

FORMER BAKER ROOFING HEADQUARTERS OFFICE/WAREHOUSE CAMPUS BUILDINGS FOR LEASE



LOCATION DESCRIPTION

Located across from the Farmer's Market
Adjacent to I-440/Hwy 401
Close proximity to downtown Raleigh

PROPERTY HIGHLIGHTS

- Bldg 1: ~ 28,618 SF Office building
- Bldg 2: ~ 15,360 SF Warehouse space
- Bldg 3: ~ 13,200 SF Shed w/conditioned office area (~648 SF)
- Office building includes two kitchens, a mailroom, Gym w/showers & cafeteria
- ~ .3 acres of Outside Storage Space
- 277/480 3 Phase Power
- Potential for Additional Outside Storage



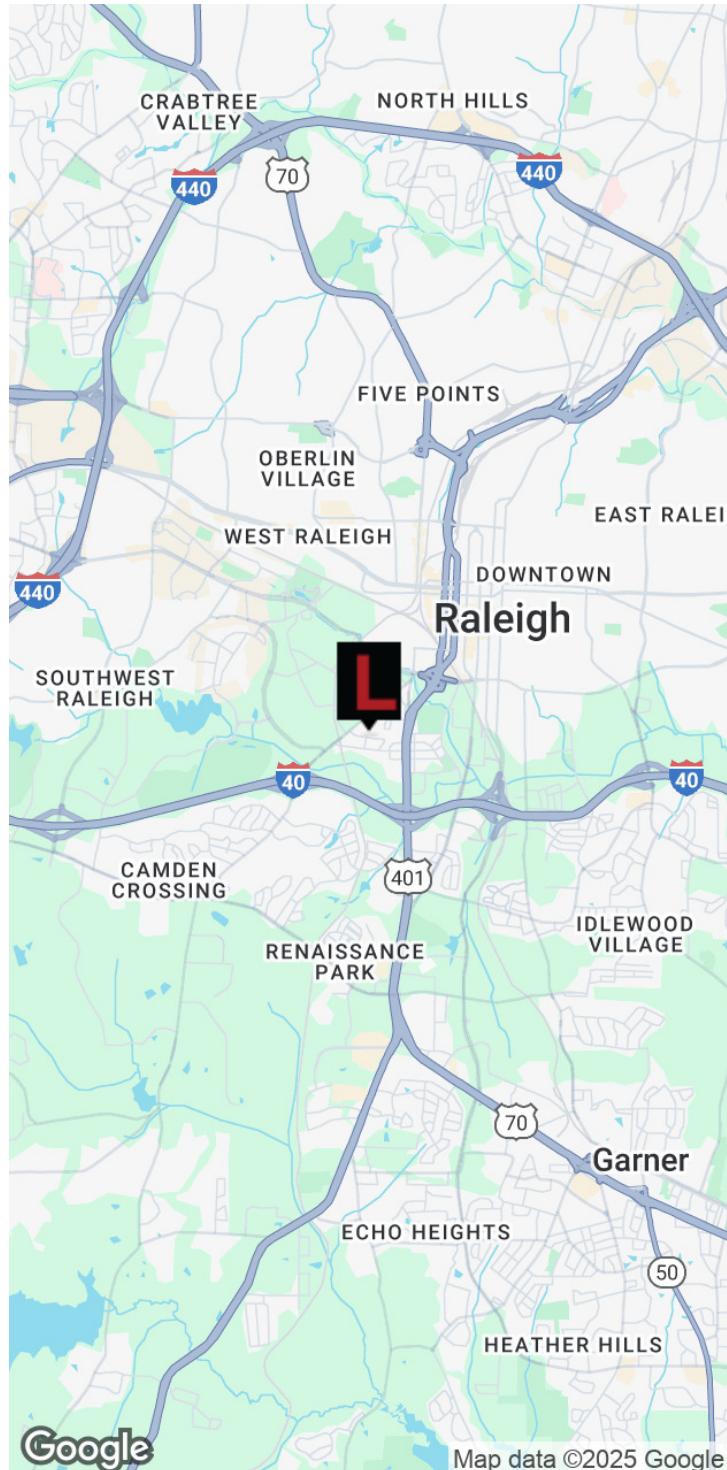
2019 FAIRVIEW RD., SUITE 200, RALEIGH, NC 27698

