



FOR SALE

1723 ROUNDROCK

ROUNDROCK BUSINESS PARK
STAND-ALONE FLEX BUILDING
RALEIGH, NC



EXECUTIVE SUMMARY

RCR is pleased to offer for sale this rare stand-alone flex building situated in Roundrock Business Park. Located in Raleigh North Carolina, the building presents an attractive opportunity for investors or owner occupants to own real estate in a high demand market for flex product. The building offers flexibility for various uses and businesses consisting of office and warehouse space with drive-in doors and a loading dock. Located in the industrial corridor of North Raleigh, the park offers convenient access to major highways US-1 and I-540.

PROPERTY DETAILS

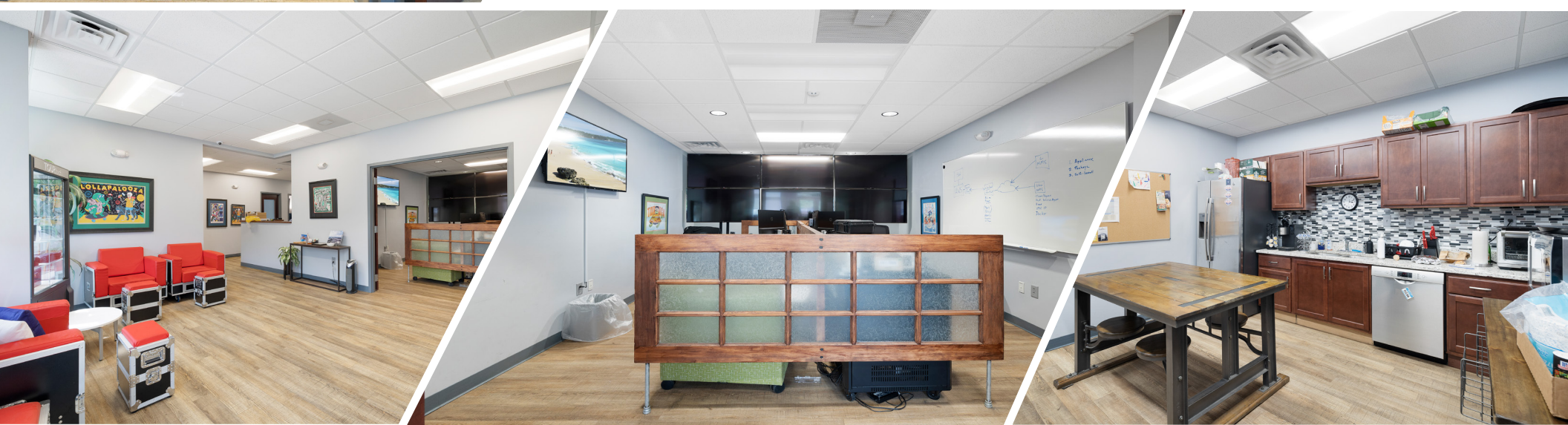
SALE PRICE	Contact Broker
ADDRESS	1723 Roundrock Drive Raleigh NC 27615
TOTAL SQUARE FOOTAGE	12,922 SF (6,020 SF office / 6,902 SF Warehouse)
ACREAGE	1.62
YEAR BUILT	2017
DRIVE IN DOORS	2
LOADING DOCKS	1
ROOF	Metal
ZONING	IX-3



