

FOR SALE

224 Technology Park Ln

13,900 SF Flex Building Fuquay Varina, NC 27526

\$2,780,000 (\$200/SF)

Contact: Susan Payne 919-753-3464

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- Dividable office and shop space for multiple tenants
- Climate Control HVAC in all 13900 SF
- Drive through or around shop space
- Brick Front with new rear addition
- Easy access to 540/I95/RDU

EXECUTIVE SUMMARY

224 Technology Park has been the home to SuperDroid Robots Engineering for over twelve years. The property features a great combination of light industrial and office space that can easily be converted. The combination of drive through garage doors, full HVAC, and 208V 3-Phase 1600Amp electricity will be attractive to a wide range of users. Technology Park Lane is filled with a diverse array of industrial and flex users.

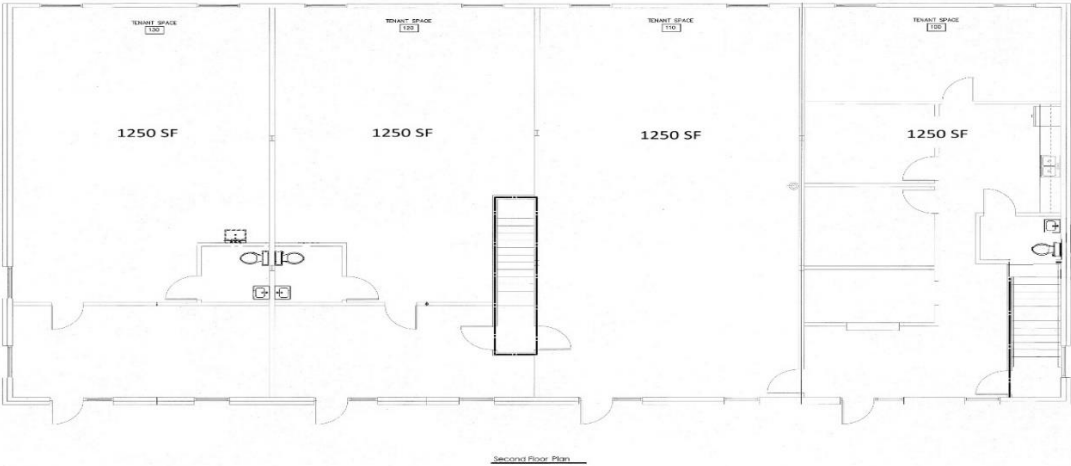
Fuquay-Varina, along with the entire Triangle, has experienced high population and economic growth over the past 10 years. The property represents the rare opportunity for an owner to purchase a building in a limited industrial market that maintains low vacancy.

224 Technology Park Ln, Fuquay Varina, NC

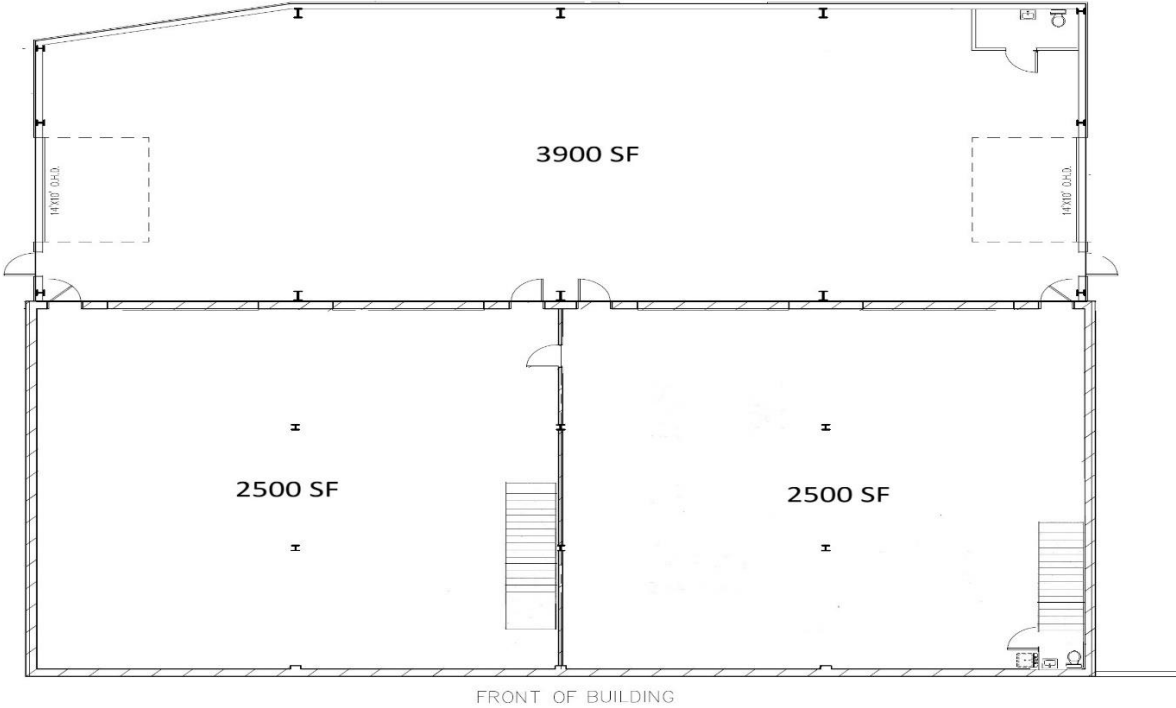
Property Facts:

