

# FLEX FOR LEASE



## 8201 BROWNLEIGH DRIVE | RALEIGH, NC 27617

### AVAILABLE APRIL 1, 2026

± 9,000 SF standalone flex property in West Raleigh situated on 1.5 acres, zoned IX-3, suitable for various light industrial businesses.

### PROPERTY FEATURES

- » ± 9,000 SF (approx. 50/50 office/warehouse)
- » Outdoor storage: valuable 1/2 acre of fenced yard space
- » Office layout: 8 private offices, large training room, 2 conference rooms, reception area, and 3 restrooms
- » Heated warehouse space with 2 dock doors and 2 drive-in doors
- » 3.3:1000 parking ratio
- » Located in Brownleigh Business Park with access via Glenwood Ave. and Glen Royal Rd. Convenient access to US-70, I-540, and I-40
- » In close proximity to: William B. Umstead State Park, Brier Creek, RDU International Airport, and Research Triangle Park (RTP)

### LEASE RATE

**\$16.50 PSF, NNN**



### FOR MORE INFO, CONTACT

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**BOSS POE, CCIM** | [bpoe@trinity-partners.com](mailto:bpoe@trinity-partners.com) | 919.868.0016

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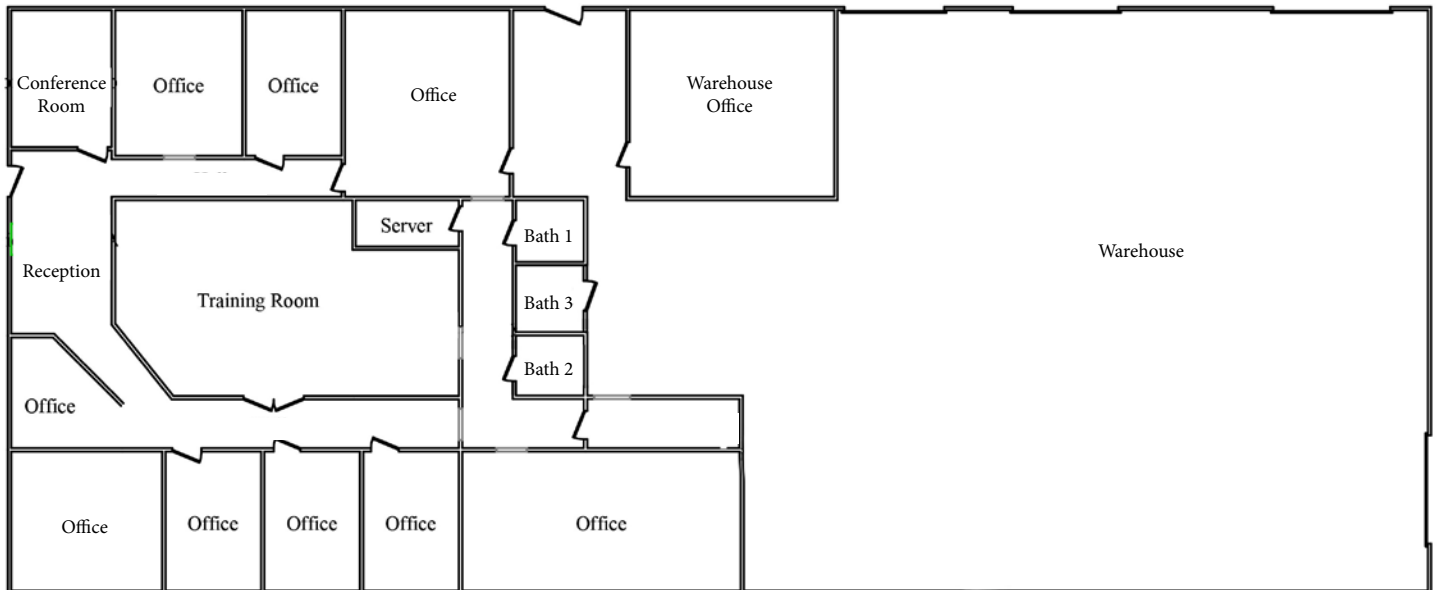
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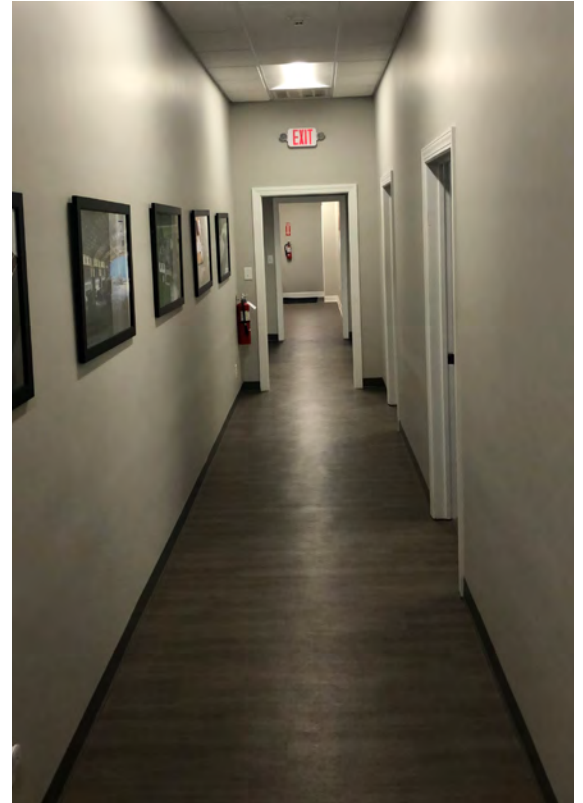
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