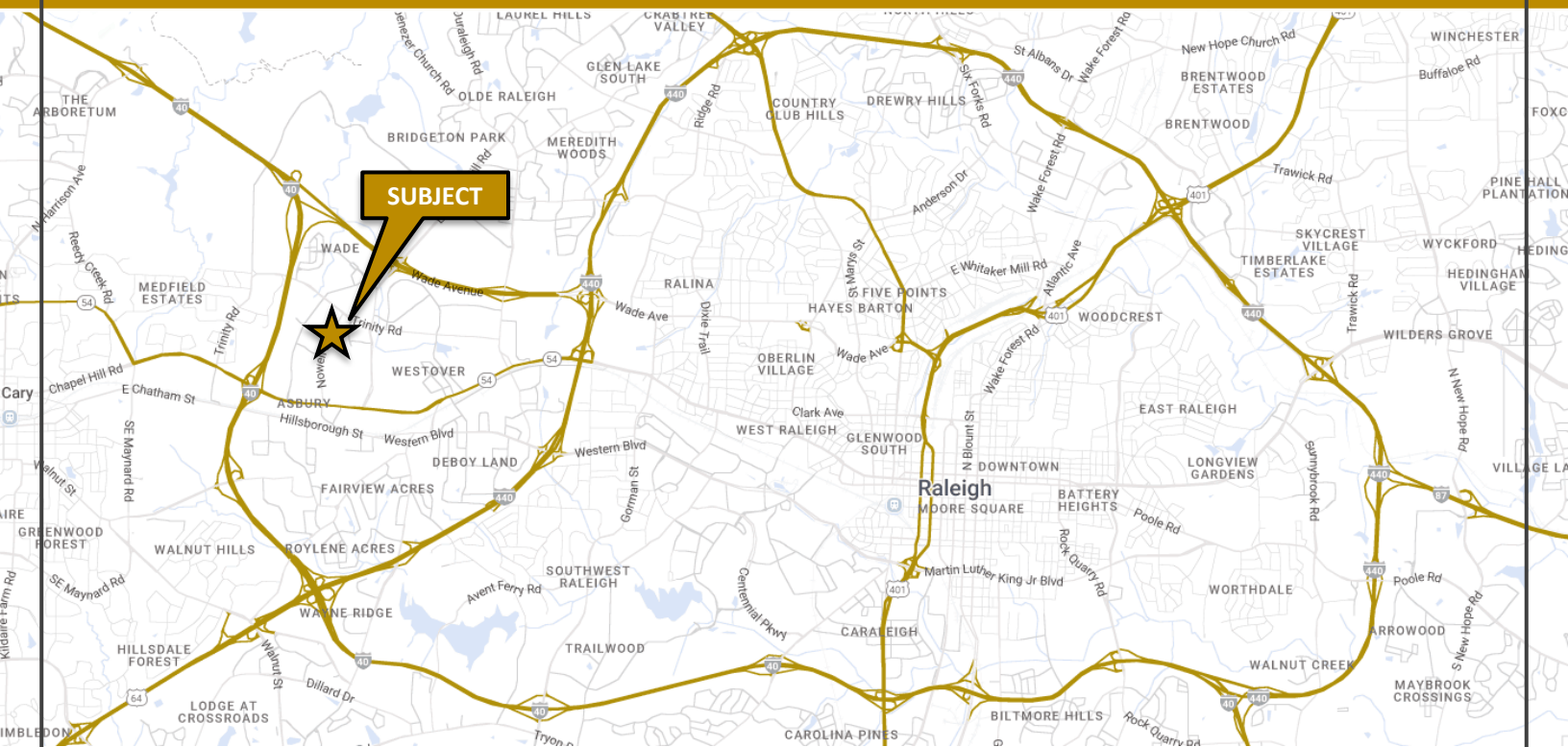




FOR SALE

1310 Nowell Road, Raleigh NC | 16,570 SF Available



CONTACTS :