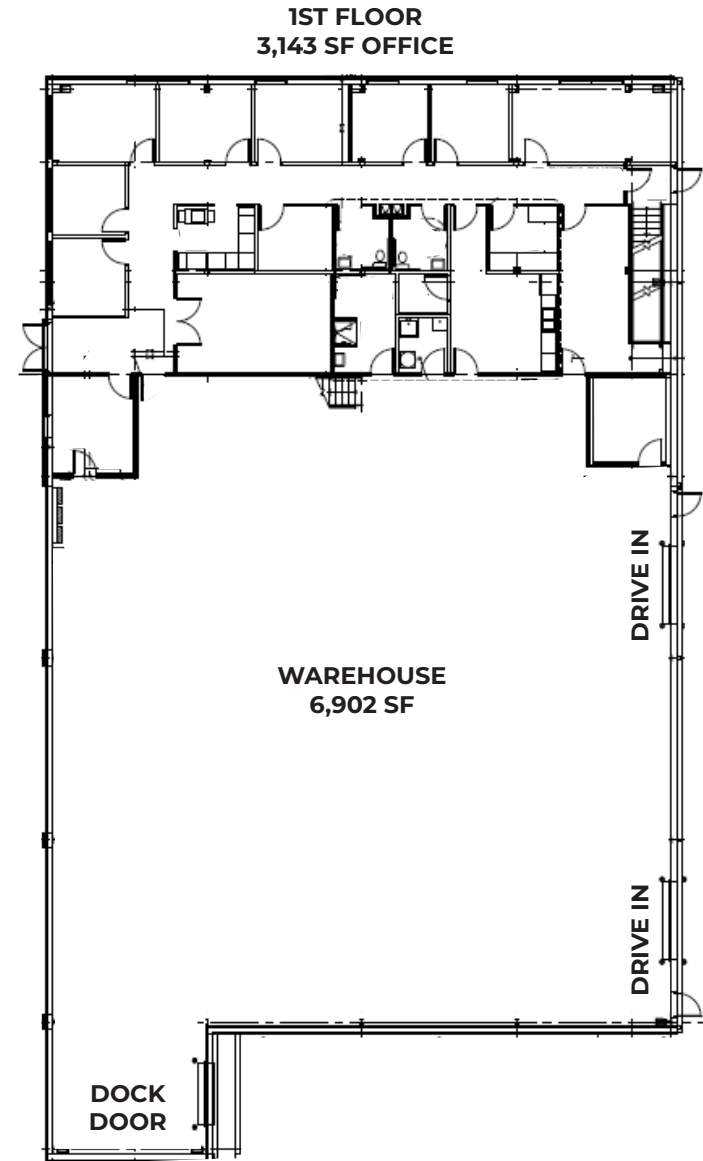
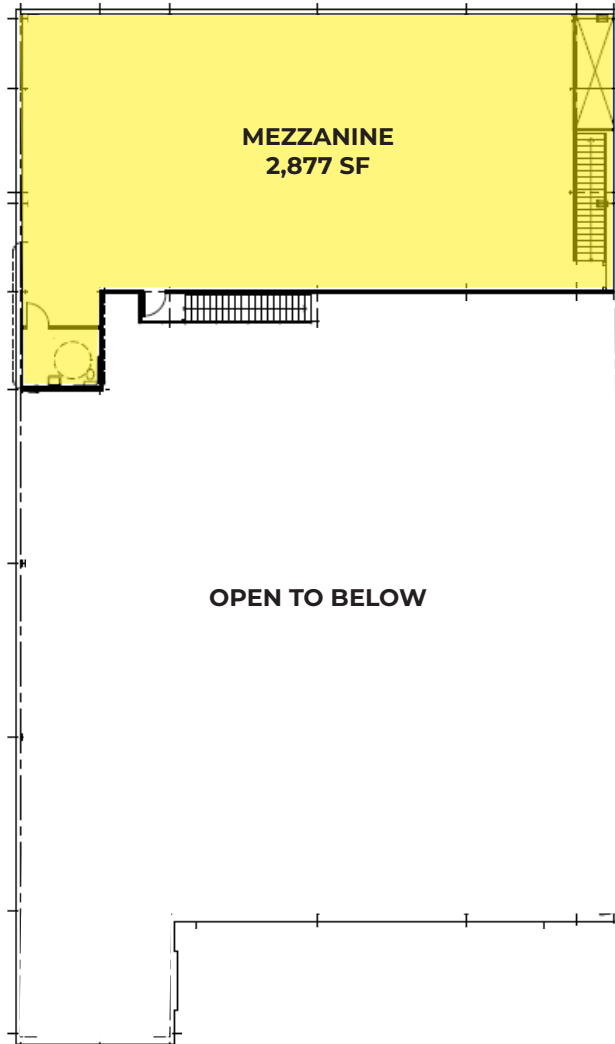
*1715 Roundrock - Adjacent 1.9 Acre Parcel Vacant Land also For Sale. \$825,000

