

WAREHOUSE FOR LEASE
5921 TRIANGLE DRIVE
RALEIGH, NC 27617



PROPERTY OVERVIEW

Freestanding warehouse for lease ideally located just minutes from US-70 (Glenwood Avenue) and I-540 offering convenient access the entire Triangle Region.

ADDRESS	5921 Triangle Drive Raleigh, NC 27617
BUILDING SIZE	Approximately 9,975 RSF
RENTAL RATE	\$14.50/RSF, NNN
TICAM	\$1.40/RSF
ZONING	IX-3
DOORS	Two (2) Dock Doors and One (1) Drive In Door
PARKING RATIO	1.90 spaces per 1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none">• Hard to find warehouse with outdoor storage• Recently paved and striped outdoor area• Interior updates performed in 2021• Centrally located to RDU and surrounding areas• Low NNN expenses

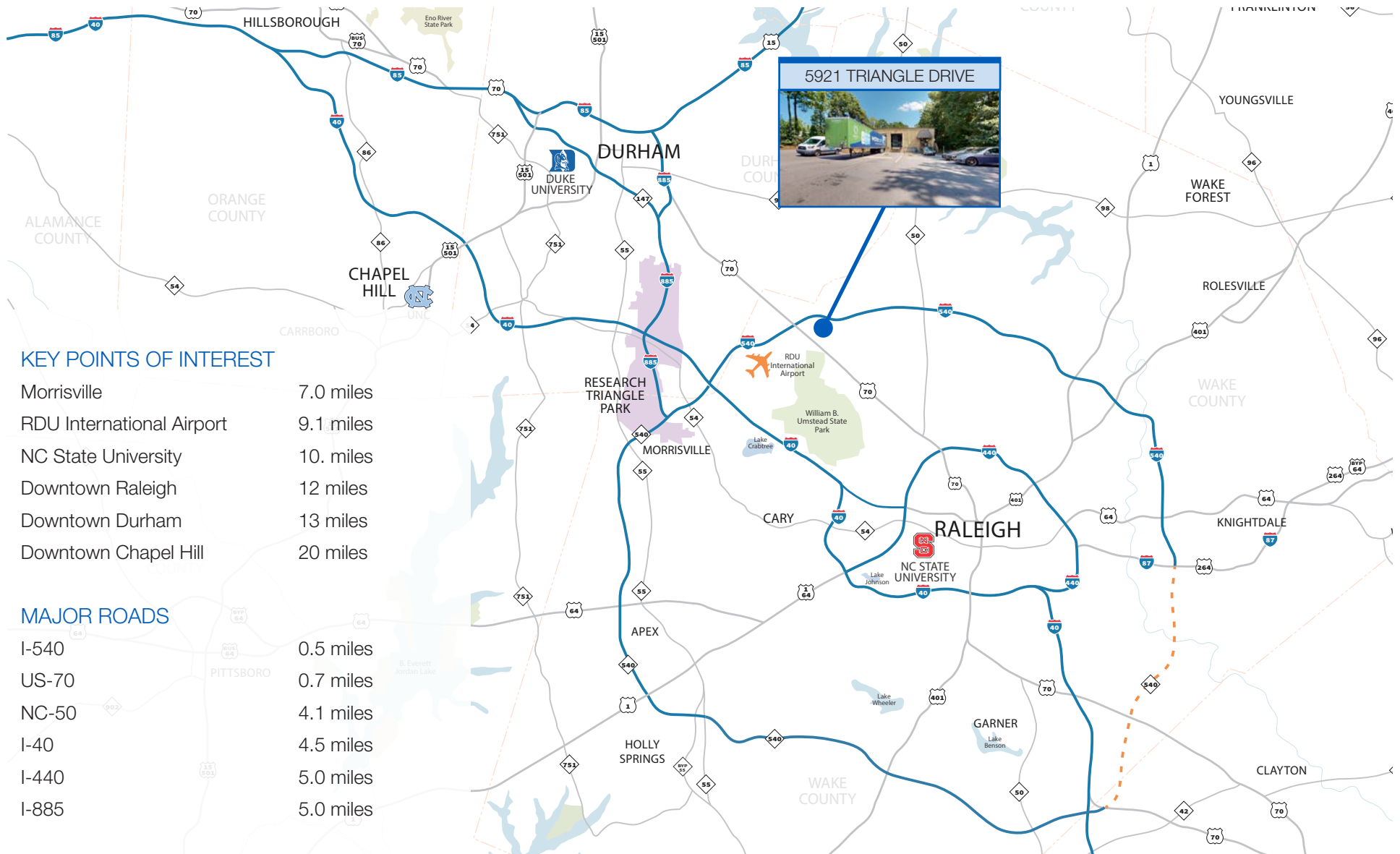
CONTACT

JOHN HIBBITS | 919.606.0989 | jhibbits@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



CONTACT

JOHN HIBBITS | 919.606.0989 | jhibbits@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



