

8000 BROWNLEIGH DRIVE

RALEIGH, NC 27617

FOR SALE OR LEASE SINGLE TENANT OFFICE BUILDING WITH INDUSTRIAL ZONING

OFFERING MEMORANDUM

 CUSHMAN &
WAKEFIELD

EXECUTIVE SUMMARY

PROPERTY OVERVIEW



8000 BROWNLEIGH DRIVE

ADDRESS	8000 Brownleigh Drive
CITY/STATE/ZIP	Raleigh, NC 27617
ASKING PRICE	\$4,950,000 (\$271/SF)
ASKING RATE	\$23.00/SF NNN
TICAMs	Contact Broker
BUILDING SIZE	18,234 SF
LOT SIZE	+/- 1.76 acres
ZONING	IX-3 (Industrial Mixed-Use)
YEAR BUILT	2009
PARKING SPACES	62 spaces (3.4 / 1,000 SF)
PROPERTY TAX (2025)	\$36,656
PRIVATE OFFICES	35

ROOF

The roof utilizes a standing seam metal panel configuration, characterized by continuous vertical seams and concealed fasteners. These roofs are known to deliver superior weather resistance. This is a durable, low-maintenance roofing assembly engineered for longevity and energy efficiency.

BUILDING DETAILS

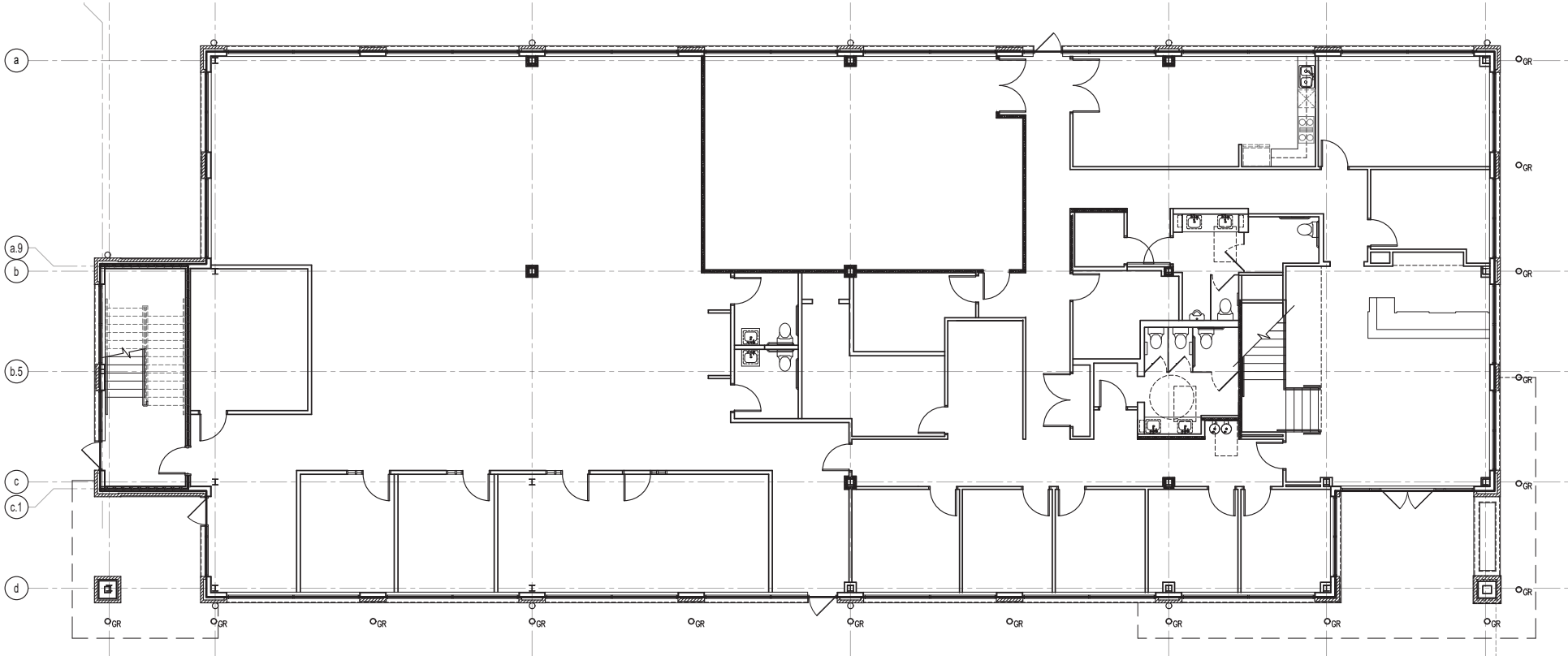
This two-story office asset offers an efficient layout suited for a range of users. The building features a well-balanced mix of private offices, open workspace, and collaborative areas, with a clean, modern interior finish throughout. The overall design prioritizes functionality, natural light, and user experience, offering a low-friction occupancy with minimal near-term capital requirements.

