

FOR SALE/LEASE BACK

8221 BROWNLEIGH DRIVE, RALEIGH, NC 27617

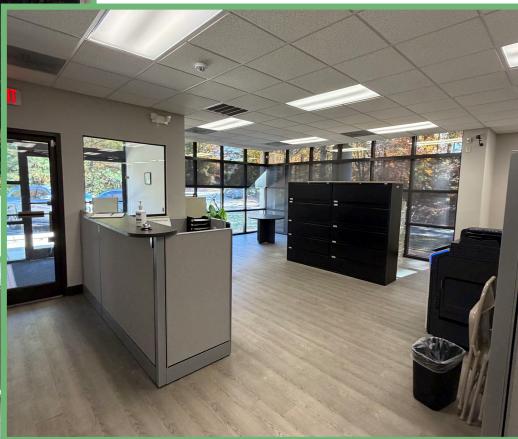


Justin Phillips | 919.815.7142 | Justin@PROfRaleigh.com

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INVESTMENT TERMS

8221 BROWNLEIGH DRIVE, RALEIGH, NC 27617



BUILDING SIZE: 41,028 SF

PROPERTY SIZE: 3.28 ACRES

BUILGING TYPE: INDUSTRIAL

YEAR BUILT: 1987

TENANCY: SINGLE TENANT

TRUCK ACCESS: 5 DOCK DOORS

FOR SALE: \$8,800,000 (\$214/SF)

CAP RATE: 6%

LEASE RATE: \$13/SF (\$533,364 ANNUALLY)

LEASE TERM: 7 YEARS

LEASE TYPE: NNN

LL RESPONSIBILITY: ROOF, STRUCTURE, PARKING LOT
AND LANDSCAPING

TENANT: CENTURY FASTENERS

LOCAL MARKET

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DEMOGRAPHICS

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METRIC	1-MILE	3-MILE	5-MILE
POPULATION	5,230	61,870	176,420
AVG. HOUSEHOLD INCOME	\$93,000	\$101,500	\$106,800
TOTAL BUSINESSES	310	2,940	9,480
DAYTIME POPULATION	7,800	76,000	192,000

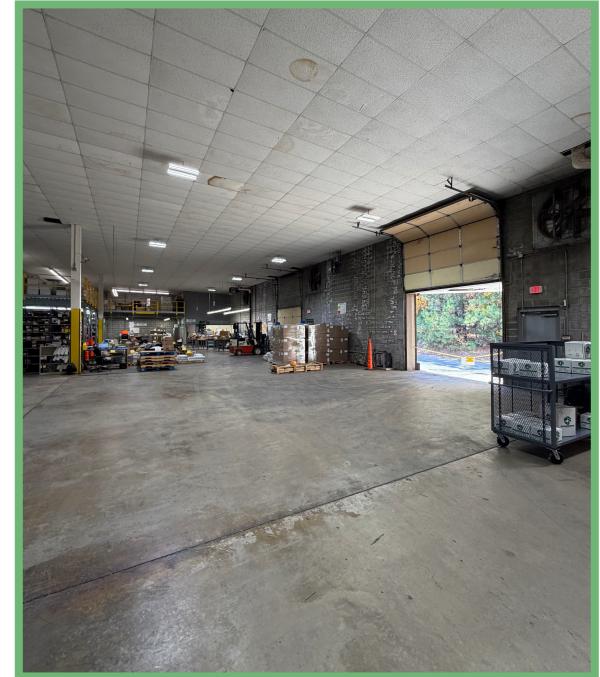
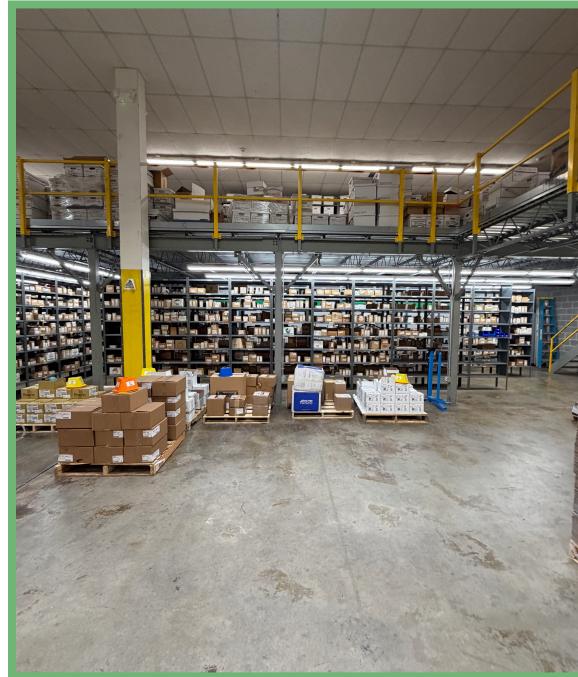
RALEIGH'S DIVERSE ECONOMY, POPULATION GROWTH, AND LIMITED INDUSTRIAL LAND SUPPLY CONTINUE TO SUPPORT LONG-TERM RENT STABILITY AND ASSET APPRECIATION ACROSS WELL-LOCATED INFILL PROPERTIES LIKE BROWNLEIGH DRIVE.



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INDUSTRIAL OVERVIEW

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THE RALEIGH-DURHAM INDUSTRIAL MARKET CONTINUES TO OUTPERFORM THE SOUTHEAST REGION WITH RECORD-LOW VACANCY AND SUSTAINED RENTAL RATE GROWTH. AS OF Q4 2025, INDUSTRIAL VACANCY ACROSS WAKE COUNTY REMAINS BELOW 4%, WITH AVERAGE ASKING RENTS UP 8-10% YEAR-OVER-YEAR. LIMITED NEW SUPPLY IN INFILL LOCATIONS LIKE WEST RALEIGH HAS DRIVEN STRONG ABSORPTION AND LANDLORD-FAVORING LEASE TERMS.

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