



2400 Alwin Court Raleigh, NC 27604

Inside the beltline warehouse opportunity

±42,000 total SF available

- Column spacing 40' x 25'
- 18' to 20' clear
- 10 dock doors
- 37,200 SF warehouse
 - Eight (8) 10' x 10' docks
 - One (1) 16' x 10' dock
 - One (1) 20' x 10' dock
 - One (1) 16' x 14' drive-in door
 - Gas heat
- 4,800 SF office
 - Fully heated and air conditioned
 - Office area includes individual offices, conference rooms, reception/lobby area, restrooms, and breakrooms



Asking Lease Rate

\$11.95/SF, NNN

TICAM

\$2.00/SF (EST)

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Shields Bennett Liggett

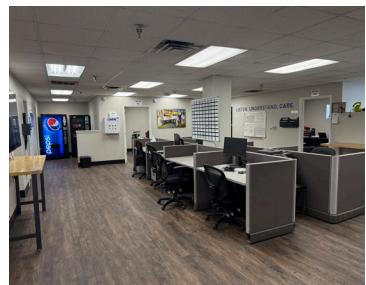
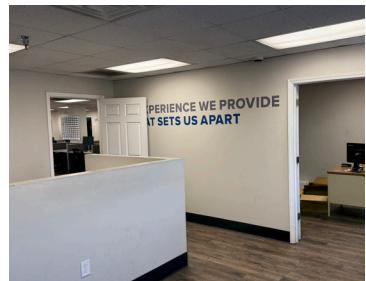
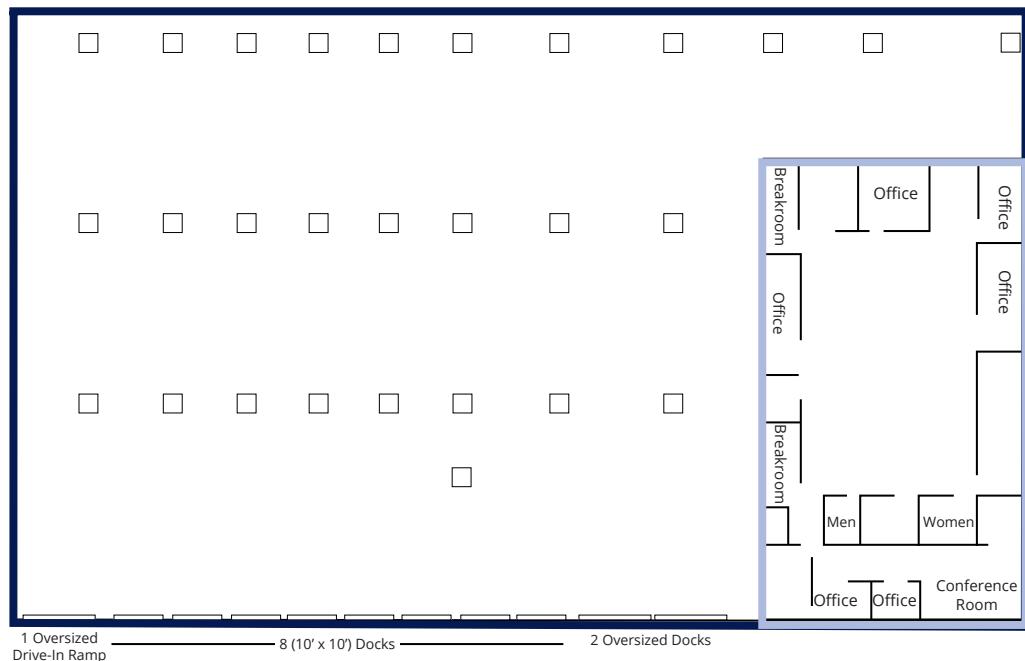
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Colliers

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Property Information

±42,000 SF  **37,200 SF Warehouse**  **4,800 SF Office**



Location

- Infill location
- Quick access to I-440
- Approximately 25 minutes to RDU International Airport