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LOCATION MAP

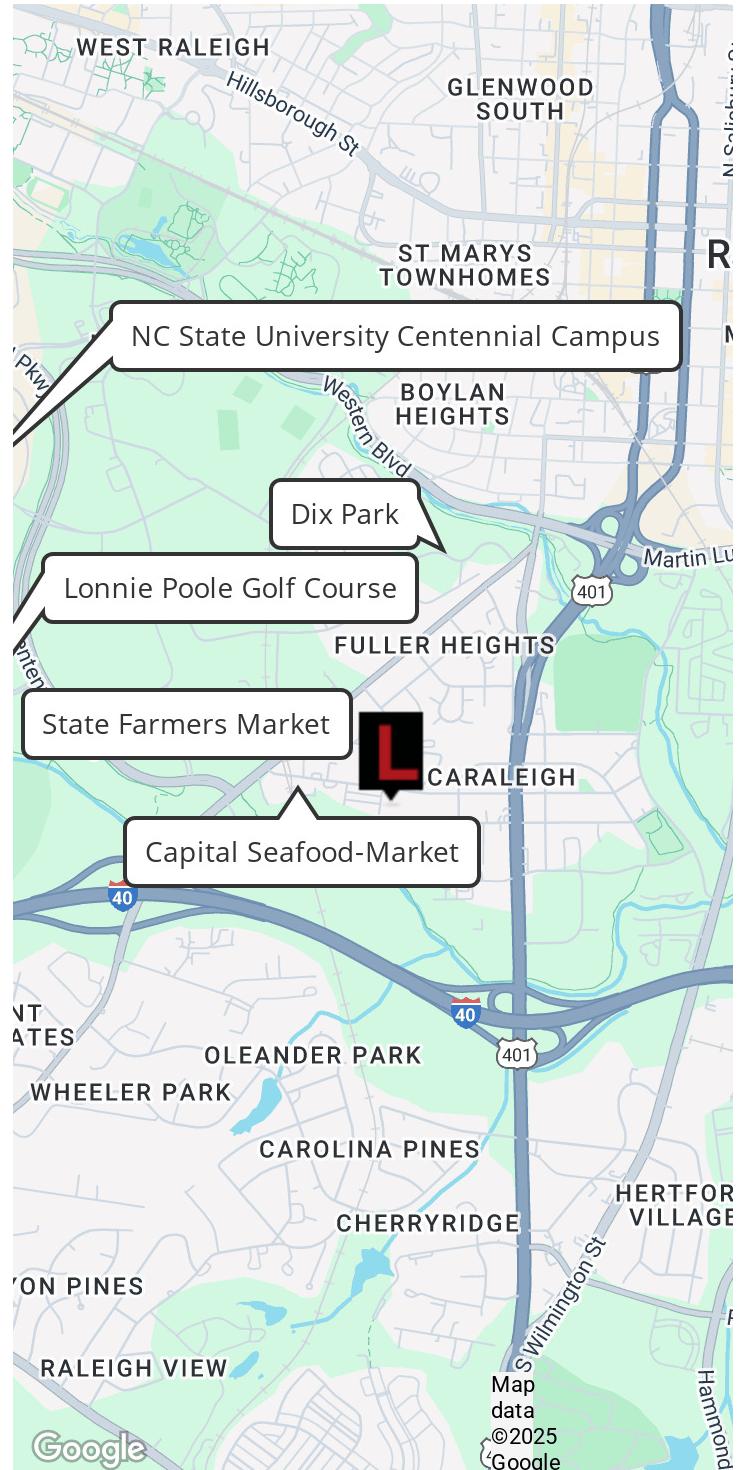


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BUILDING