Price	\$2,780,000	Building Class	B
Price Per SF	\$200 SF	Building Area	13,900 SF
Lot Size	2.08 AC	Year Built/Add	2009/2023
Sale Type	Investment/Owner User	Loading Doors	2 (drive through)
No. Stories.	(2) Upper Level 5000 SF, Lower Level 8900 SF		

Upper Street Level

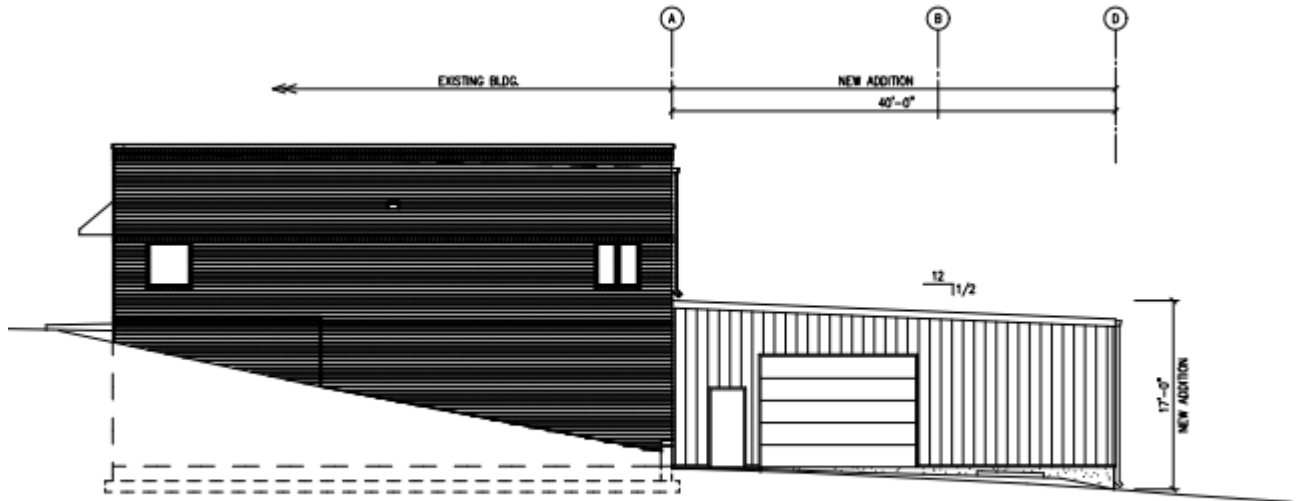


Lower Level

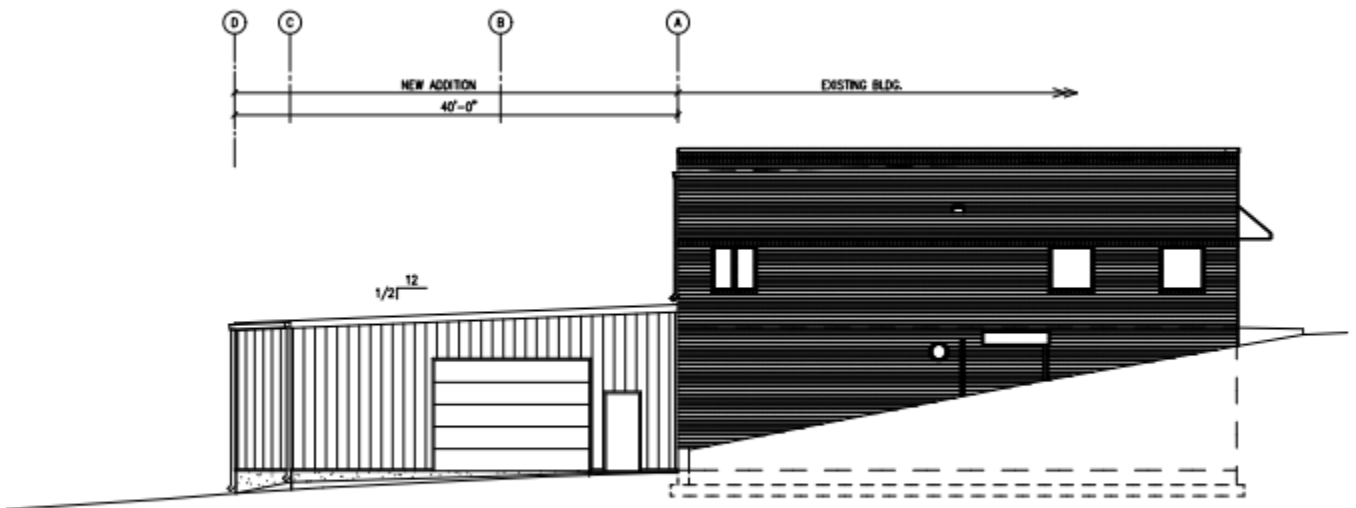


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Side Views