ZONING

IX-3 zoning in Raleigh designates an Industrial Mixed-Use district allowing a blend of light industrial, commercial, and limited residential uses. Intended for transitional areas, it supports flexible development. The “-3” height designation permits buildings up to three stories, capping density and enabling moderate-intensity projects compatible with surrounding uses.

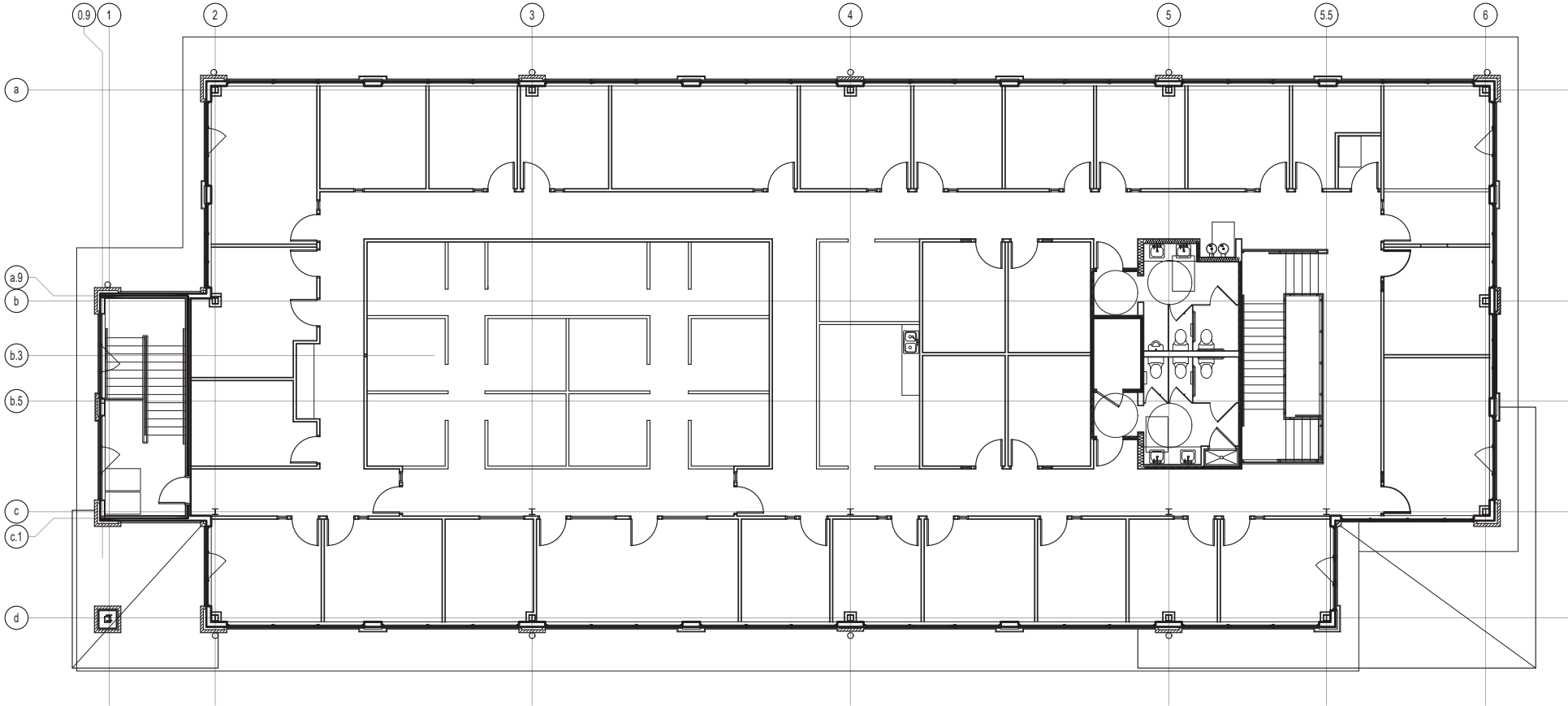