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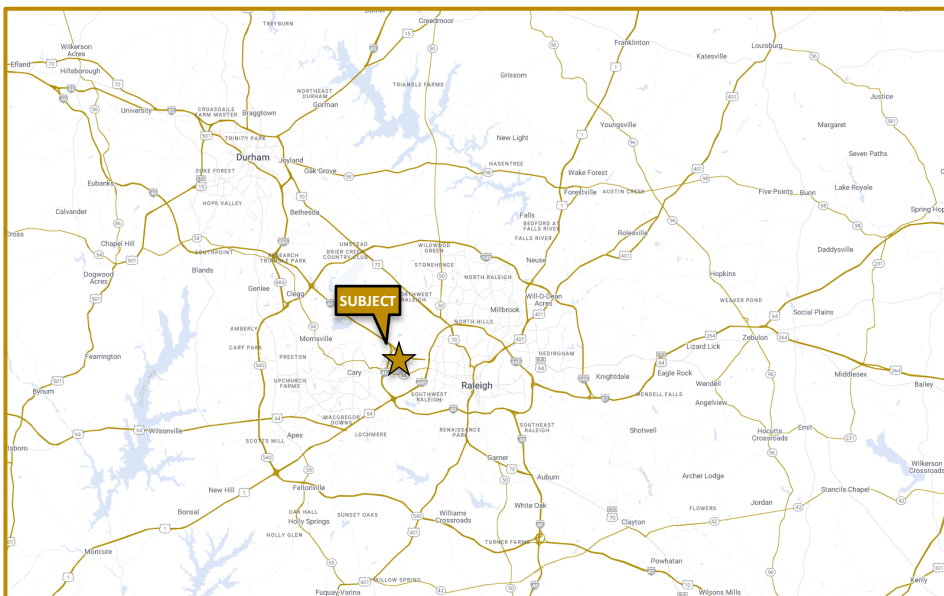
Trey Navo
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FOR SALE

1310 Nowell Road, Raleigh, NC

PROPERTY FACTS

ADDRESS	1310 Nowell Rd Raleigh, NC 27607
SF RBA	16,570 SF
PROPERTY MIX	Office - 12,919 SF Warehouse - 1,563 SF Unfinished / Storage - 2,086 SF
YEAR BUILT	1978
VACANCY	Vacant at Sale
STORIES	2
CONSTRUCTION	Metal
BUILDING HEIGHT	20'
DOCKS	4
DRIVE INS	1
ACREAGE	2.00 AC
ZONING	IX-3-PL
PARKING	50 Spaces 2.88 / 1,000 SF



NEARBY DRIVERS



1.5 Miles



3 Miles

Downtown Raleigh

8 Miles

Raleigh-Durham
International Airport

9 Miles

Research Triangle Park

12 Miles

Durham, NC

20 Miles

CONTACTS :



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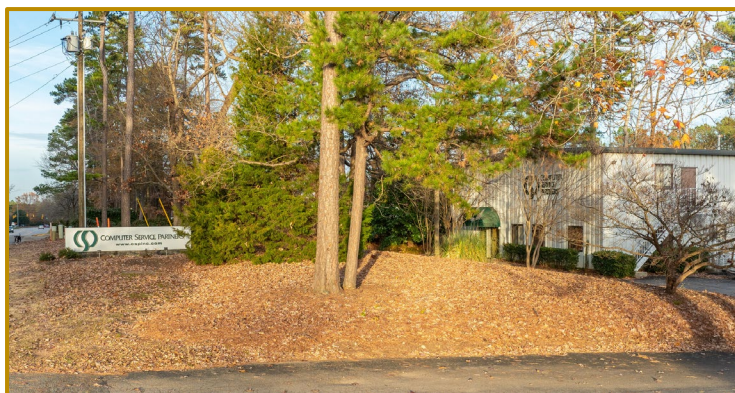
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EXTERIOR PHOTOGRAPHS



