

Industrial | For Lease



CBRE | Raleigh
A JOINT VENTURE

South 40 Distribution Center

2201 S. Wilmington Street
Raleigh, NC 27603

72,246 SF Industrial Space for Lease Adjacent to I-40 & Downtown Raleigh

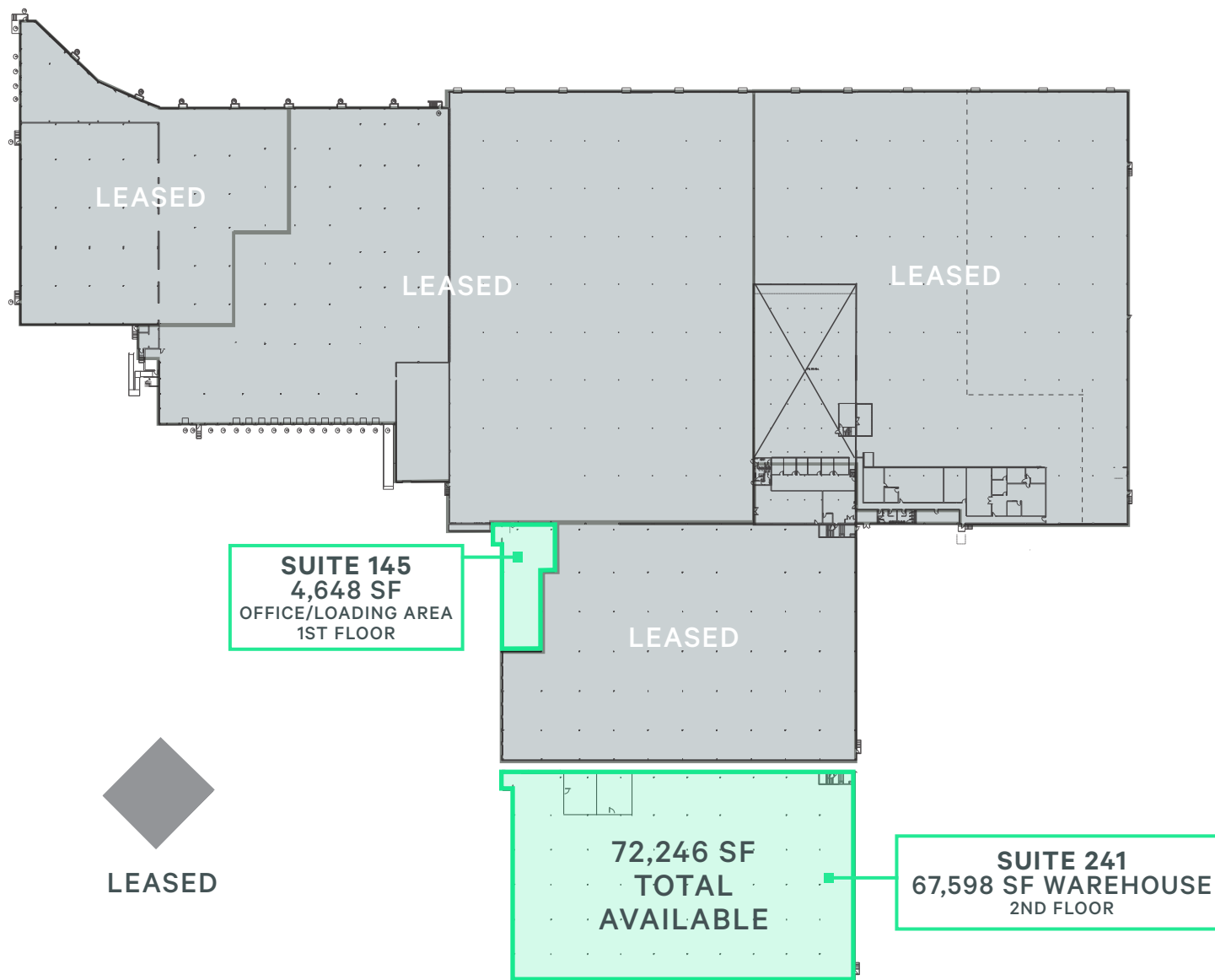


