



EAST POINT

8005 KNIGHTDALE BLVD.
KNIGHTDALE, NC 27545

25,200 SF OF INDUSTRIAL SPACE FOR LEASE



DAN MCCLOY

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INDUSTRIAL SPACE FOR LEASE

BUILDING DESCRIPTION

- 25,200 SF
- Free-standing building
- One drive-in door
- Two dock-high doors
- Yard space available
- Located on 59.16 acres
- 2:1000 SF parking ratio
- Zoned manufacturing and industrial (MI)
- Front load configuration
- 400/277v, three-phase, 2000amp
- Wet sprinkler system
- Metal and steel construction
- Well-suited for bulk warehousing
- Duke Progress Energy operates a 230,000-watt substation located on-site

LOCATION DESCRIPTION

- Located on the east end of Knightdale, close to US-64 Bypass
- Located along US-64 Business
- 2.5 miles to US-64 Bypass/US-264/I-495
- 3.2 miles to I-540
- 7.3 miles to I-440
- 29 miles to I-95
- Three miles to power center with plenty of amenities



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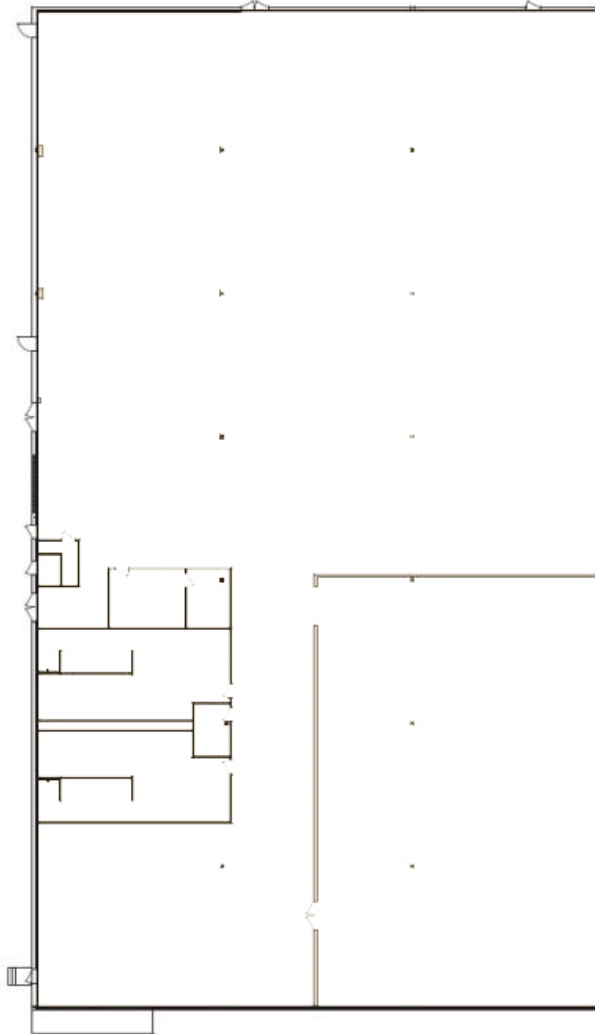
INDUSTRIAL SPACE FOR LEASE

FLOOR PLAN & AERIAL

**ASKING
RATE**

\$6.00/SF, NNN

\$1.00/SF TICAM



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INDUSTRIAL SPACE FOR LEASE

BIRD'S EYE VIEW OF EAST POINT



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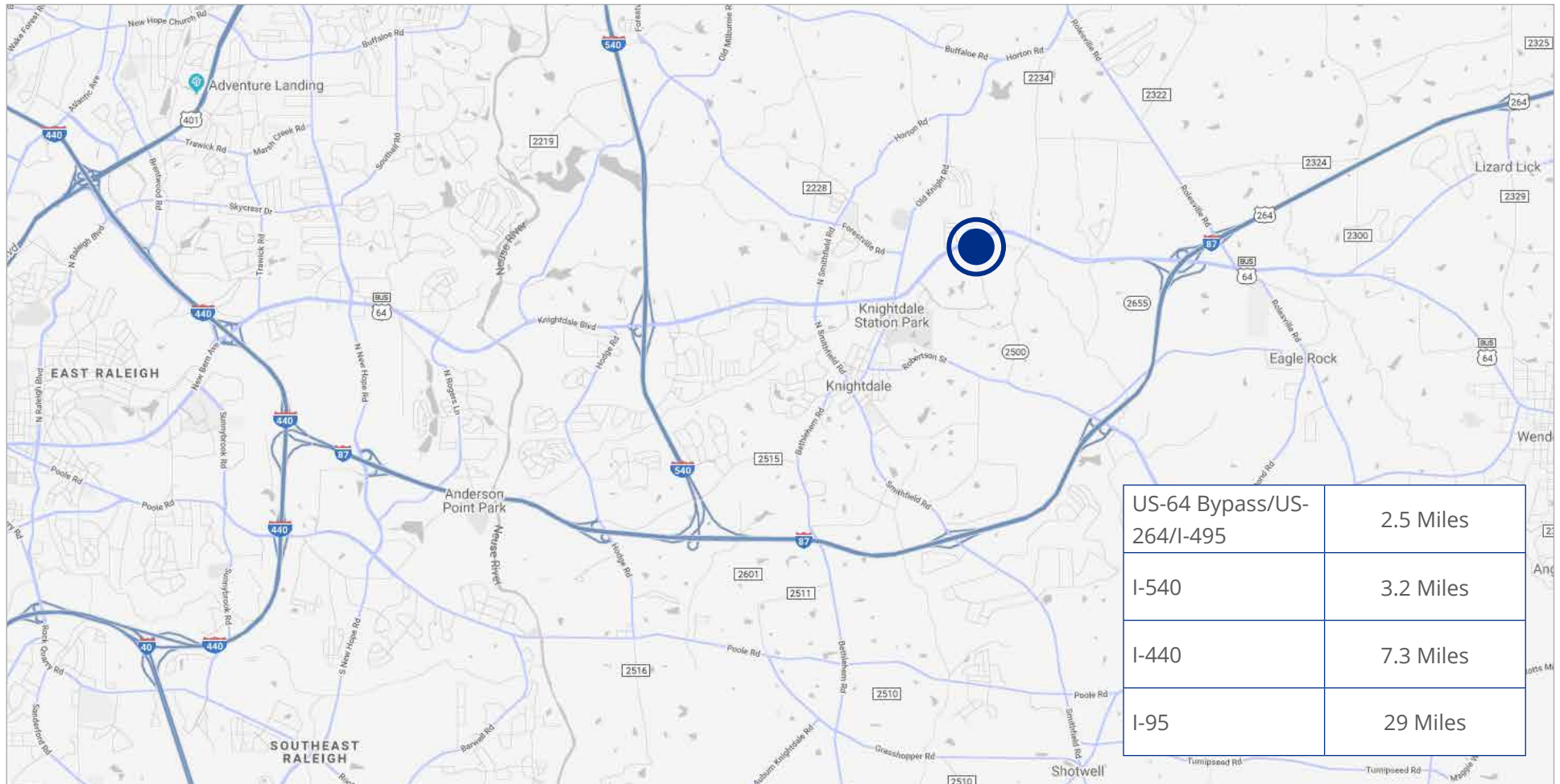


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LOCATION MAP



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