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INTERIOR PHOTOGRAPHS



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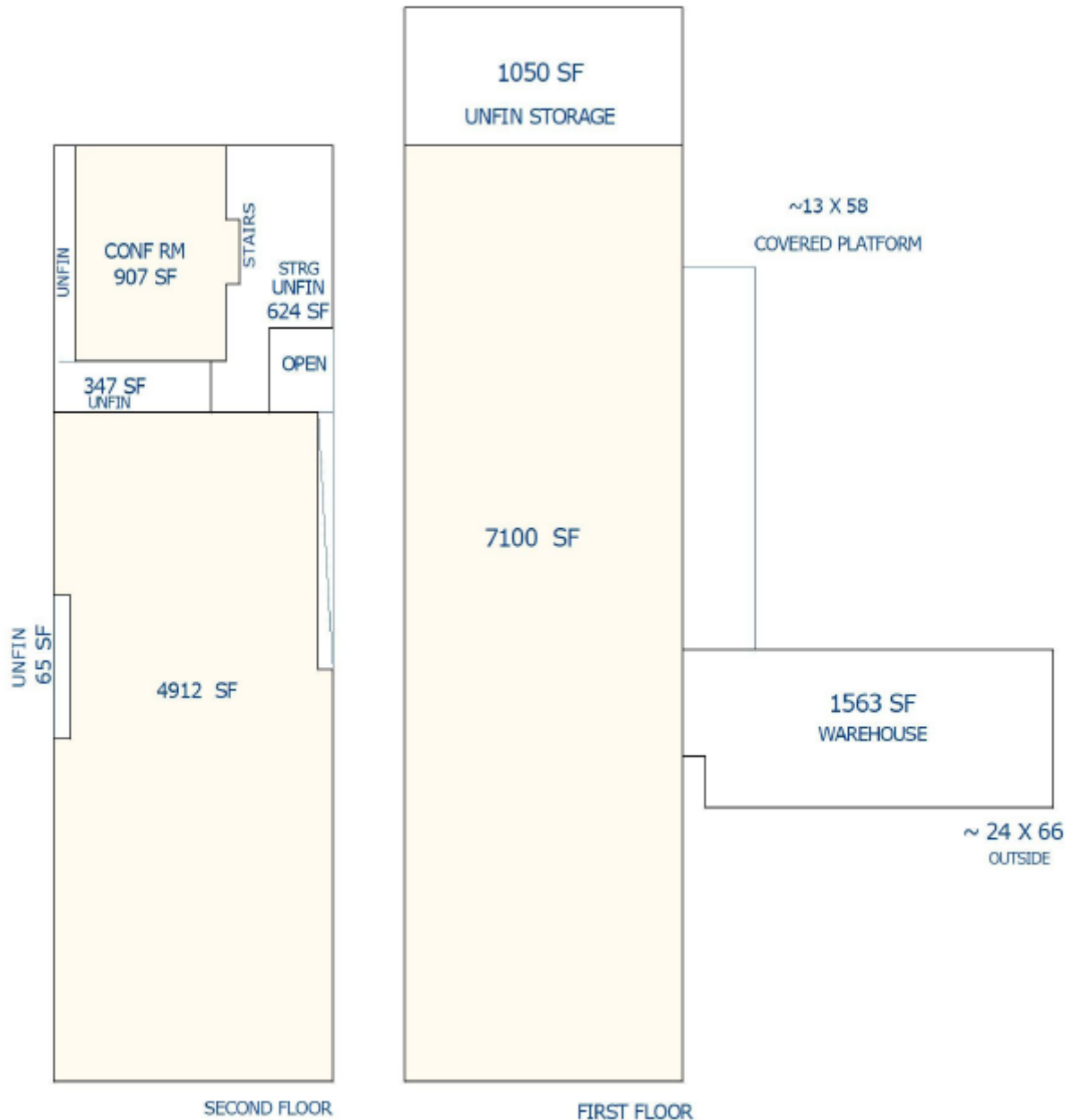
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FLOOR SKETCHES



CONTACTS :



