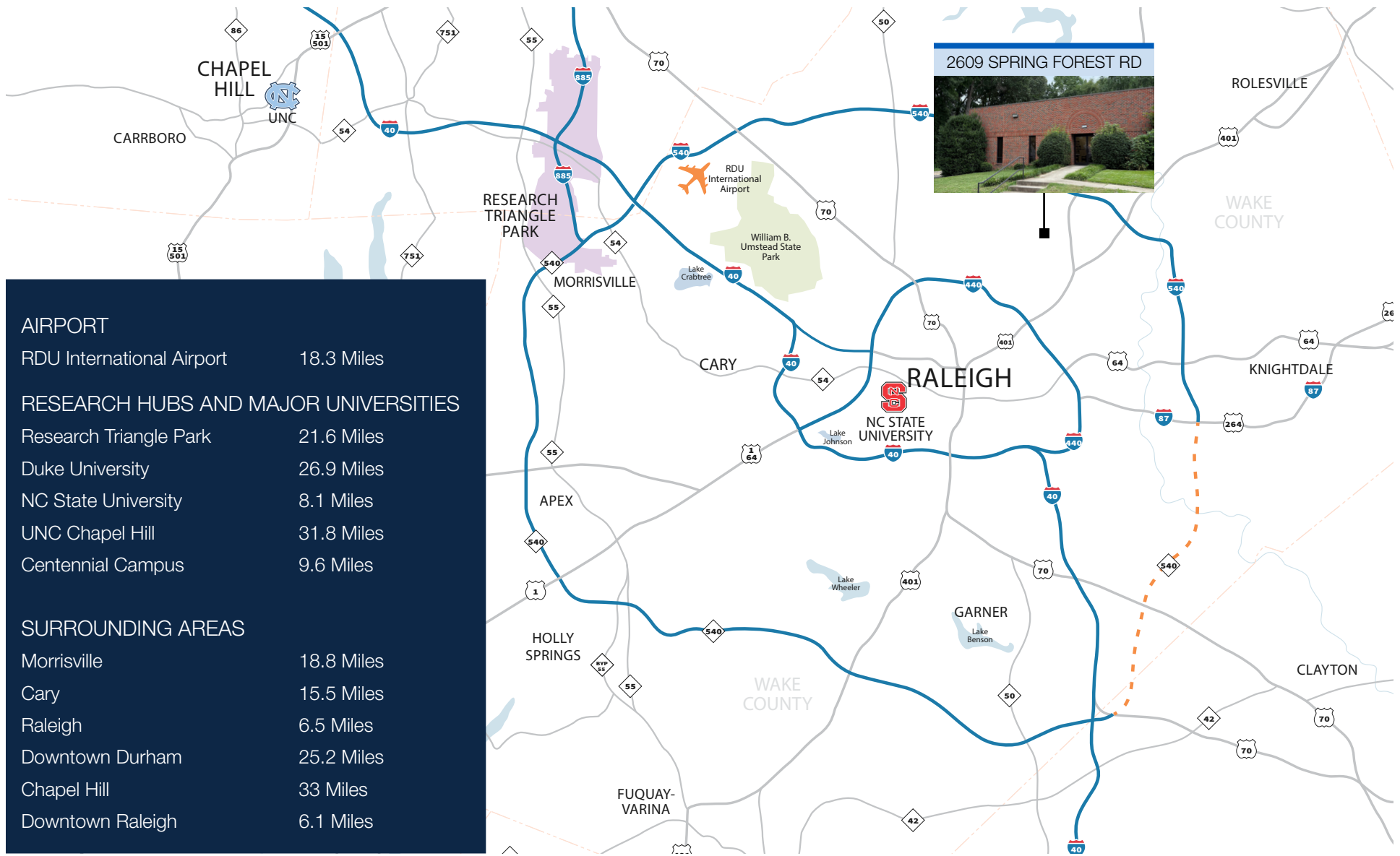
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TRIANGLE REGION



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