Property Highlights

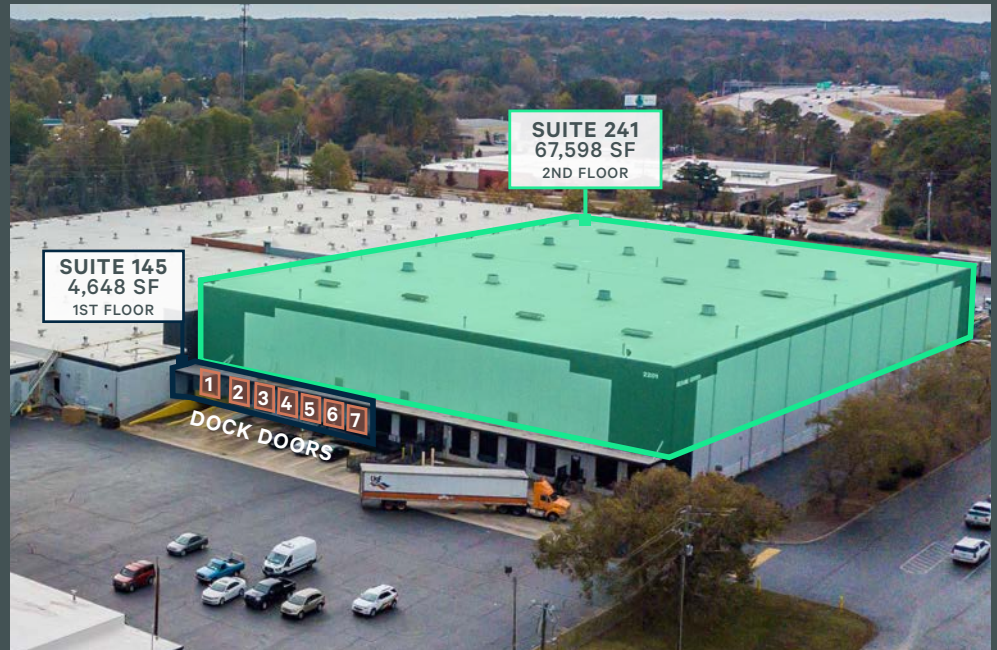
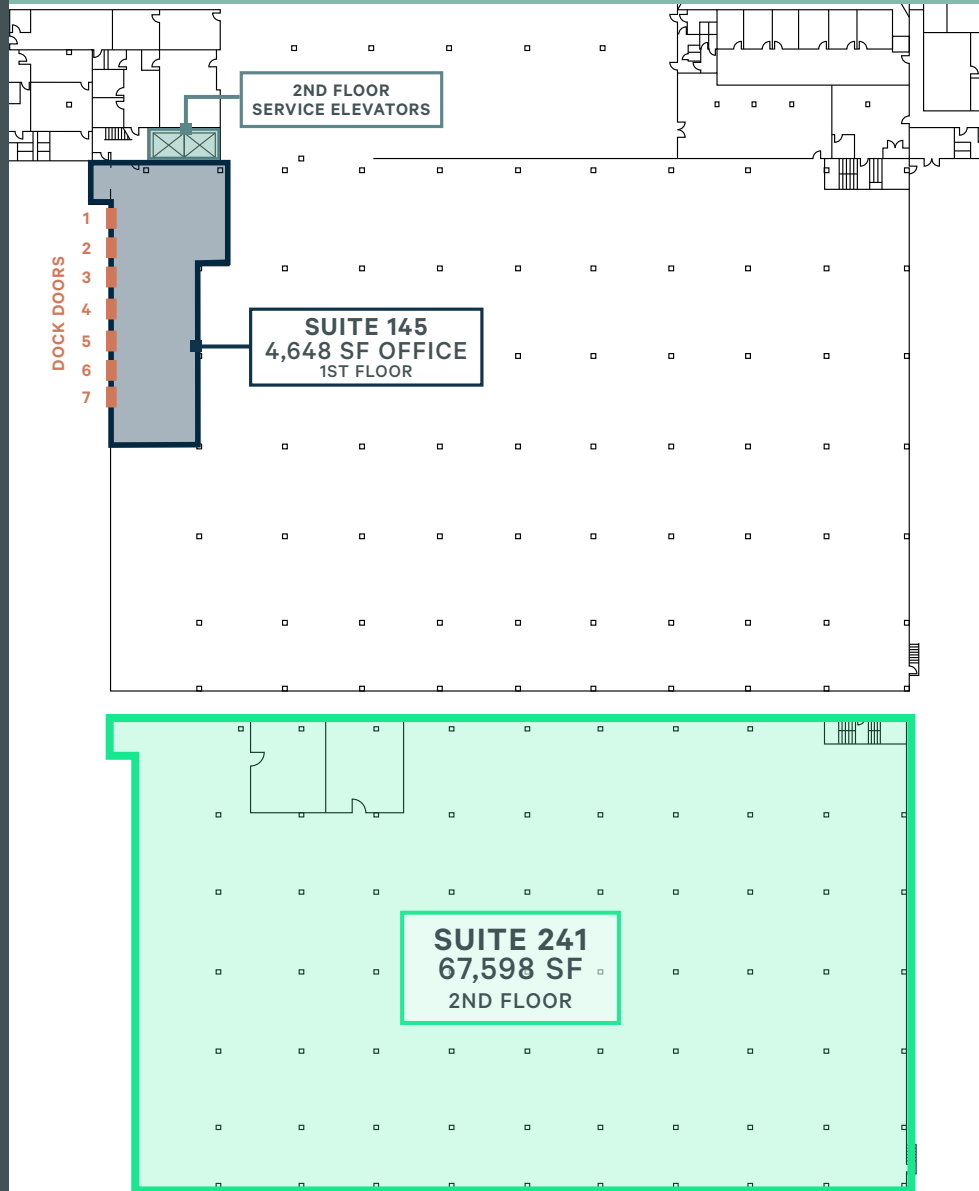
Available SF	72,246 SF (Suite 145 - First floor & 241 - Second floor)
Office Space	4,648 (Suite 145)
Warehouse Space	67,598 SF
Building Size	513,787 SF
Ceiling Height	±22'
Sprinkler	Wet system
Dock Loading	Seven (7); 8' x 10'
Power	400 AMP/480 Volt, 3-Phase
Roof	TPO Roofing Membrane, 60 MIL Reinforced: Versico, 15 year warranty
Zoning	Industrial Mixed- Use (IX-3)
Timing	Immediate
TICAM	\$1.10/SF
Lease Rate	Call for Pricing