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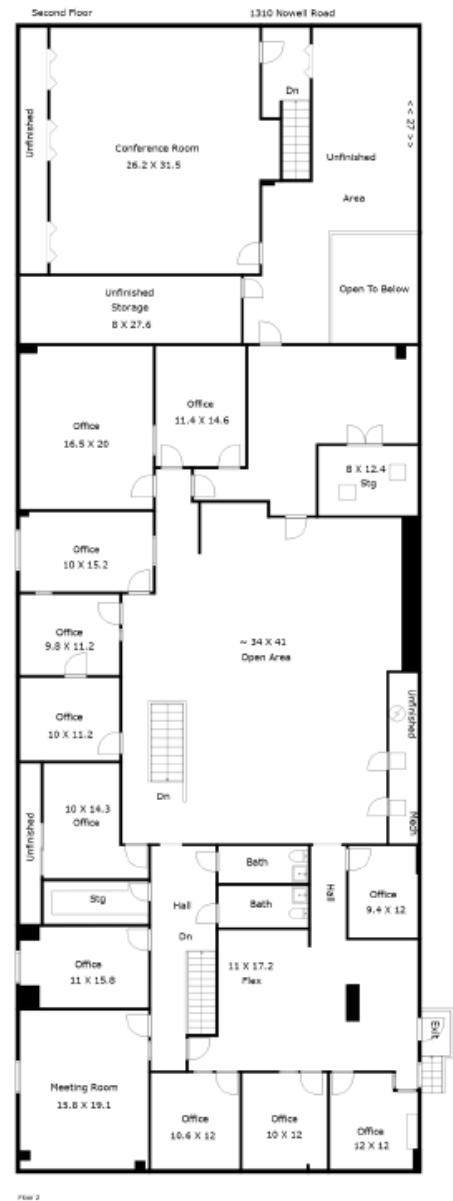
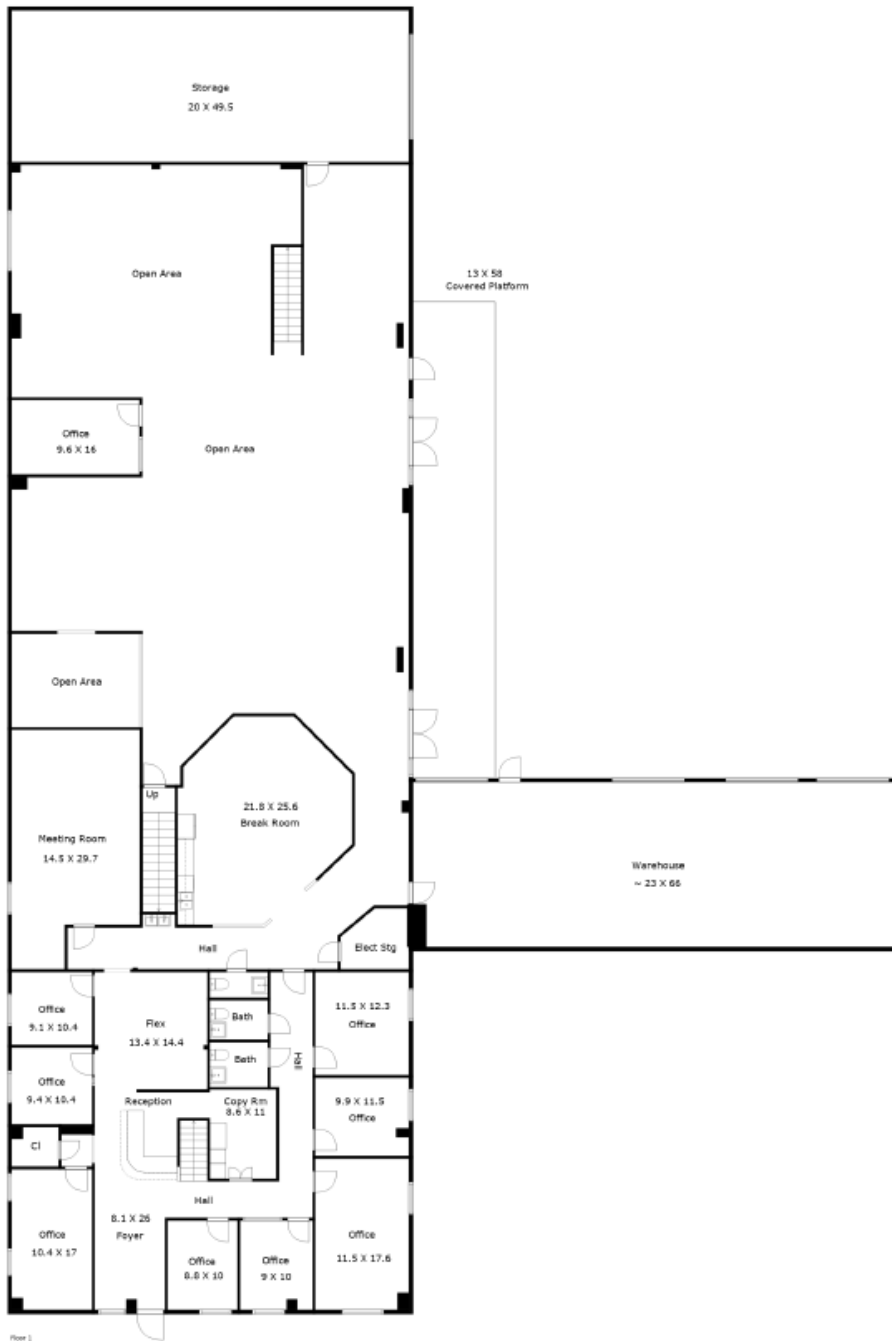
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LAYOUT



