

INDUSTRIAL FOR LEASE

ATLANTIC DISTRIBUTION CENTER

4106 ATLANTIC AVENUE, RALEIGH, NC 27604



AVAILABILITY

- Suite 134: 2,950 SF
- Lease Rate: \$11.75/SF, Modified Gross
 - Includes TICAM, water & sewer
 - Tenant responsible for power & data

PROPERTY OVERVIEW

- Great North Raleigh location with easy access to Downtown Raleigh, I-440, and I-540
- Locally owned and managed property
- Clear height: 13' 7" to 12' 4" (rear)
- Dimensions: Warehouse - 75' wide x 35' deep; Restroom/Office - 11' wide x 35' deep
- No AC or heat
- Loading: (2) Dock-high doors
- Zoning: IX-3-PL
- Power: 400 Amps, 3-phase
- Located on major corridor with excellent visibility

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,767	95,495	238,604
Avg HH Income	\$78,340	\$114,789	\$132,742
No. of Businesses	1,268	7,337	16,714
No. of Employees	16,020	104,975	221,268
Daytime Population	21,563	144,048	349,153

(ESRI 2025)

TRAFFIC COUNTS

25,500 VPD on Atlantic Avenue

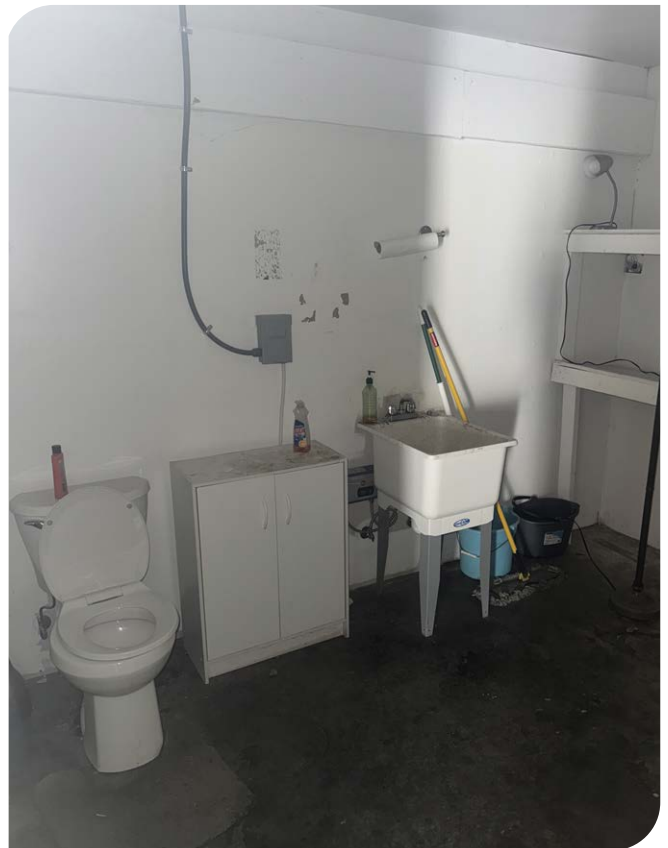
(NC DOT 2023)

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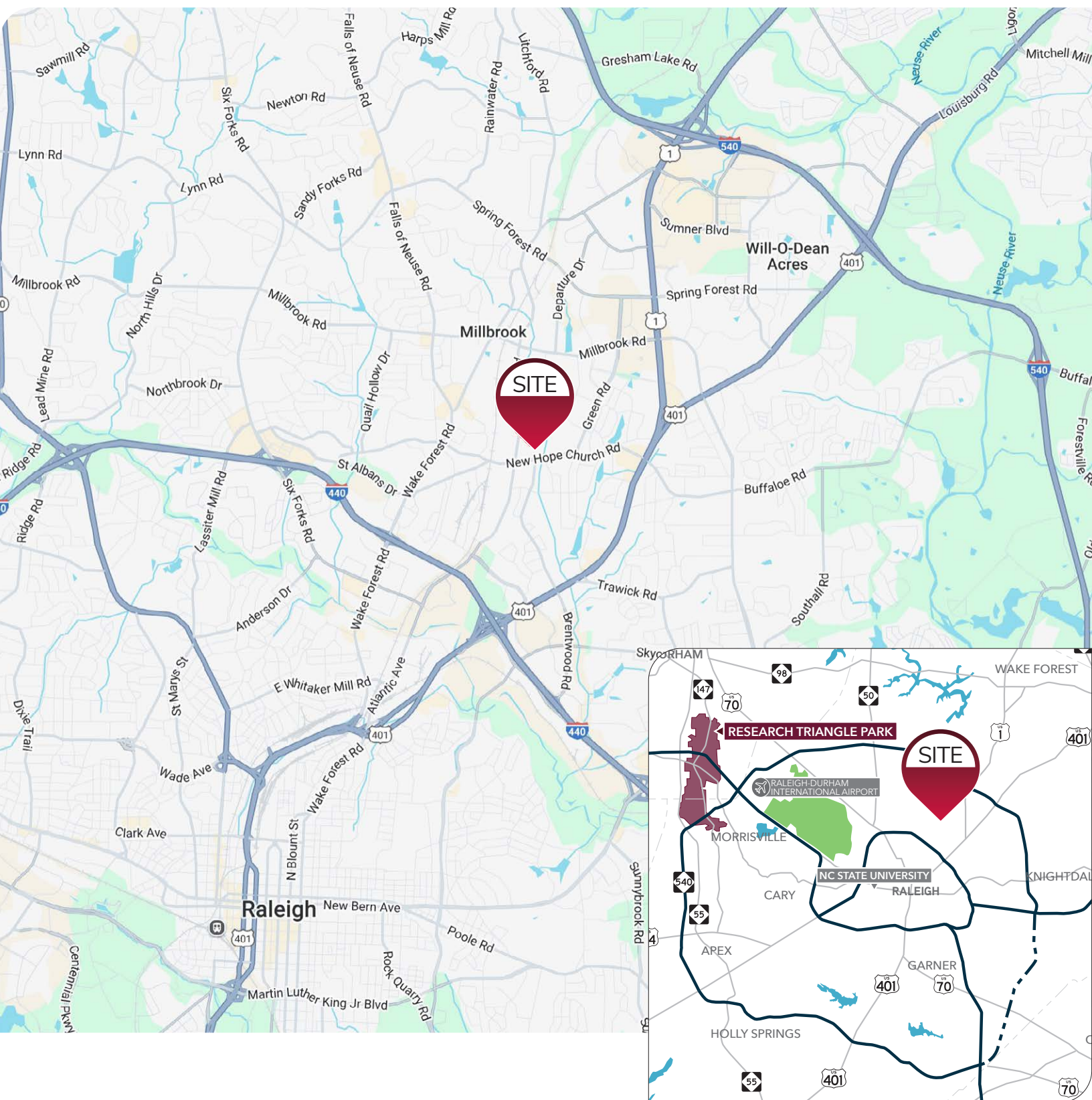
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