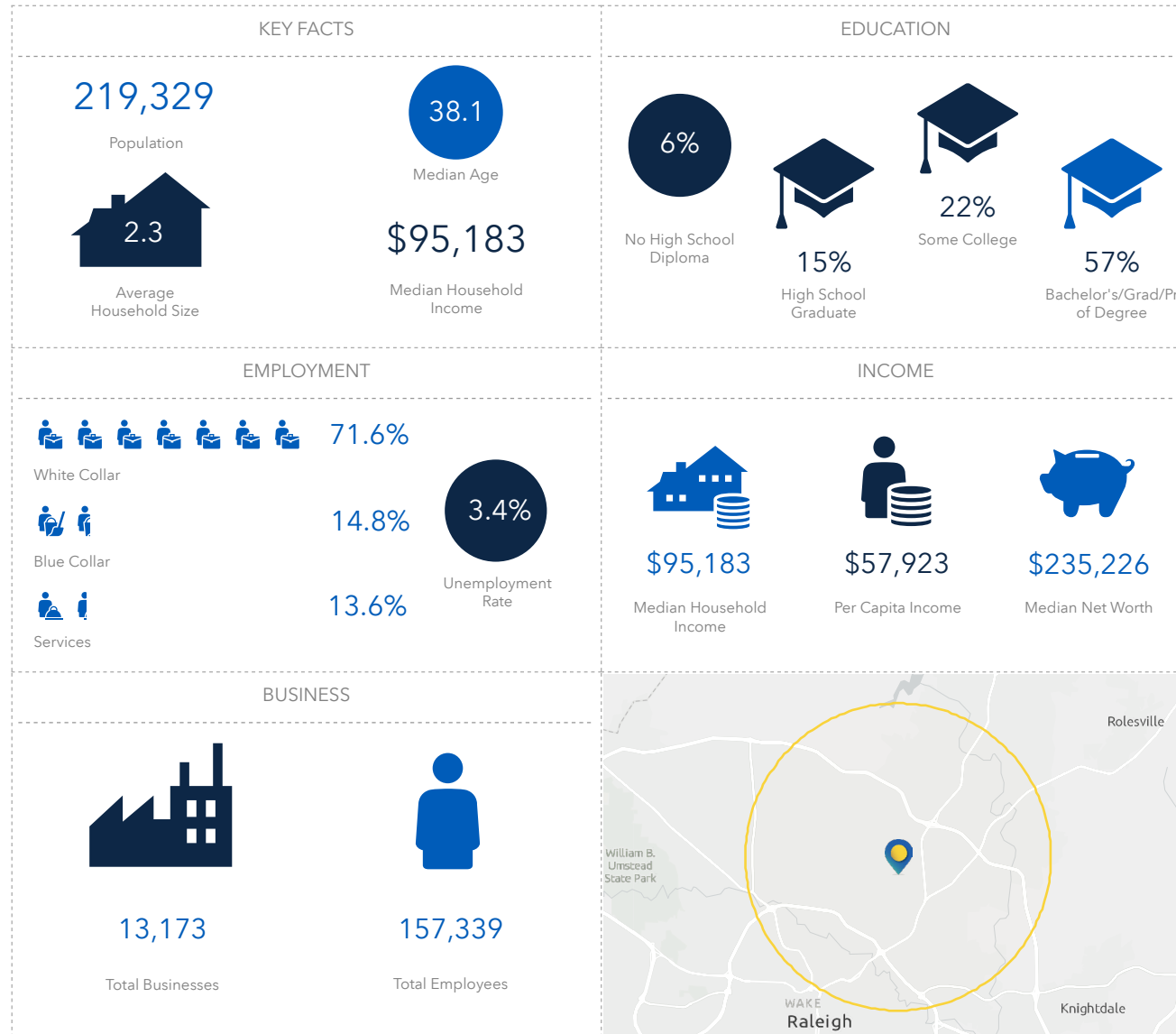
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DEMOGRAPHICS - 5 MILES



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