

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

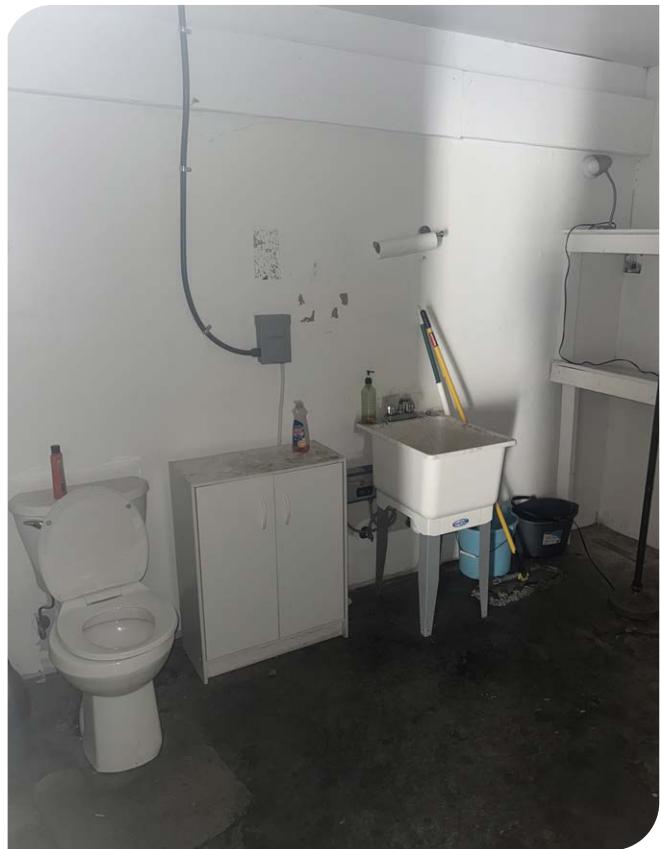
25,500 VPD on Atlantic Avenue

(NC DOT 2023)

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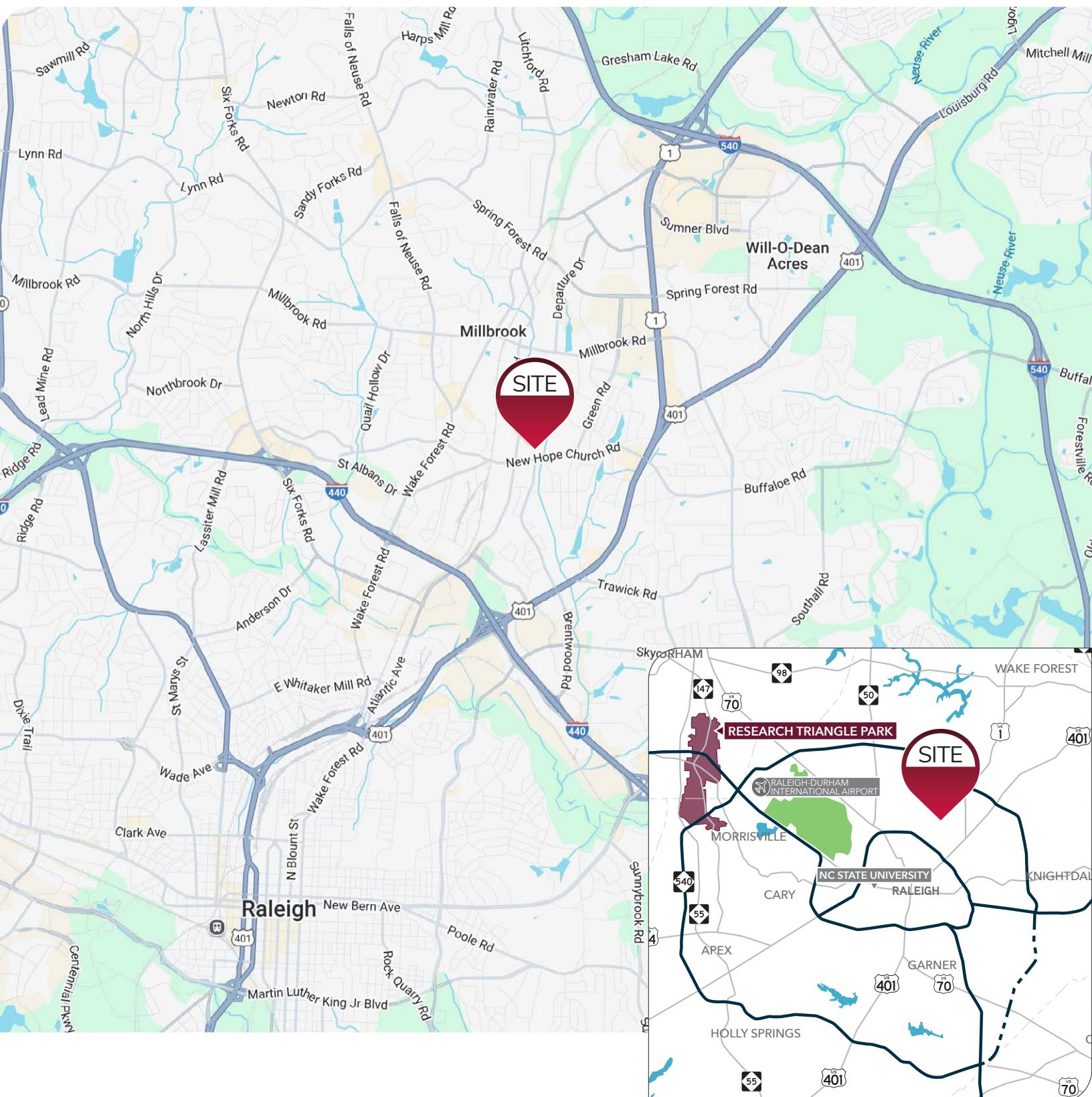
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RALEIGH • DURHAM • WILMINGTON

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