LOCATIONS MAP



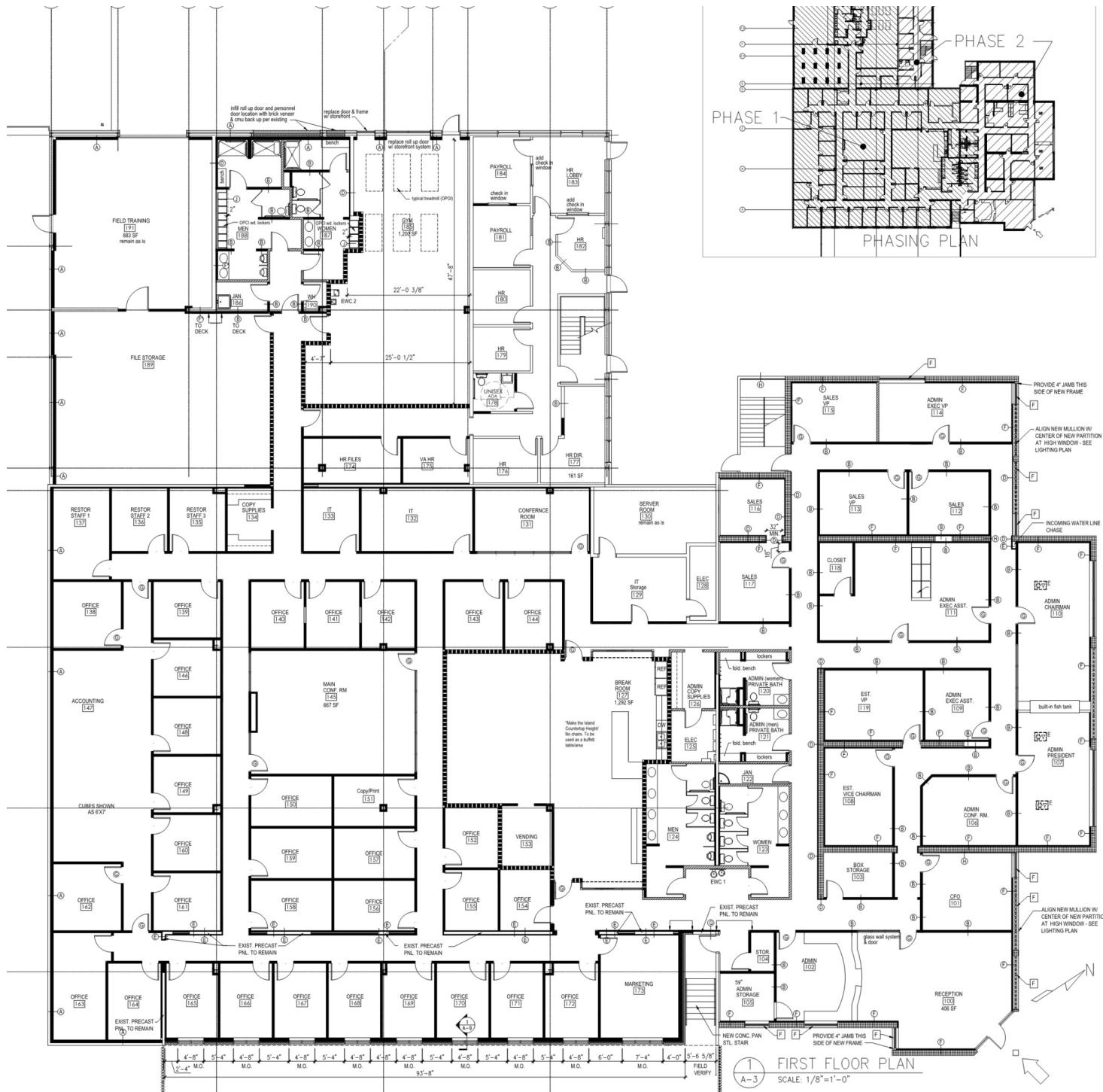
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BLDG 1- OFFICE 1ST FLOOR PLAN



