



## 224 Technology Park Ln

224 Technology Park Ln, Fuquay Varina, NC 27526



**Susan Payne**

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# 224 Technology Park Ln

\$2,780,000

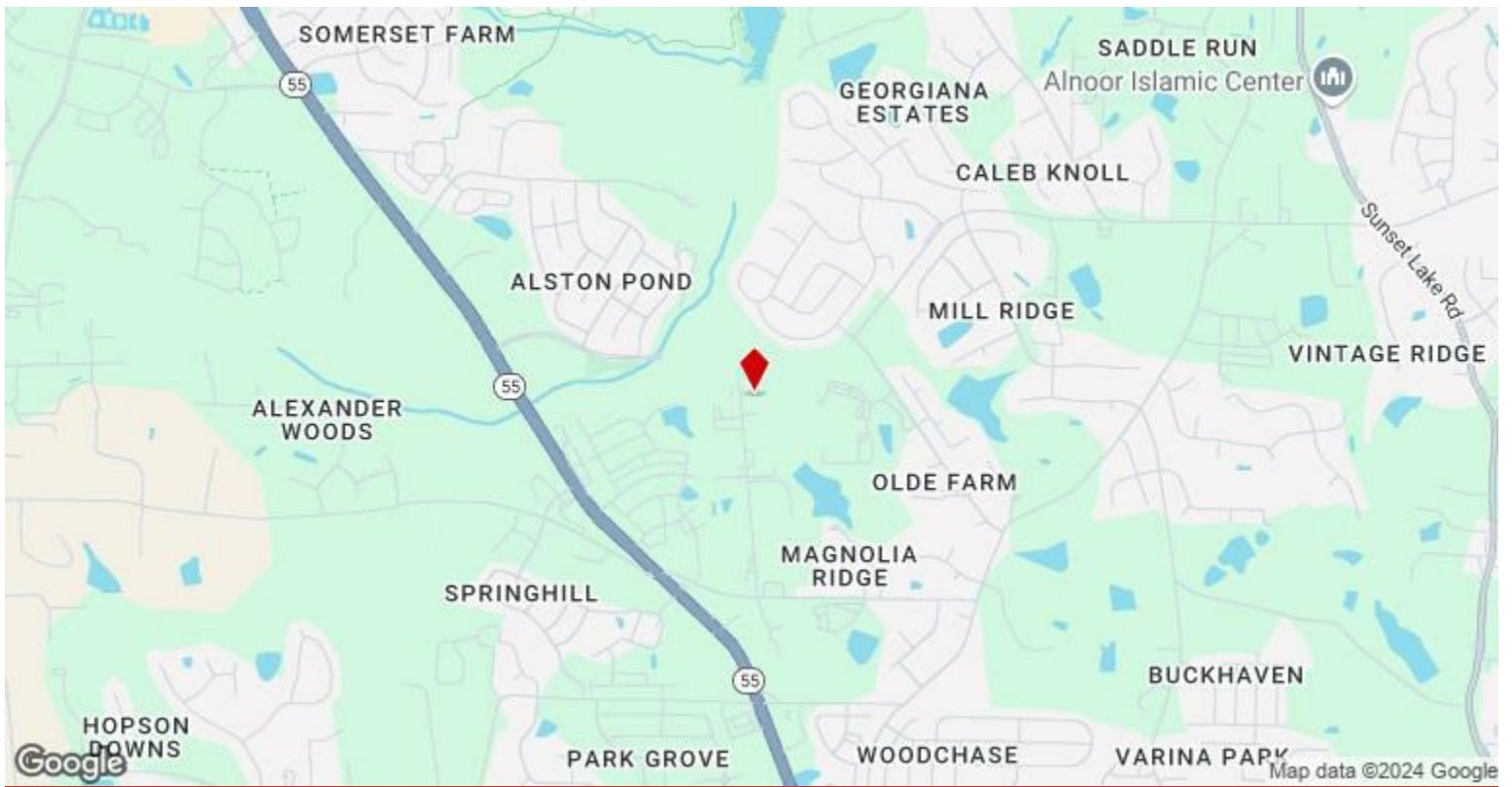
- Dividable office and shop space for multiple tenants •
- Climate Control HVAC in all 13900 SF •
- Drive through or around shop space •
- Brick Front with new rear addition •
- Easy access to 540/I95/RDU EXECUTIVE SUMMARY 224 Technology Park has been the home to SuperDroid Robots Engineering for over twelve years. The property features a great combination of light industrial and office space that can easily be converted. The combination of drive through garage doors, full HVAC, and 208V 3-Phase 1600Amp electricity will be attractive to a wide range of users. Technology Park Lane is filled with a diverse array of industrial and flex users. The property represents the rare opportunity for an owner to purchase a building in a limited industrial market that maintains low vacancy. Financing Possible