CONTACTS :



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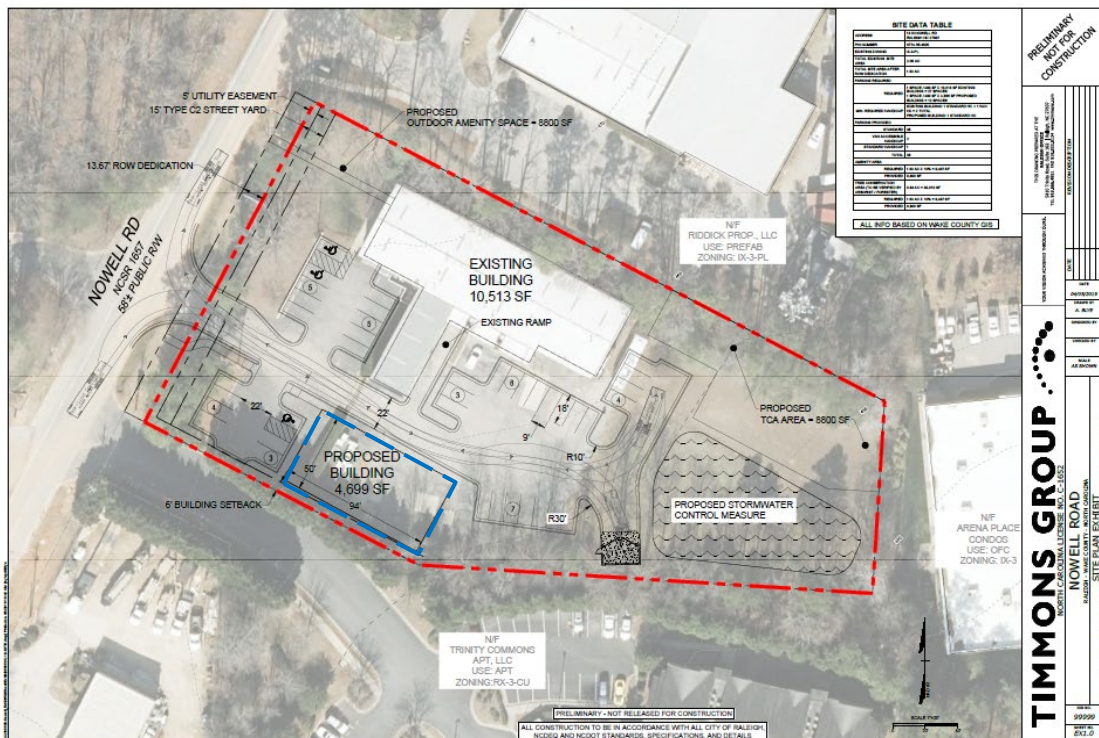
Trey Navo
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1310 Nowell Road, Raleigh, NC