Floor Plan | 72,246 SF Available



Enlarged Floor Plan





EXTERIOR LOADING



FREIGHT ELEVATOR



FIRST FLOOR LOADING



WAREHOUSE SPACE

Area Amenities

1

DOWNTOWN RALEIGH

Raleigh Convention Center
Lincoln Theater
Red Hat Amphitheater
Poole's Diner
McDonald's
Crank Arm Brewing
Jose & Sons
The Pit

2

LAKE WHEELER ROAD

N.C. State Farmers Market
The Maywood
Trophy Brewing & Taproom
Subway

3

S. SAUNDERS ST & S. WILMINGTON ST

Sam's Club
Mi Rancho
BP Gas Station
Speedway
Blue Oasis Bar & Lounge
Domino's Pizza

4

LAKE WHEELER ROAD & TRYON ROAD

Food Lion
Checkers Pizza & Subs
China Wok
Aaron's
Han-Dee Hugo's
Citgo Gas Station

5

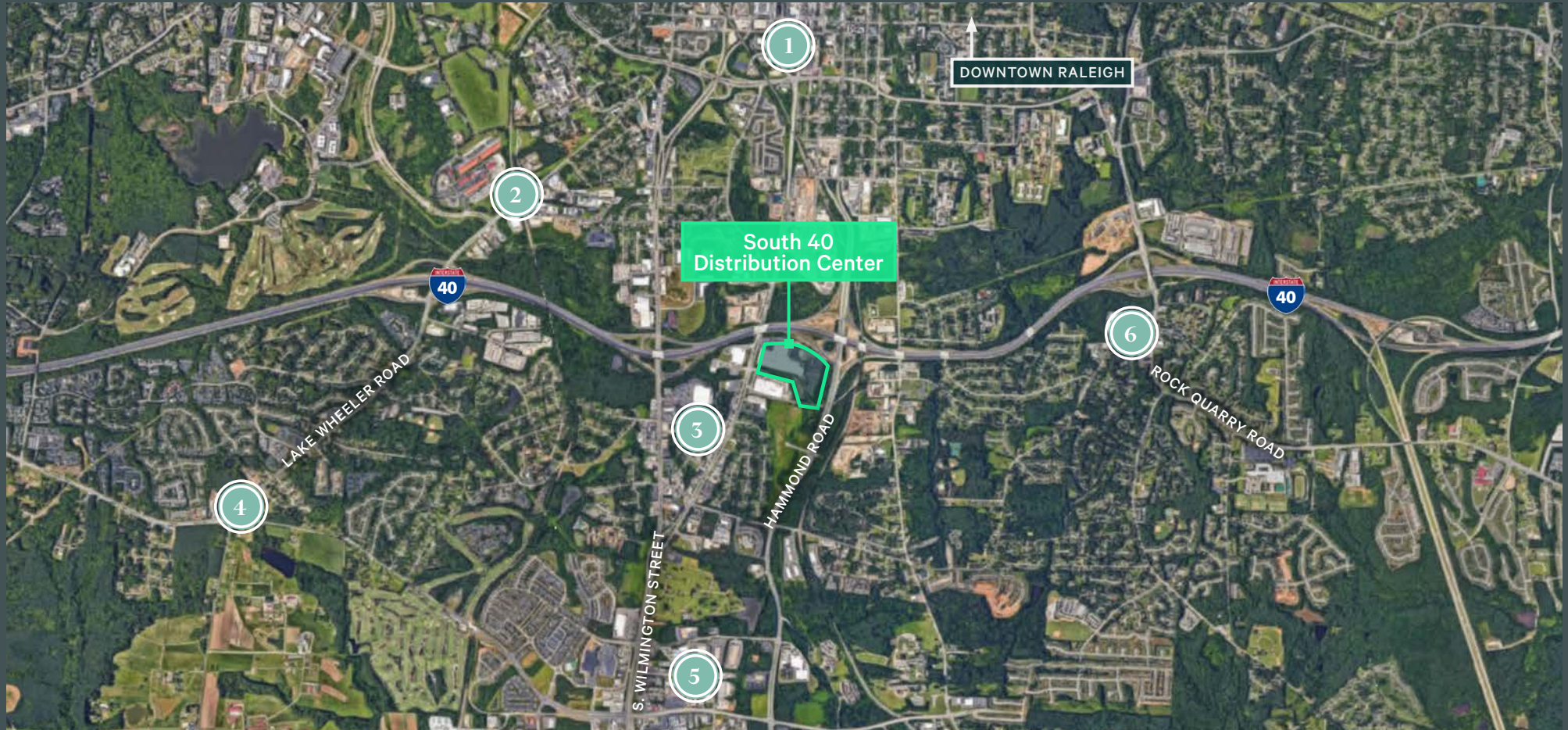
S. WILMINGTON ST & TRYON ROAD

Cook Out
Taco Bell
AutoZone Auto Parts
BP Gas Station
Dunkin' Donuts
Bojangles'
Golden Corral

6

ROCK QUARRY ROAD

Food Lion
Walgreen's
Little Caesars Pizza
Burger King
Subway
VALERO Gas Station
Family Dollar