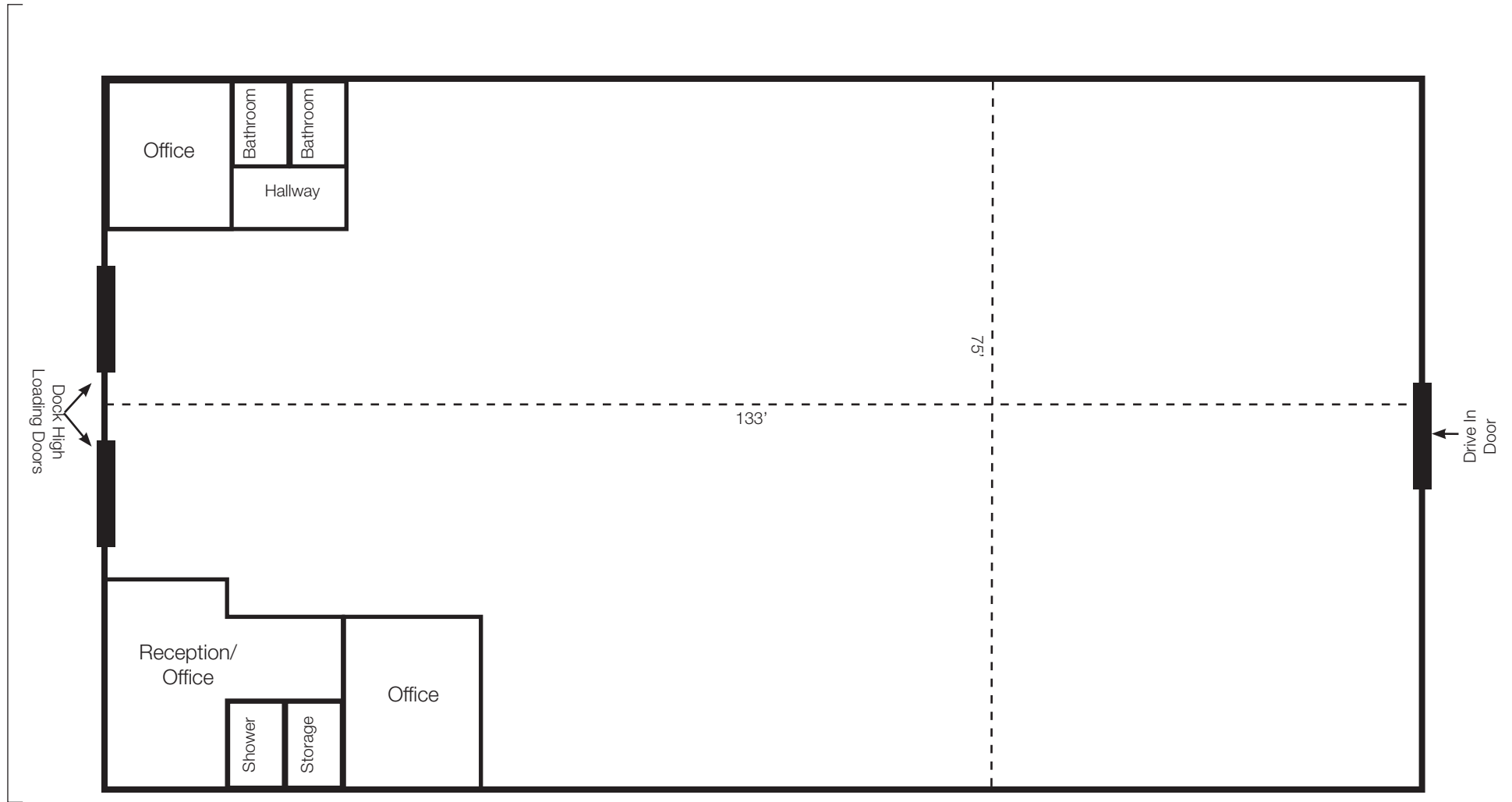
Outdoor Storage Area

CONTACT

JOHN HIBBITS | 919.606.0989 | jhibbits@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.