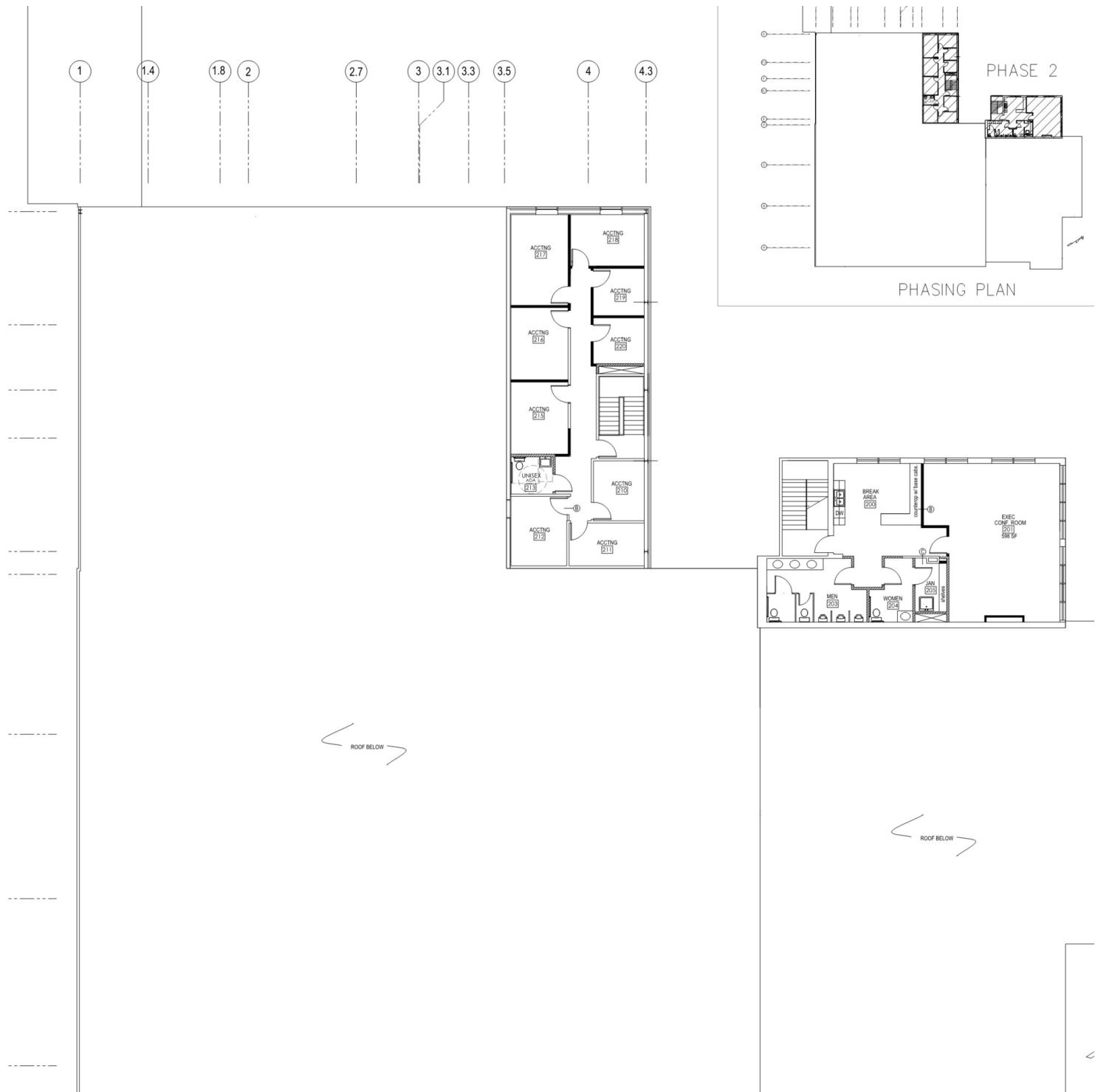
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BLDG 1: OFFICE 2ND FLOOR PLAN