2 RIGHT ELEVATION (SOUTH)
A2 SCALE: 1/8" = 1'-0"

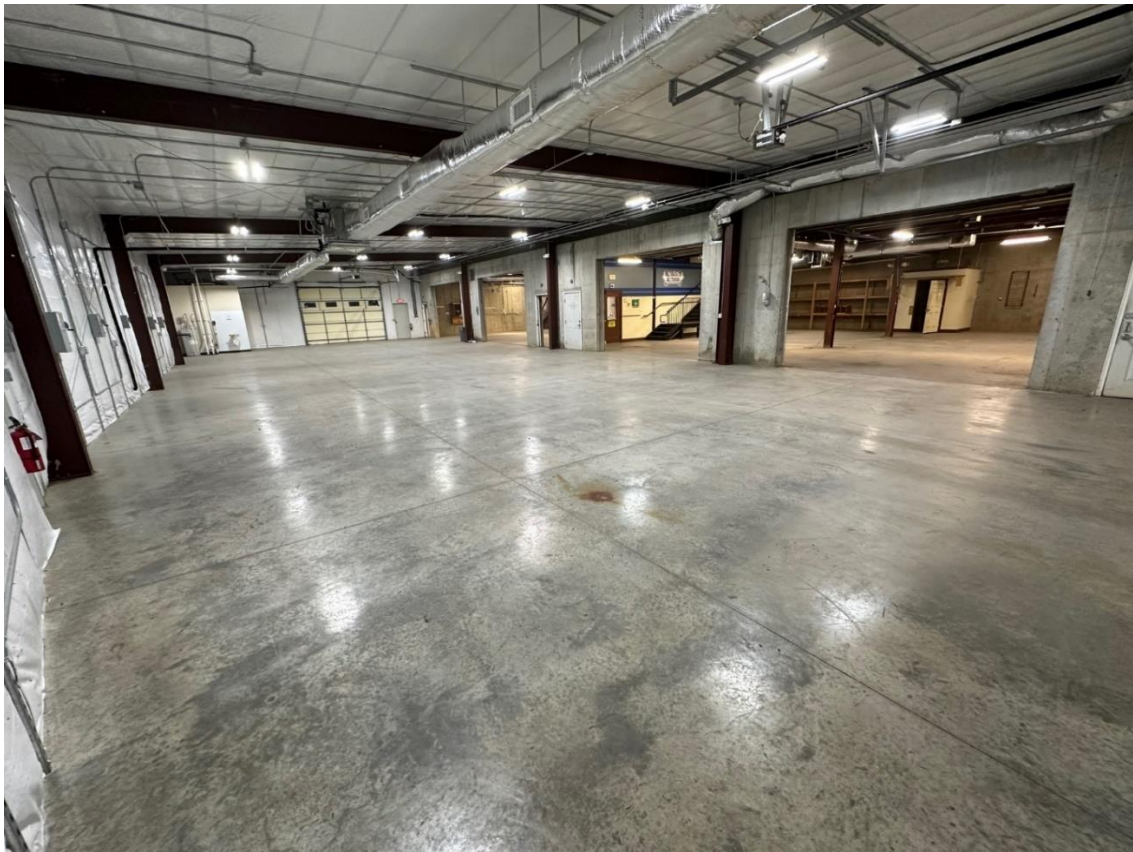


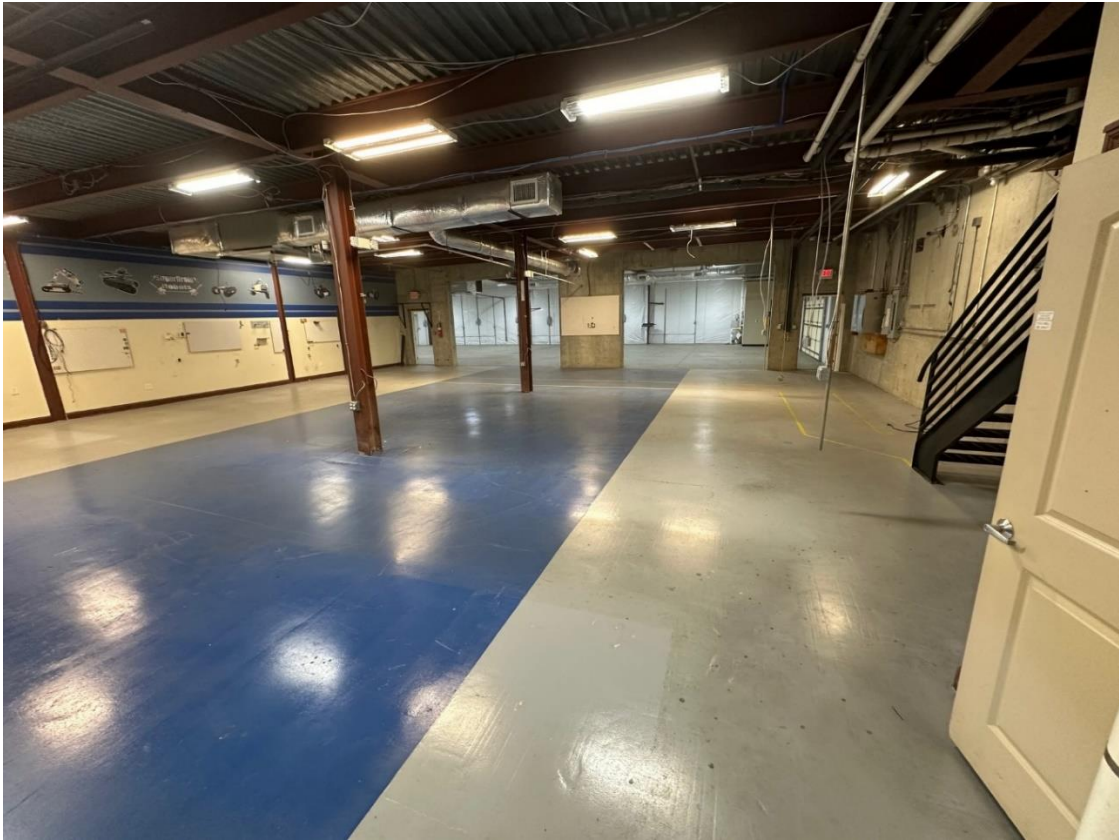
3 LEFT ELEVATION (NORTH)
A2 SCALE: 1/8" = 1'-0"





Lower Level Inside





Upper Level Inside