- Susan Payne CPE Realty 919-753-3464



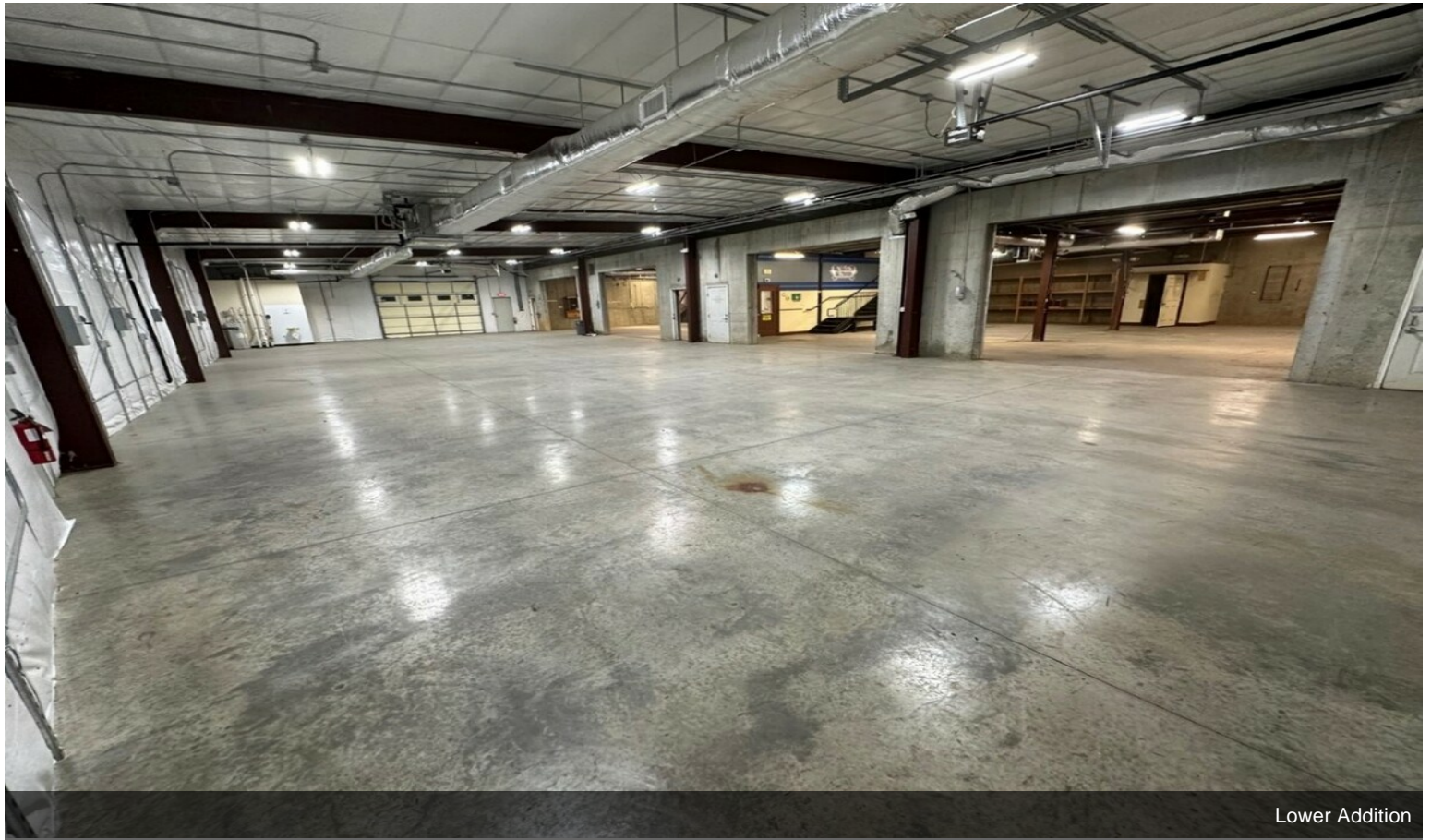
Price:	\$2,780,000
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	B
Sale Type:	Owner User
Lot Size:	2.08 AC
Gross Building Area:	13,900 SF
Rentable Building Area:	13,900 SF
No. Stories:	2
Year Built:	2008
Tenancy:	Multiple
Parking Ratio:	1.73/1,000 SF
No. Drive In / Grade-Level Doors:	2
Zoning Description:	LI
APN / Parcel ID:	0658.04-71-3209-000