SITE DATA TABLE

PROPERTY	DESCRIPTION
OWNER	NFW ARENA PLACE CONDO
DESIGNER	43533
DATE	1/18/2024
PROJECT NO.	100-000000
PROJECT NAME	NFW ARENA PLACE CONDO
PROJECT ADDRESS	100-000000
PROJECT CITY	RALEIGH, NC
PROJECT COUNTY	WAKE
PROJECT STATE	NC
PROJECT ZIP	27601
PROJECT PHONE	(919) 483-3333
PROJECT FAX	(919) 483-3333
PROJECT EMAIL	info@nfwarena.com
PROJECT WEBSITE	www.nfwarena.com
PROJECT SOCIAL MEDIA	www.nfwarena.com
PROJECT VIDEO	www.nfwarena.com
PROJECT AUDIO	www.nfwarena.com
PROJECT TEXT	www.nfwarena.com
PROJECT IMAGE	www.nfwarena.com
PROJECT MAP	www.nfwarena.com
PROJECT PLAN	www.nfwarena.com
PROJECT SECTION	www.nfwarena.com
PROJECT ELEVATION	www.nfwarena.com
PROJECT EXTERIOR	www.nfwarena.com
PROJECT INTERIOR	www.nfwarena.com
PROJECT MECHANICAL	www.nfwarena.com
PROJECT ELECTRICAL	www.nfwarena.com
PROJECT PLUMBING	www.nfwarena.com
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PROJECT SAFETY	www.nfwarena.com
PROJECT SECURITY	www.nfwarena.com
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***Proposed Building
4,470 SF**



***Proposed Building
4,699 SF**

CONTACTS :