FLOOR PLAN



Click or
Scan for
Virtual Tour

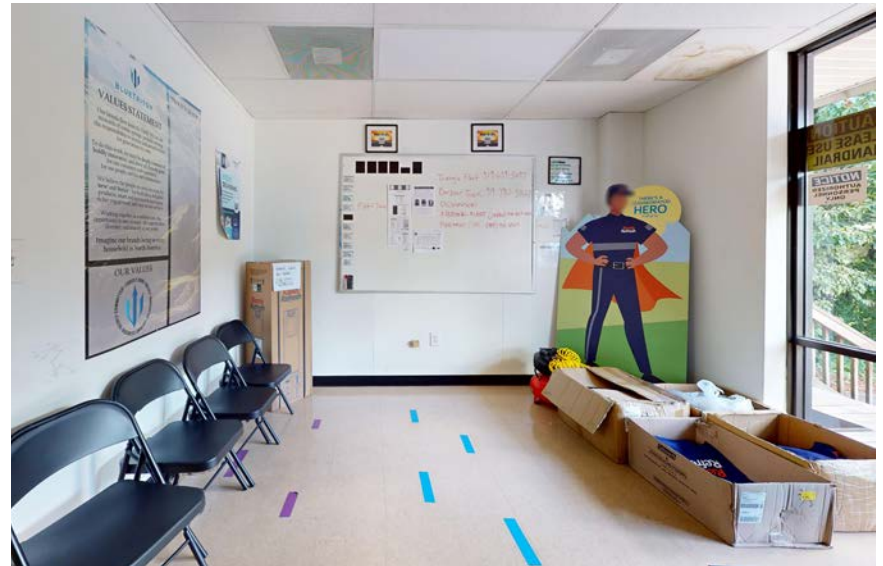


CONTACT

JOHN HIBBITS | 919.606.0989 | jhibbits@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



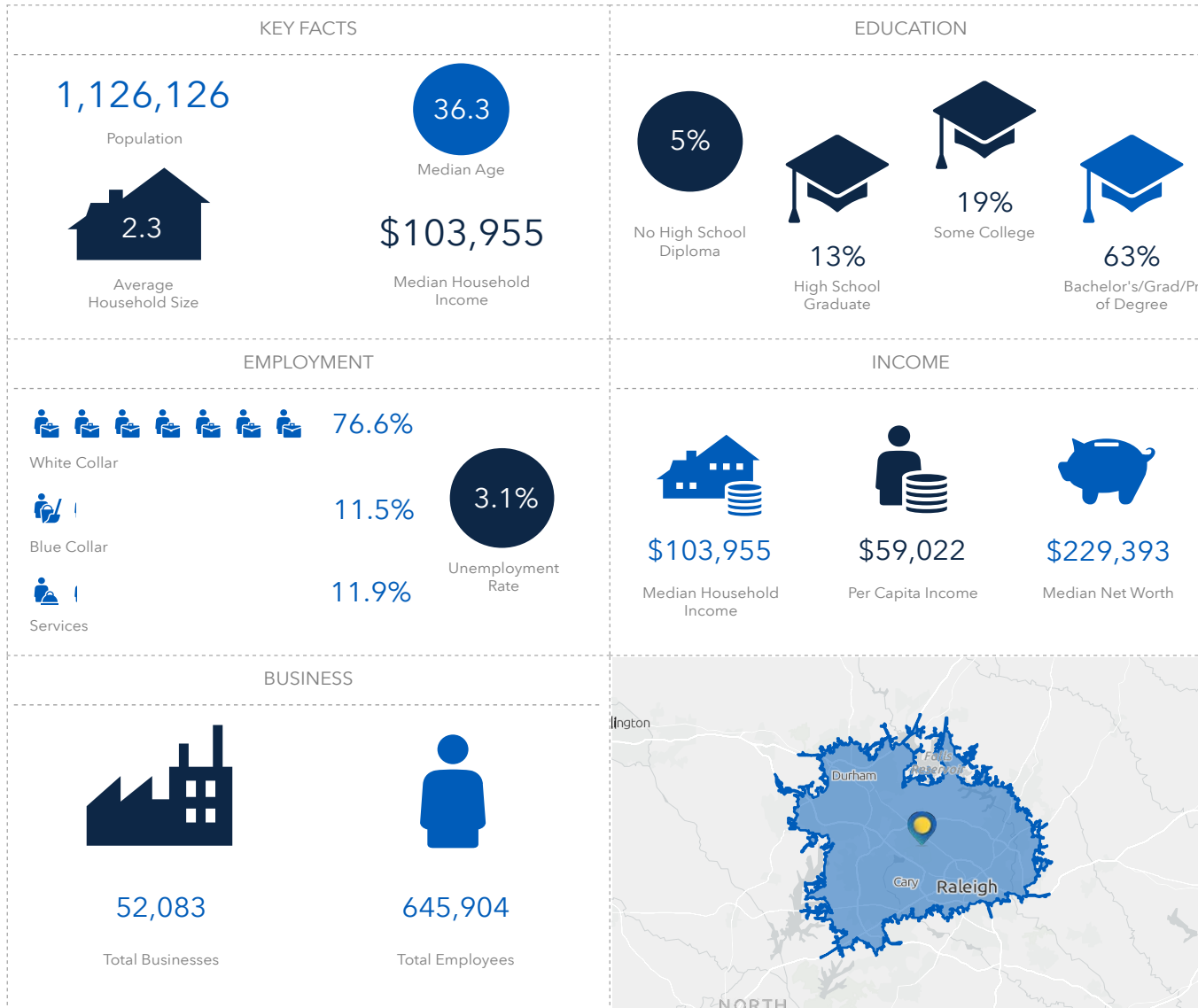
CONTACT

JOHN HIBBITS | 919.606.0989 | jhibbits@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

27 MINUTE AVERAGE COMMUTE DRIVE TIME



CONTACT

JOHN HIBBITS | 919.606.0989 | jhibbits@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.