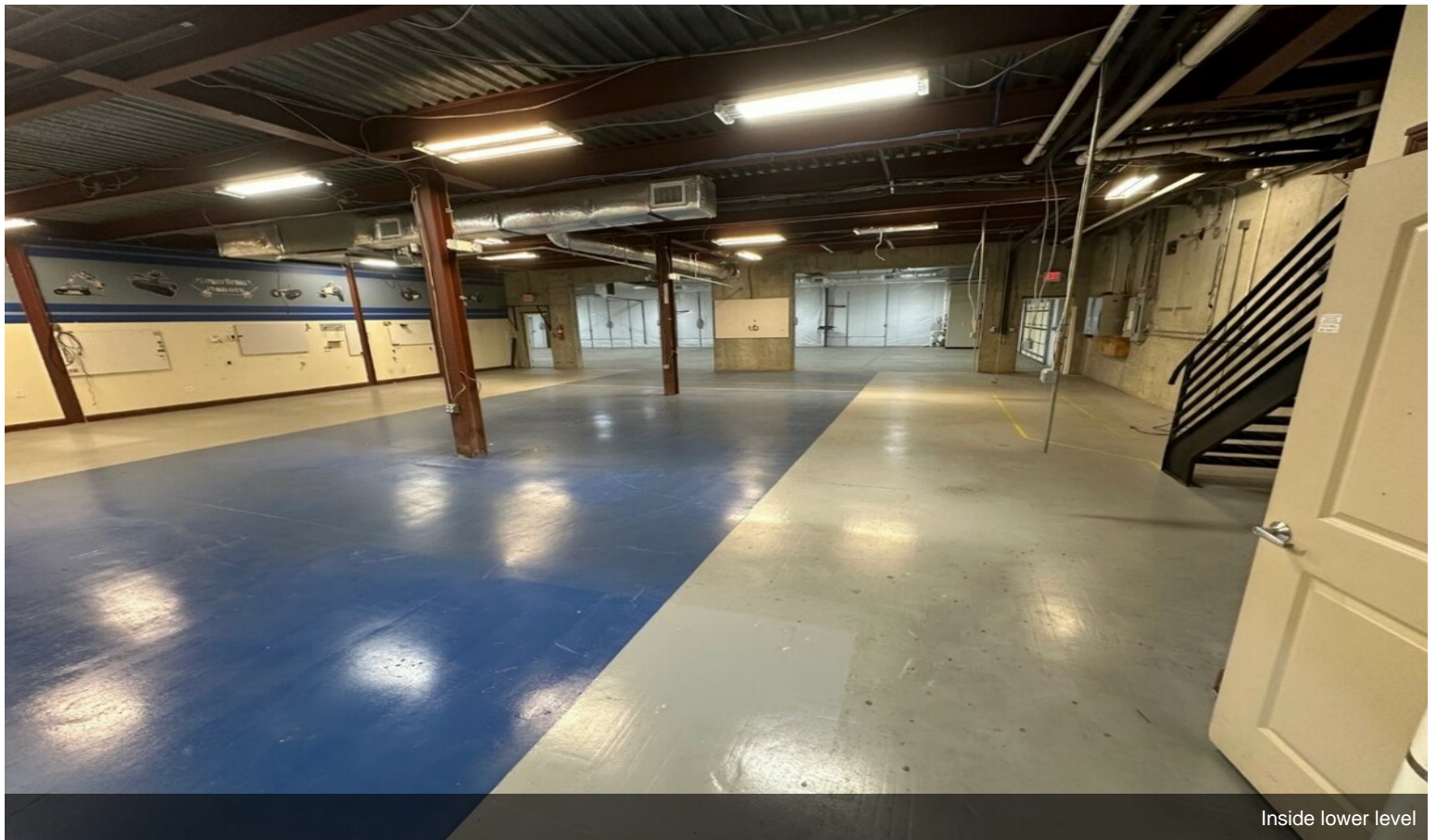


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