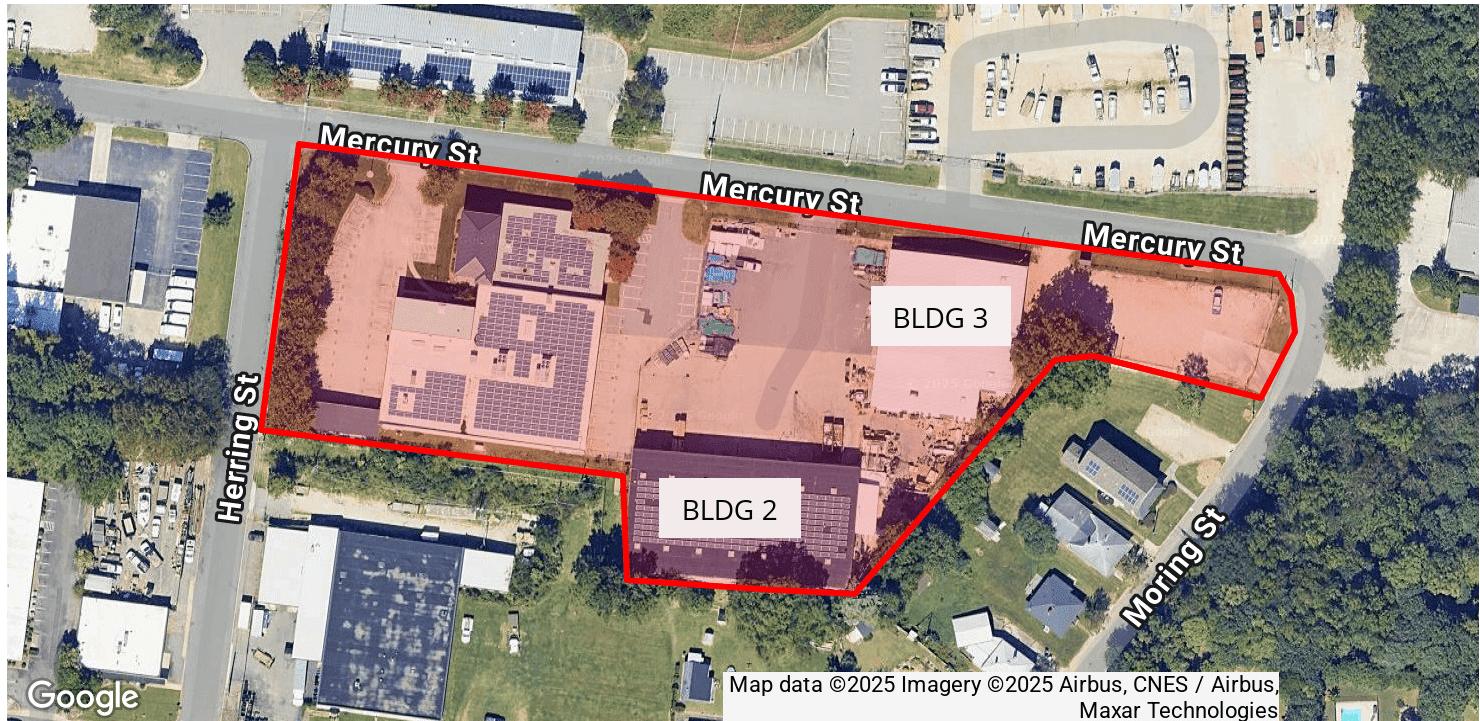
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BUILDING 2 & BUILDING 3 DETAILS