FLOOR PLAN

FIRST FLOOR



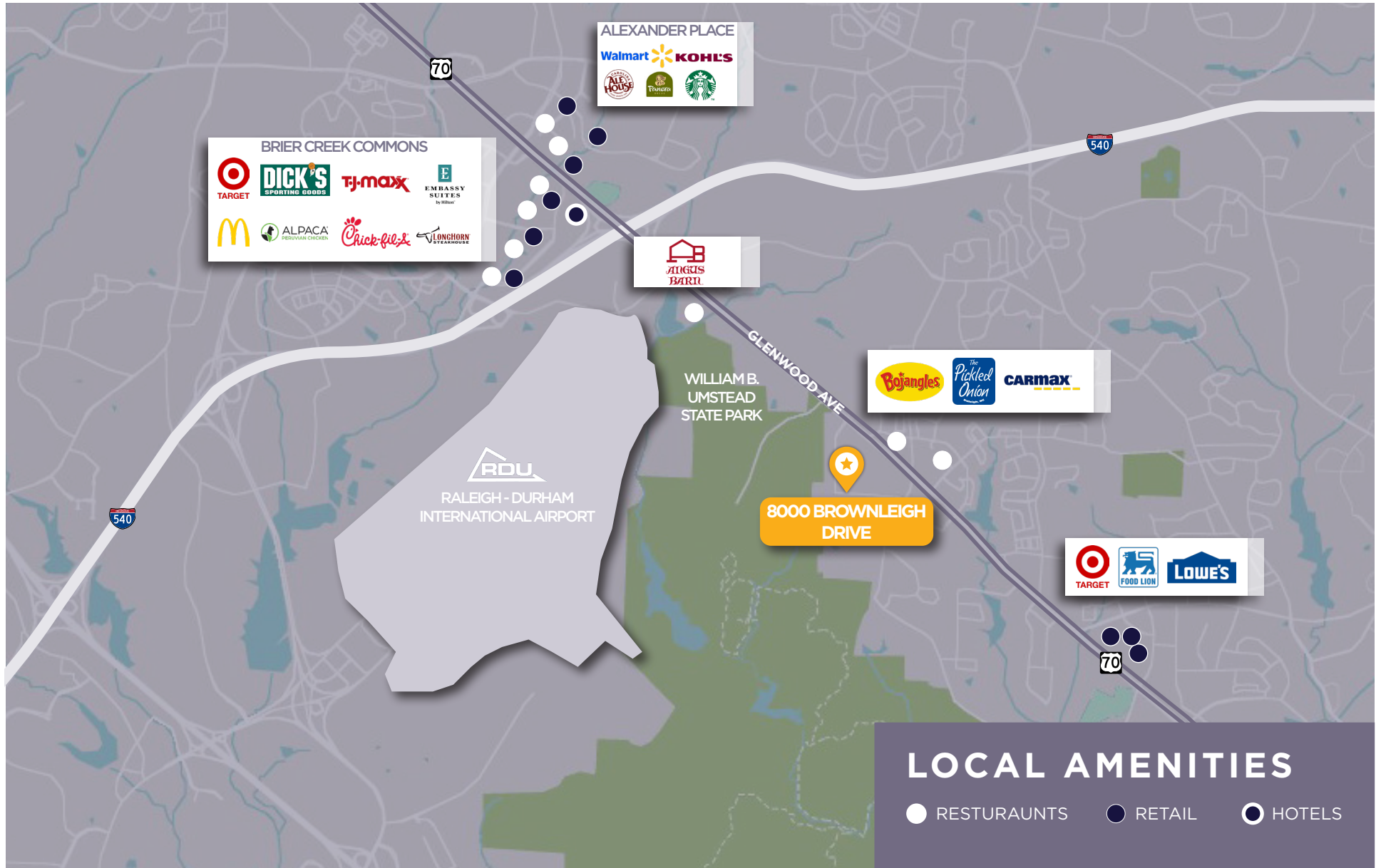
FLOOR PLAN

SECOND FLOOR



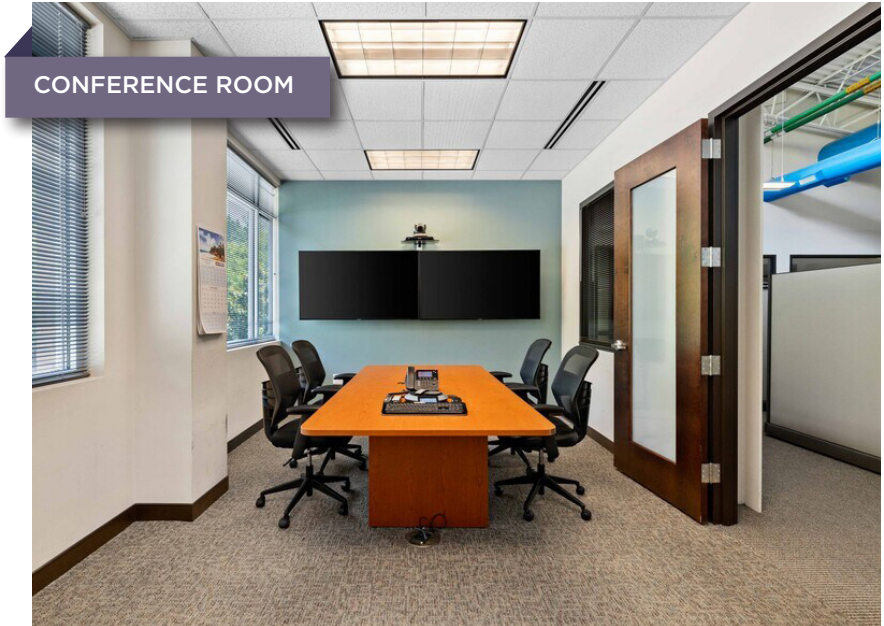
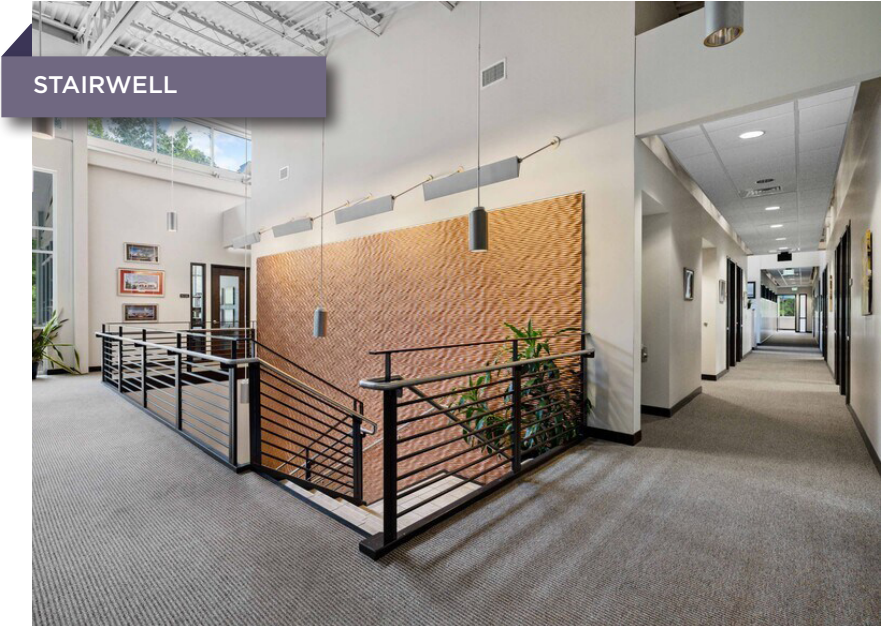
LOCATION OVERVIEW