# Property Photos



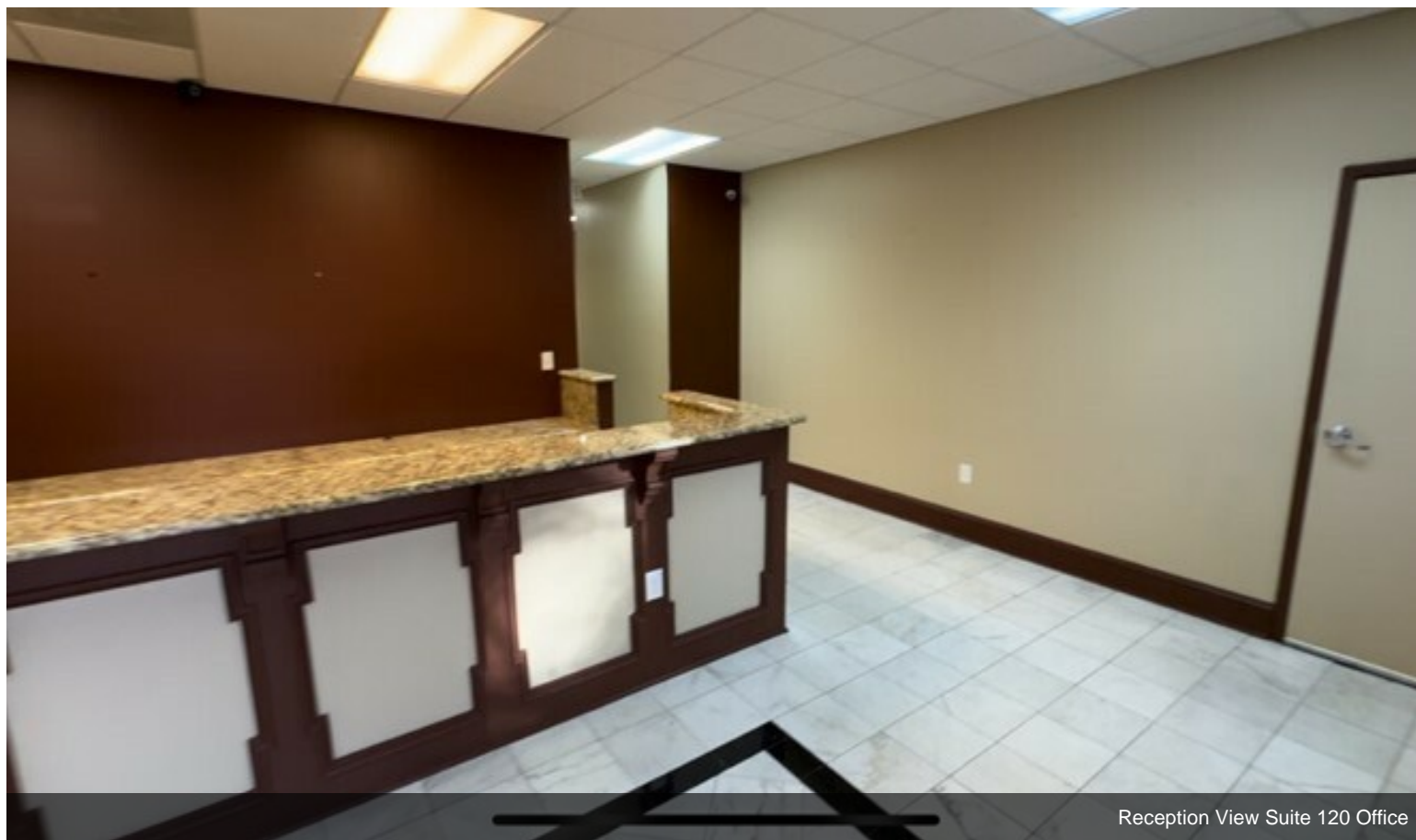
Lower Addition



