



**8,400 – 20,000 SF of
Retail Industrial Space
for Lease at \$15/SF/YR
NNN**

**5006–5008 New Bern
Ave, Raleigh, NC 27610**

Overview

- Two flex (retail/industrial) buildings for lease on New Bern Ave/HW-64
 - 5006: 8,430 SF flex retail showroom with warehouse
 - 5008: 11,620 SF flex retail showroom with back office and warehouse
- On a highly trafficked street with great frontage

Highlights

- 300 ft frontage and 30,000+ Vehicles Per Day on New Bern Ave/HW-64
- Nearby major retailers: Walmart, Target, Walgreens, CVS, Food Lion, Aldi, Dairy Queen, Starbucks, Bojangles, Wingstop, Shell, O'Reilly, UPS, U-Haul
- Excellent Freeway Access: 1.5 Miles to I-440, 2.1 Miles to I-540, 5 Miles to DT Raleigh



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5006 Building

- Size: 8,430 SF
- Layout: Quality show room front room, leads to retail finished high bay area, then through double doors into flex/industrial racking and storage area
- Built: 1967 (Renovated in 2005)
- Amenities: High exposed ceilings, wood floors, private bathrooms, fully air conditioned
- Utilities: 3 Phase Power + City W/S
- Parking: 14 spaces
- Warehouse Clear Height: 10-16 ft
- Warehouse Clear Span: No Interior Columns
- Docks: 1 Dock High & 1 At-Grade



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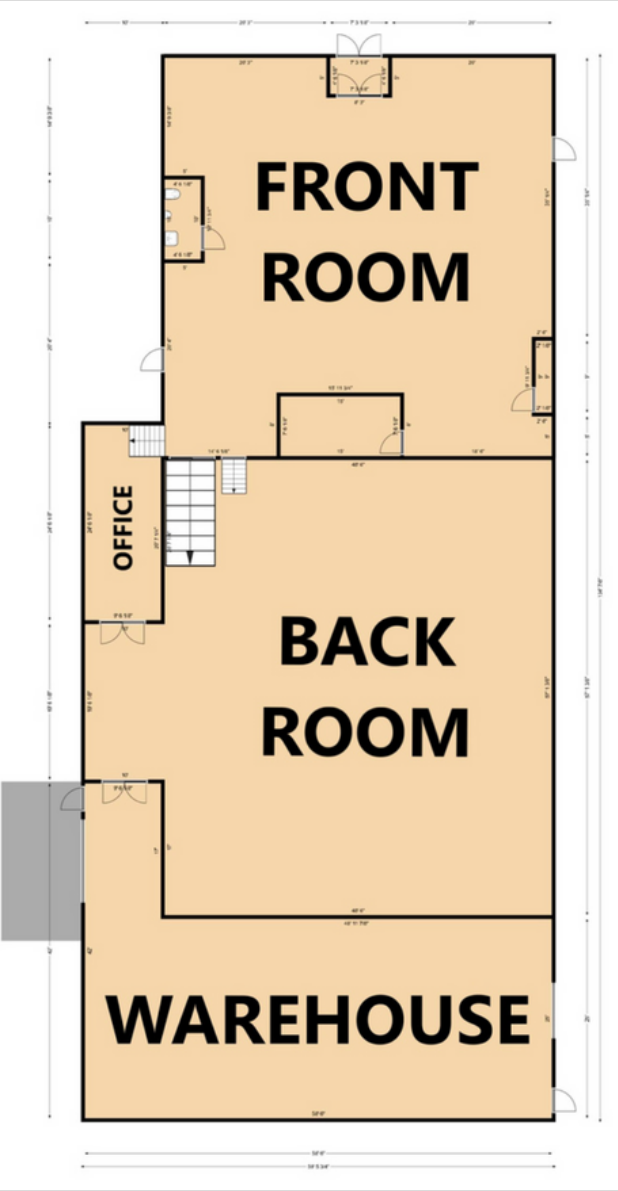
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5008 Building

- Size: 11,620 SF
- Layout: Front room is a show room display floor with reception area, leads to office and storage area, with warehouse building in the back
- Built: 1965
- Display Floor: Carpeted show room with exposed ceiling
- Utilities: 600 amp 3 Phase Power + City W/S
- Parking: 8 spaces in front, 5+ in back
- Warehouse Clear Height: 12 ft
- Docks: 1 Dock High & 1 At-Grade



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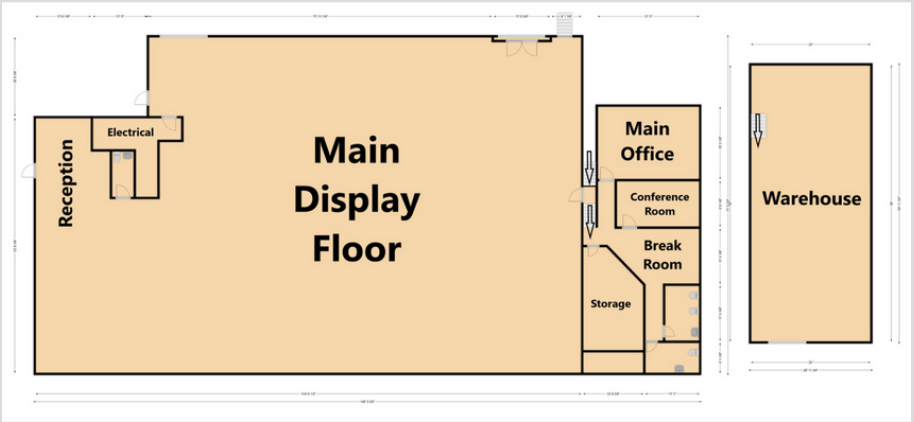
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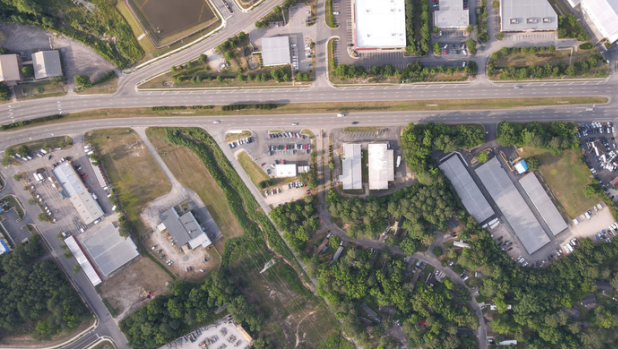


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Entire Location





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