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For Lease

Located in Raleigh's Southern Gateway



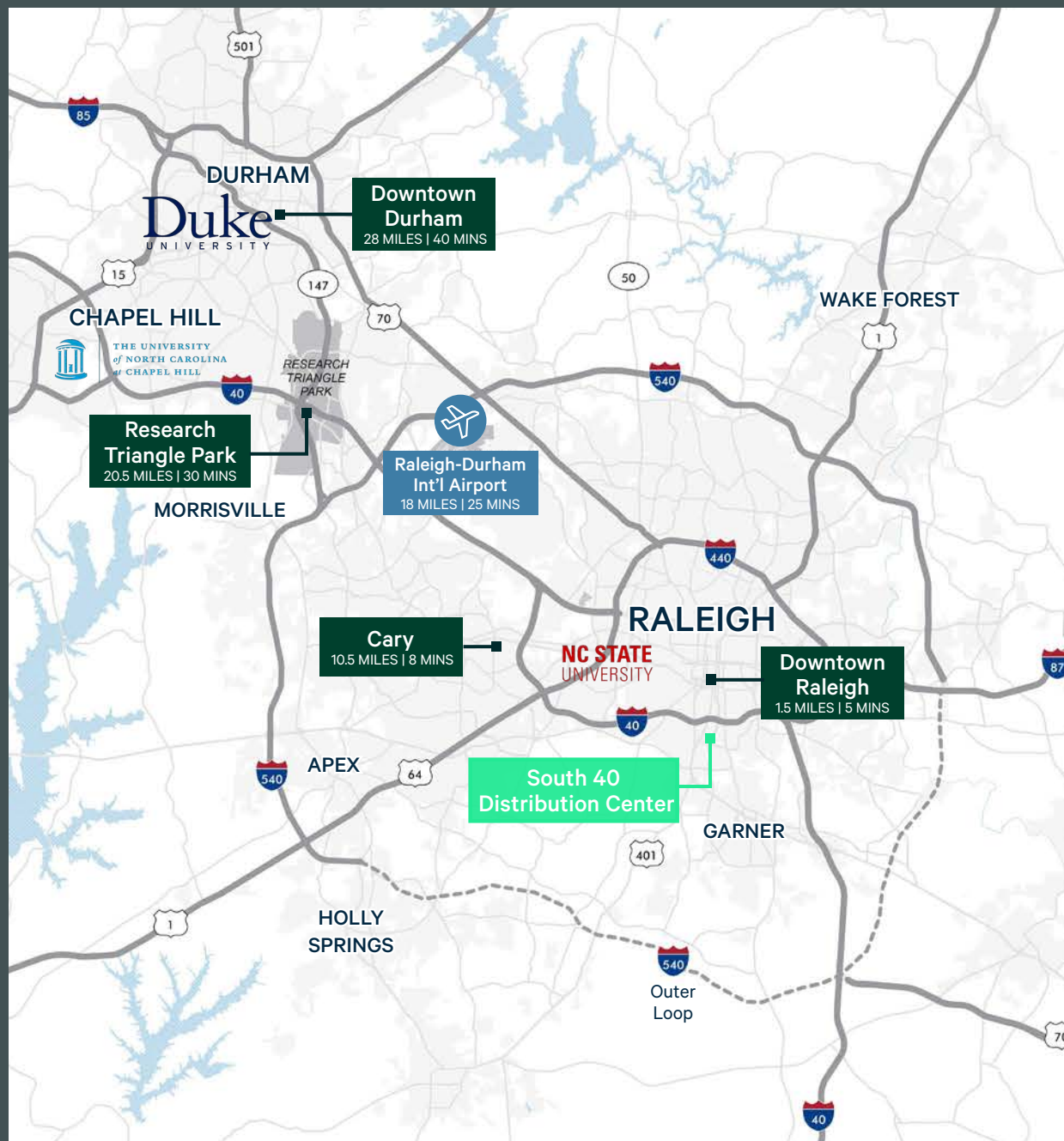
Prime Location & Access

INTERSTATES

	US ROUTE 70	1.5 Miles
	INTERSTATE 40	1.5 Miles
	INTERSTATE 440	4.0 Miles
	INTERSTATE 540	13 Miles

AIRPORTS

RALEIGH-DURHAM INTERNATIONAL	19 Miles
PIEDMONT TRIAD INTERNATIONAL	98 Miles
CHARLOTTE DOUGLAS INTERNATIONAL	173 Miles



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Contact Us

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