1723 ROUNDROCK DRIVE, RALEIGH, NC

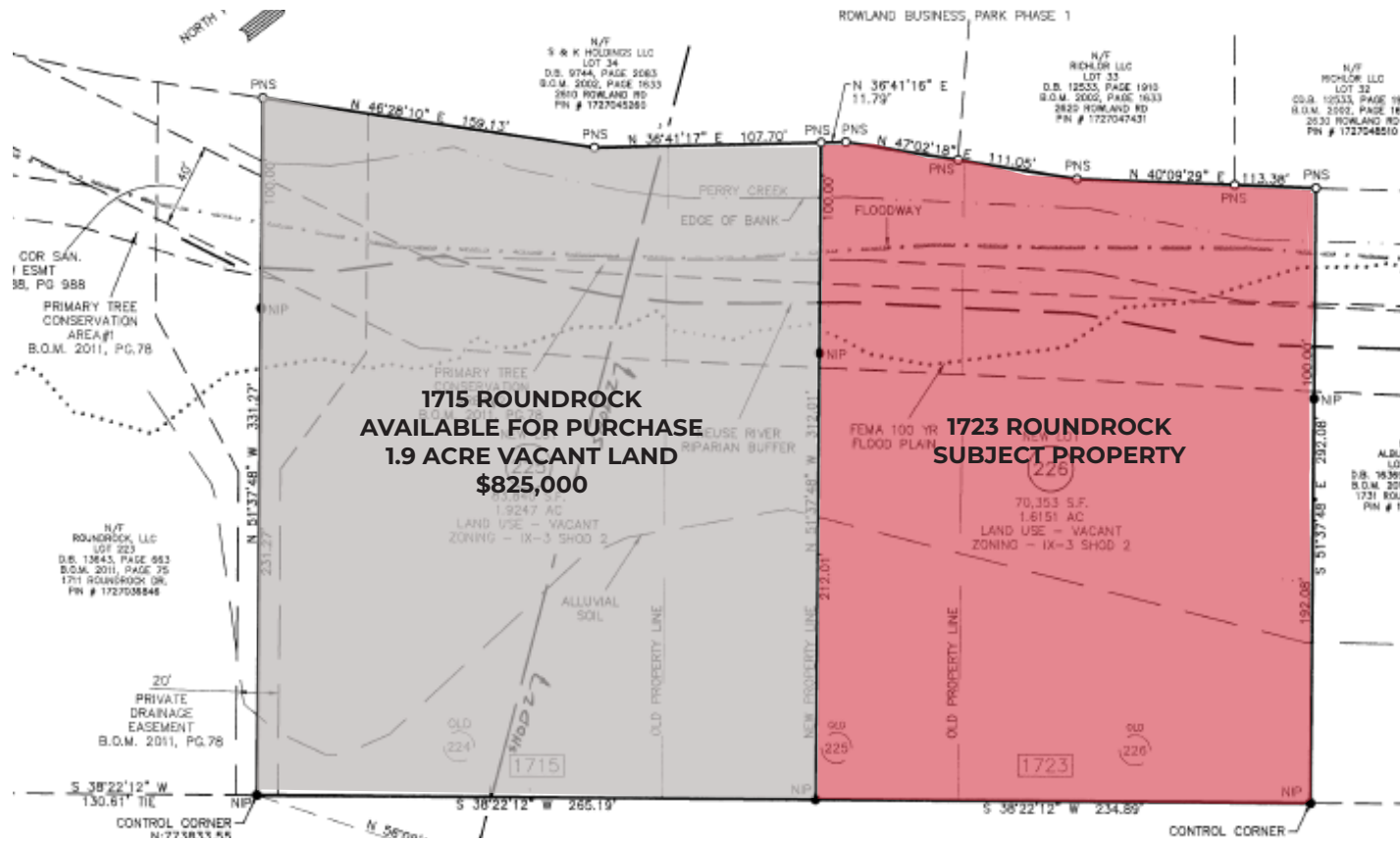




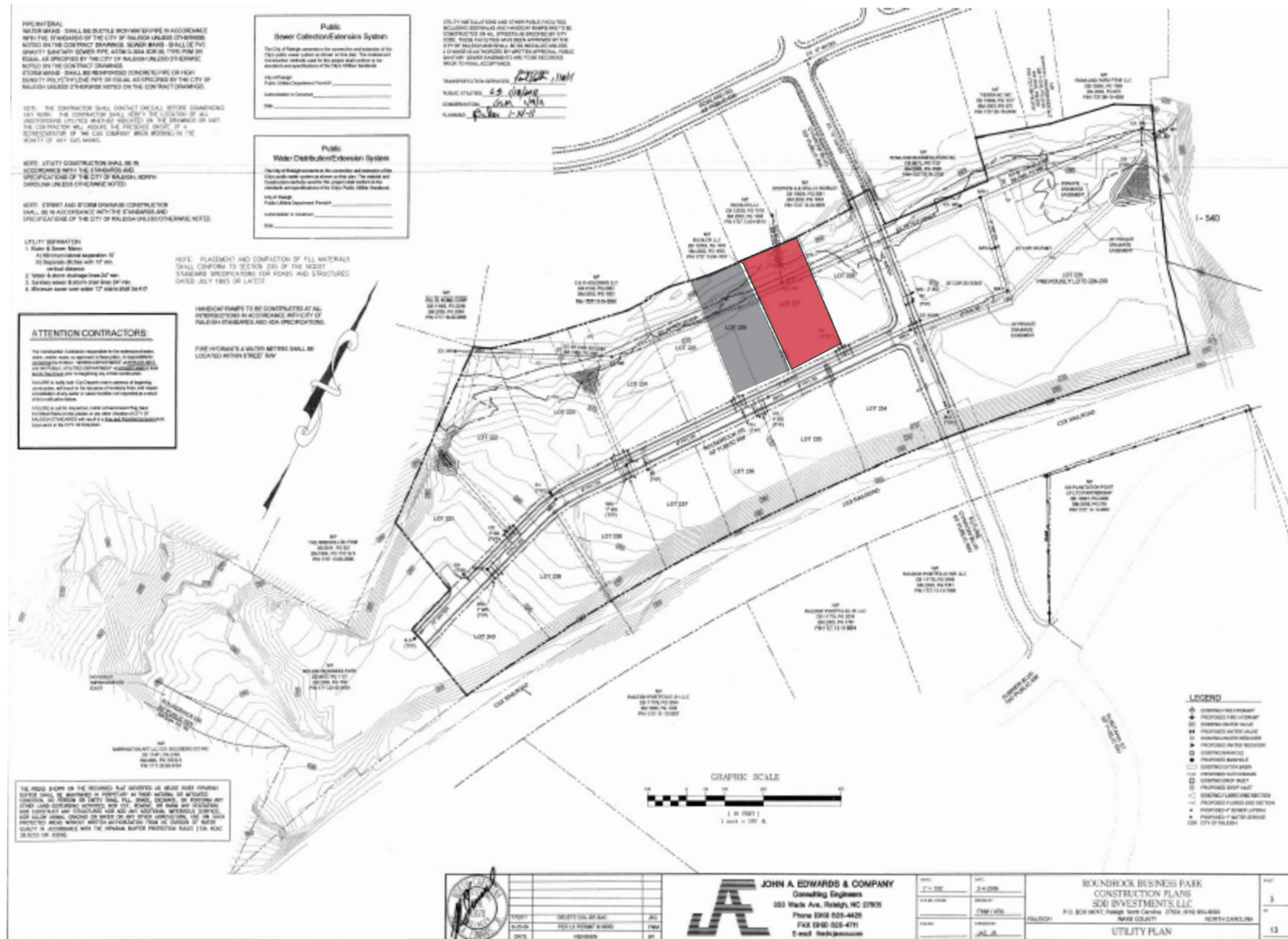
FLOOR PLANS



SITE PLAN



ROUNDROCK BUSINESS PARK



LOCATION OVERVIEW



1723 ROUNDROCK DRIVE, RALEIGH, NC

MARKET OVERVIEW

The Research Triangle's economic diversity strategically positions the region as one of the fastest growing metropolitan areas in the country. The Research Triangle features a well-balanced economy driven by a robust mix of leading pharmaceutical and biotechnology companies, healthcare institutions, financial services companies, world-class universities, and the state government.

Strategic corporate locations for some of the largest healthcare and technology firms in the world magnetically attract startups and regional firms that are seeking to capitalize on the highly educated employment base that has formed as a result of the long-tenured STEM tenant base and halo effect of nearby universities. The effects of Covid have been muted in the region due to the appeal RTP has for life science tenants and its strong medical research centers, such as Duke University Medical Center and UNC Health Care.

2 BEST REAL ESTATE PROSPECTS

3 BEST PLACES TO LIVE

7 TOP 10 CITIES FOR TECH JOBS

7 MOST EDUCATED CITY IN THE U.S.



APPLE IS CONTINUING WITH PLANS TO CONSTRUCT ITS 1 MILLION SQUARE FOOT, 3,000 JOB CREATING EAST COAST HQ CAMPUS IN THE REGION AND GOOGLE CURRENTLY HAS SPACE IN DURHAM ID TO SUPPORT THEIR PROMISE OF OVER 1,000 ENGINEERING JOBS FROM 2021.

DUKE UNIVERSITY

#11

In the nation in R&D spending. \$1.2 billion in annual research expenditures

UNIVERSITY OF NORTH CAROLINA - CHAPEL HILL

#5

Best Public University in the U.S. \$1.2 billion in annual research expenditures.

NC STATE UNIVERSITY

#2

Best Value among NC Public Universities. Top 20 School for Entrepreneurship according to Princeton Review.



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