- **BLDG 2 Warehouse Dimensions-** ~ 15,360 SF
- **Ceiling height :** 17' at Center, 14' 11" at Eaves
- **Column spacing:** Column to Column lateral- 35'; Column to front to back wall - 28'; Column to column interior- 27'
- **6 Dock Doors:** 4- 8' Dock High, 1-8' , 1-14' Dock High
- **1- 8 X 48' Concrete Dock w/Ramp**
- **Power:** 277/480 Volts 3 Phase power
- **Roof-** EPDM
- **Distance of truck court-** 185 feet
- **Warehouse Parking Lot-** .84 Acres (No lines)
- **BLDG 3 "Shed"-** ~ 13,200 SF, 17'-24' Clear height, building includes an ~ 648 SF Conditioned room
- **Behind BLDG 3-** .3 Acres (Gravel Lot, No lines)

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PROPERTY PHOTOS



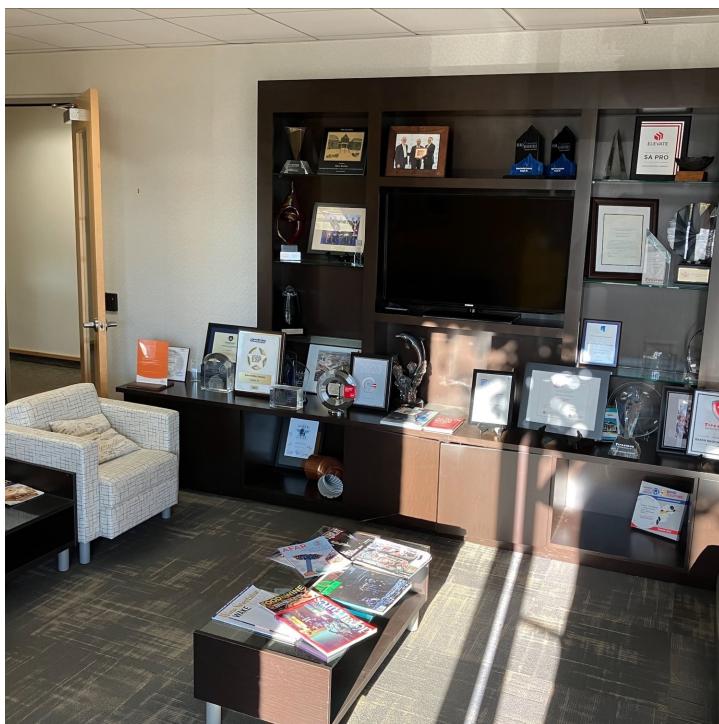
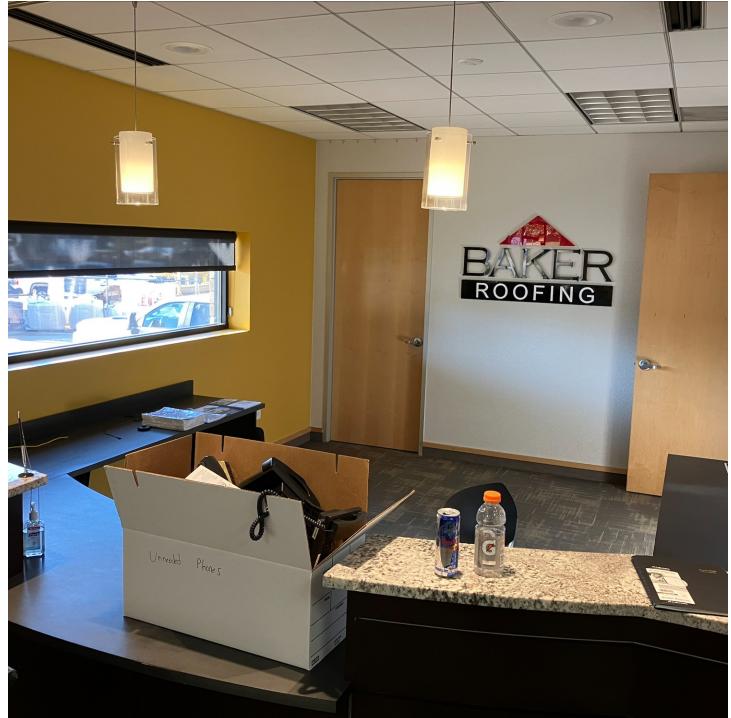
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ADDITIONAL PHOTOS



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