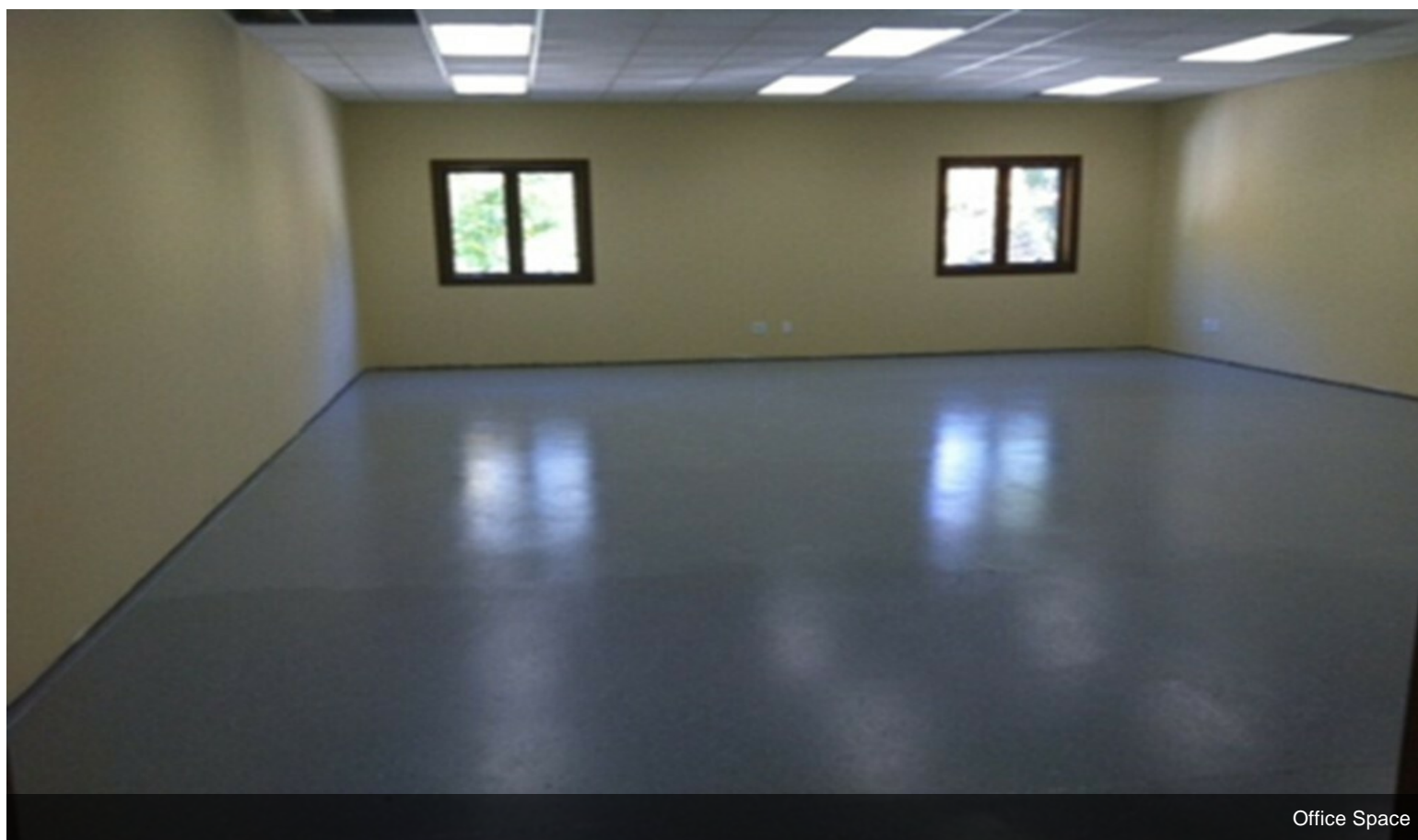
Inside lower level



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