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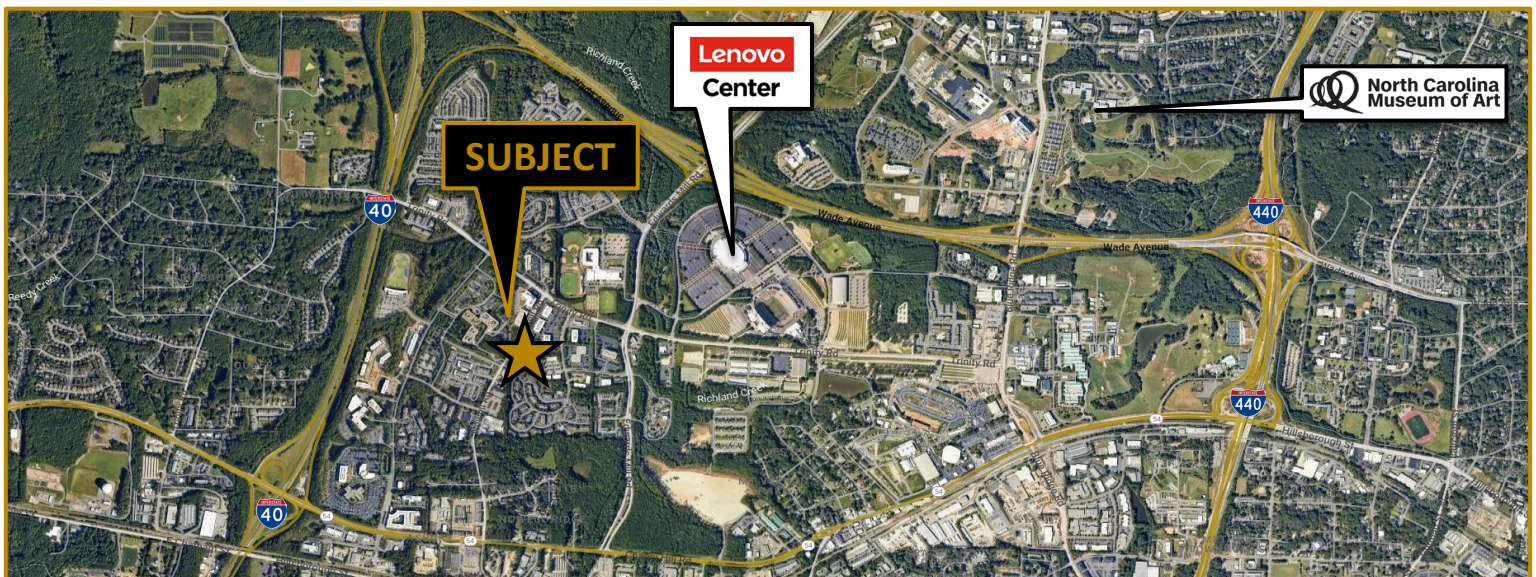
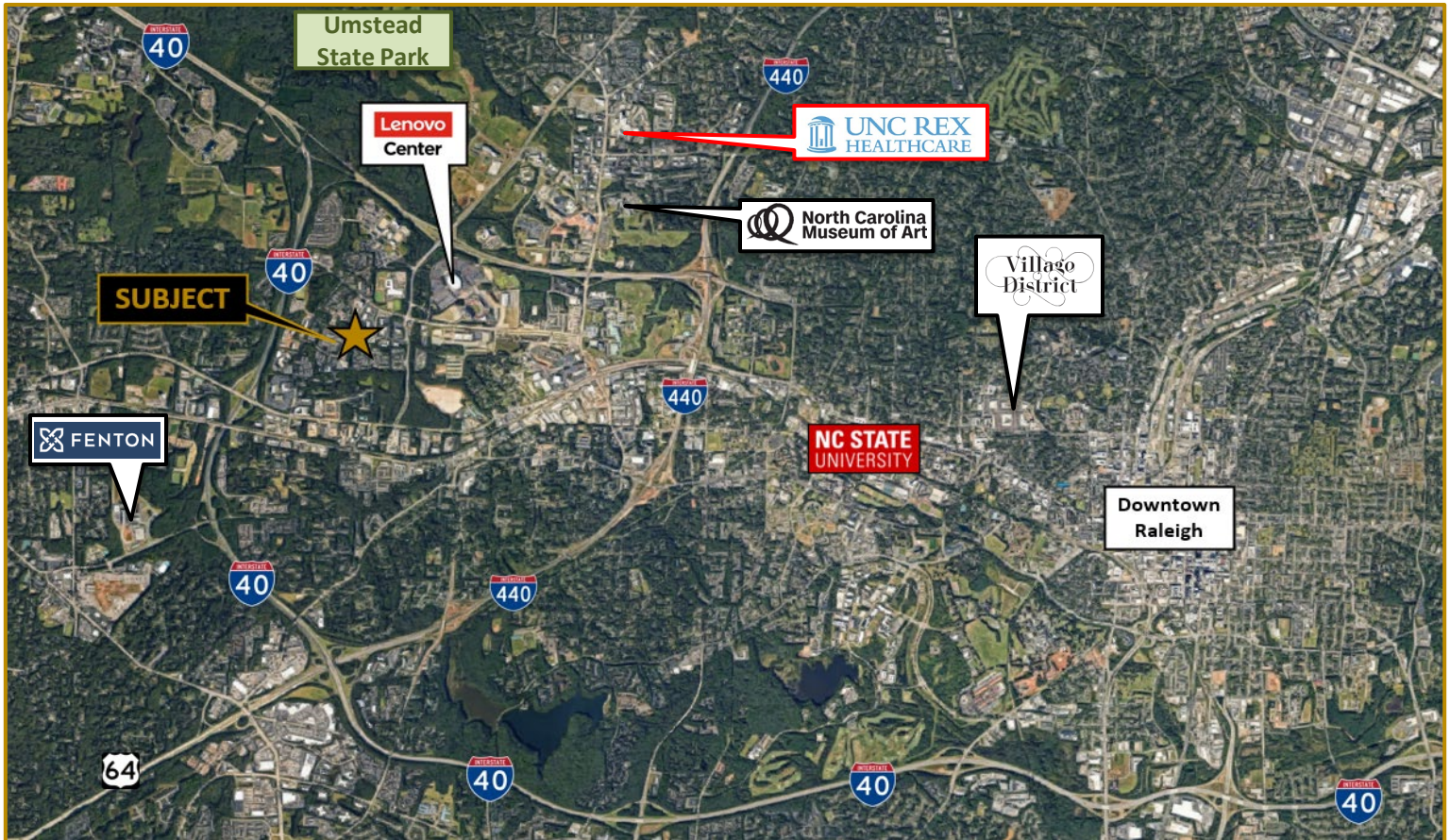
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SUBJECT AERIALS



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RALEIGH SPORTS & ENTERTAINMENT DISTRICT



- Lenovo Center set for multi-million dollar upgrade
- Phase 1 set to begin in late 2025
 - 200k SF of retail & entertainment
 - 150k SF of office space
 - 150 room hotel
 - 500+ apartments
 - 2 parking garages
 - 4,300 seat music venue
- This project represents a significant investment in the city of Raleigh, aiming to create a dynamic destination for residents and visitors alike