MAP



PROPERTY PHOTOS

INTERIOR



PROPERTY PHOTOS

EXTERIOR



MARKET OVERVIEW

US 70/GLENWOOD

The US 70/Glenwood office submarket provides immediate connectivity to I-540 and seamless access to RDU International Airport, while also offering proximity to one of the Triangle's largest industrial concentrations. These factors are increasingly desirable for industrial oriented businesses who value a central location. The area around 8000 Brownleigh Dr retains this distinctive, industrial character. As of Q4 2025, the submarket vacancy rate stands at 20.1%, 280 basis points below the Triangle average, while leasing activity reached 350,000 SF, ranking as the second most active submarket in the region. Average Class A asking rents are \$31.07 per square foot, reflecting sustained demand for high-quality space in this well-located corridor.



RALEIGH-DURHAM INTERNATIONAL AIRPORT

15.6M

Passengers Served
in 2025

600+

Daily Flights

19

Major Airlines
Serving Airport



OP Tactical, a specialty retailer and distributor of high-end tactical gear, purchased the 8,500 SF building at 8204 Brownleigh Dr in March 2025 for \$2.0 million to expand business operations.



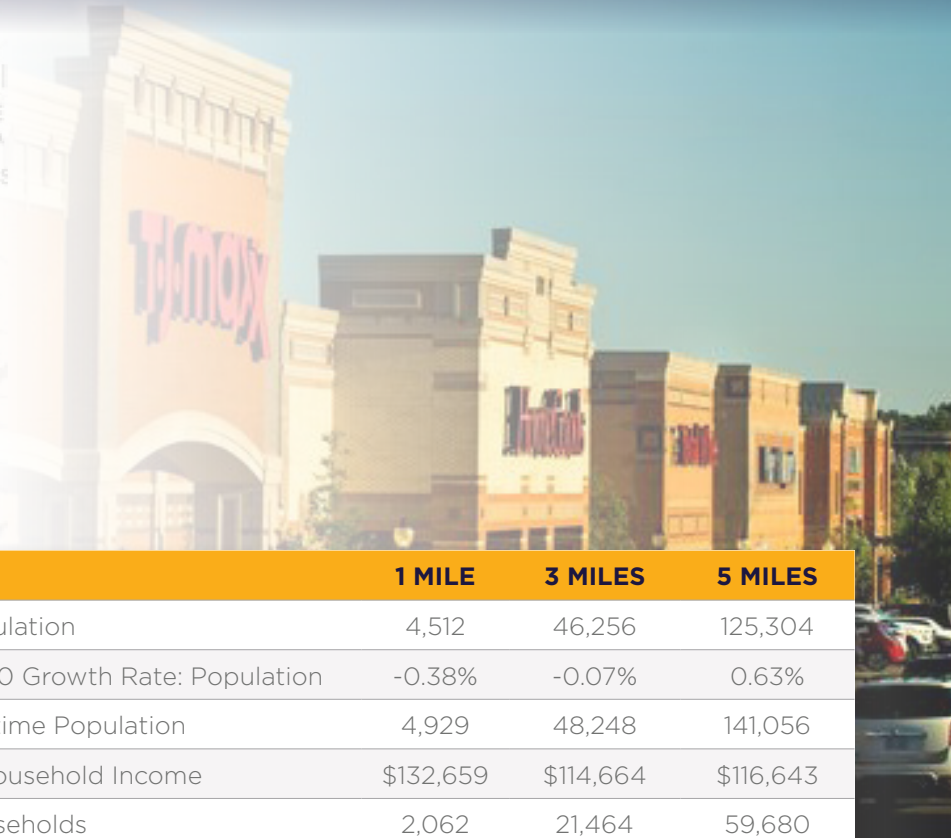
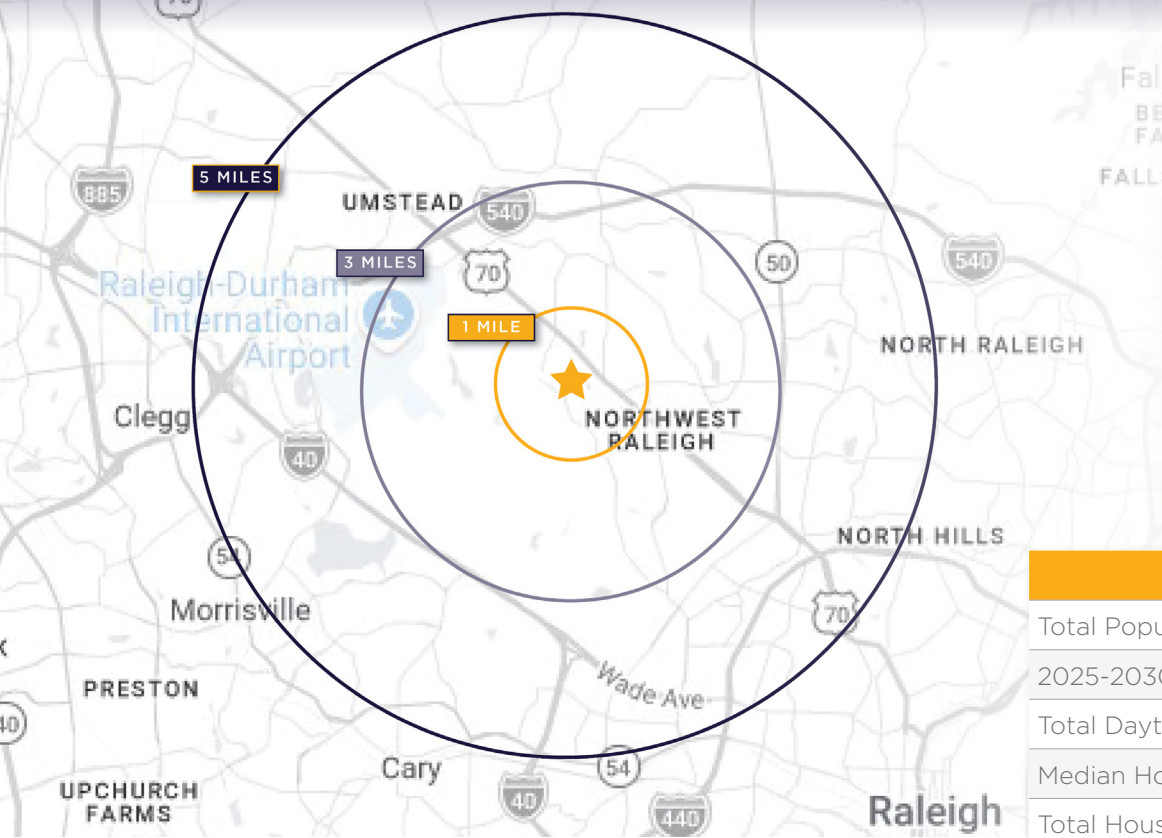
WESTGATE
CARS

Westgate Cars acquired 8605 Ebenezer Church Rd, a 144,000 SF Class A industrial/office facility, for \$32.5 million in January 2024 to use as their new company headquarters.

ANGUS DRIVE ACQUISITION LLC

A local investor and real estate executive acquired 6213 Angus Dr, a 10,632 SF flex property, for \$3.8 million in March 2026 as a personal investment. This represents almost \$350/SF.

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Total Population	4,512	46,256	125,304
2025-2030 Growth Rate: Population	-0.38%	-0.07%	0.63%
Total Daytime Population	4,929	48,248	141,056
Median Household Income	\$132,659	\$114,664	\$116,643
Total Households	2,062	21,464	59,680
Median Age	38.6	36.5	39.1
Total Businesses	183	2,046	5,686

#1

Best Business Climate (Wake County)
Business Facilities August 2025

#1

Best Metro for New College Grads
ADP July 2025

#1

Best State for Business
CNBC July 2025

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