CONTACTS :



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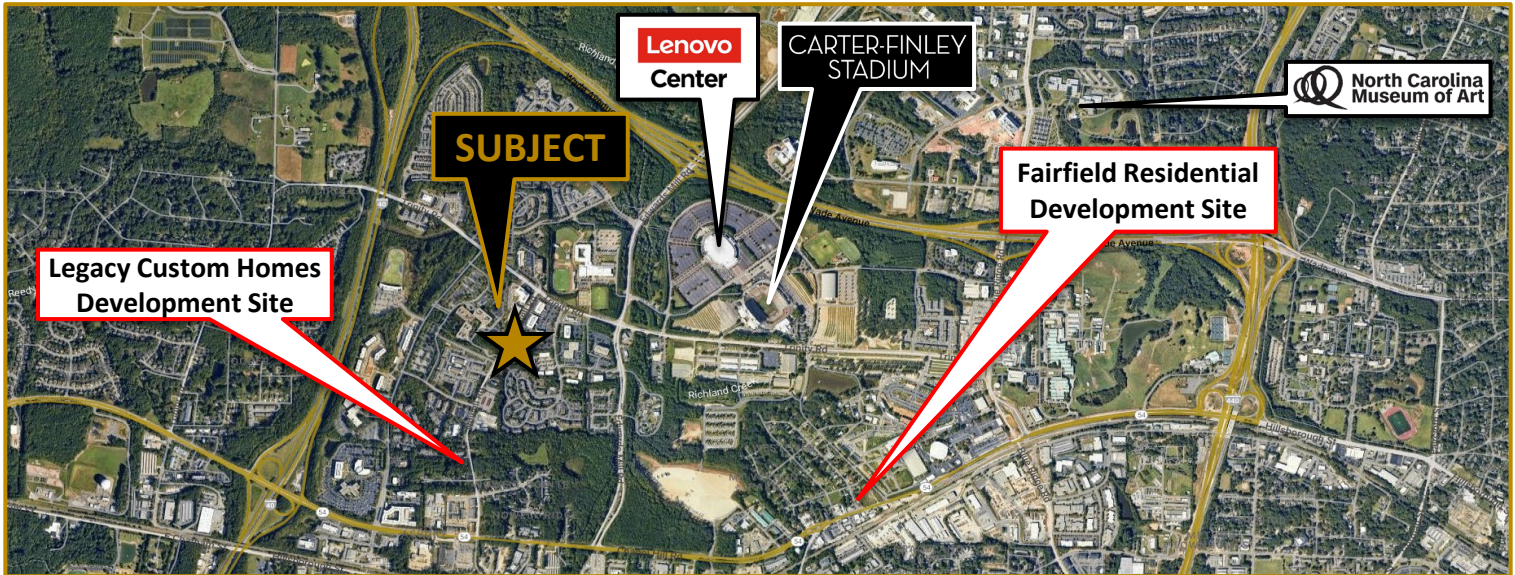
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OTHER NEARBY DEVELOPMENT



Legacy Custom Homes to build The Reprises

- Legacy Custom Homes plans 52-unit condo community in West Raleigh.
- The Reprise condos will be three-bedroom, three-story units.
- Rezoning allows up to 235 units near Lenovo Center



Image: Legacy Custom Homes

Fairfield Residential to build apartments

- Legacy Fairfield Residential bought eight parcels near the N.C. State Fairgrounds for \$10 million.
- The 267-unit apartment project will be on 2.94 acres.
- Site plans were approved in June by the City of Raleigh.



Image: Fairfield Residential

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MEDALIST CAPITAL INVESTMENT & ADVISORY TEAM



TREY NAVO

Vice President of Investment Sales – Broker

- *Masters in Real Estate Development, Auburn*
- *BS, History, Iowa State University*
- *Licensed NC Real Estate Broker*



JOSH POINTS

Vice President of Investment Sales – Broker

- *MBA, Finance and Marketing, University of North Carolina-Chapel Hill*
- *BS, Government, University of Virginia*
- *Licensed NC Real Estate Broker*

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