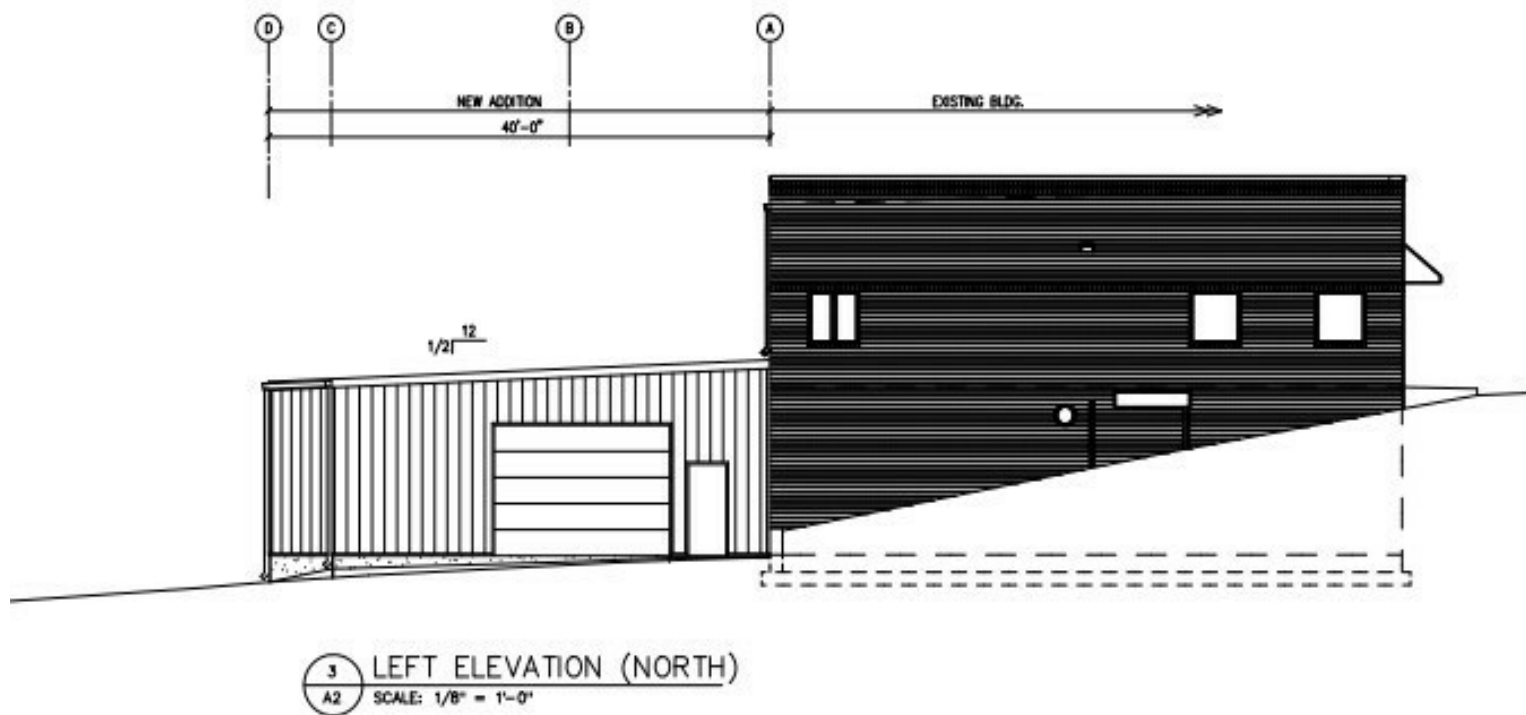


Reception View Suite 120 Office

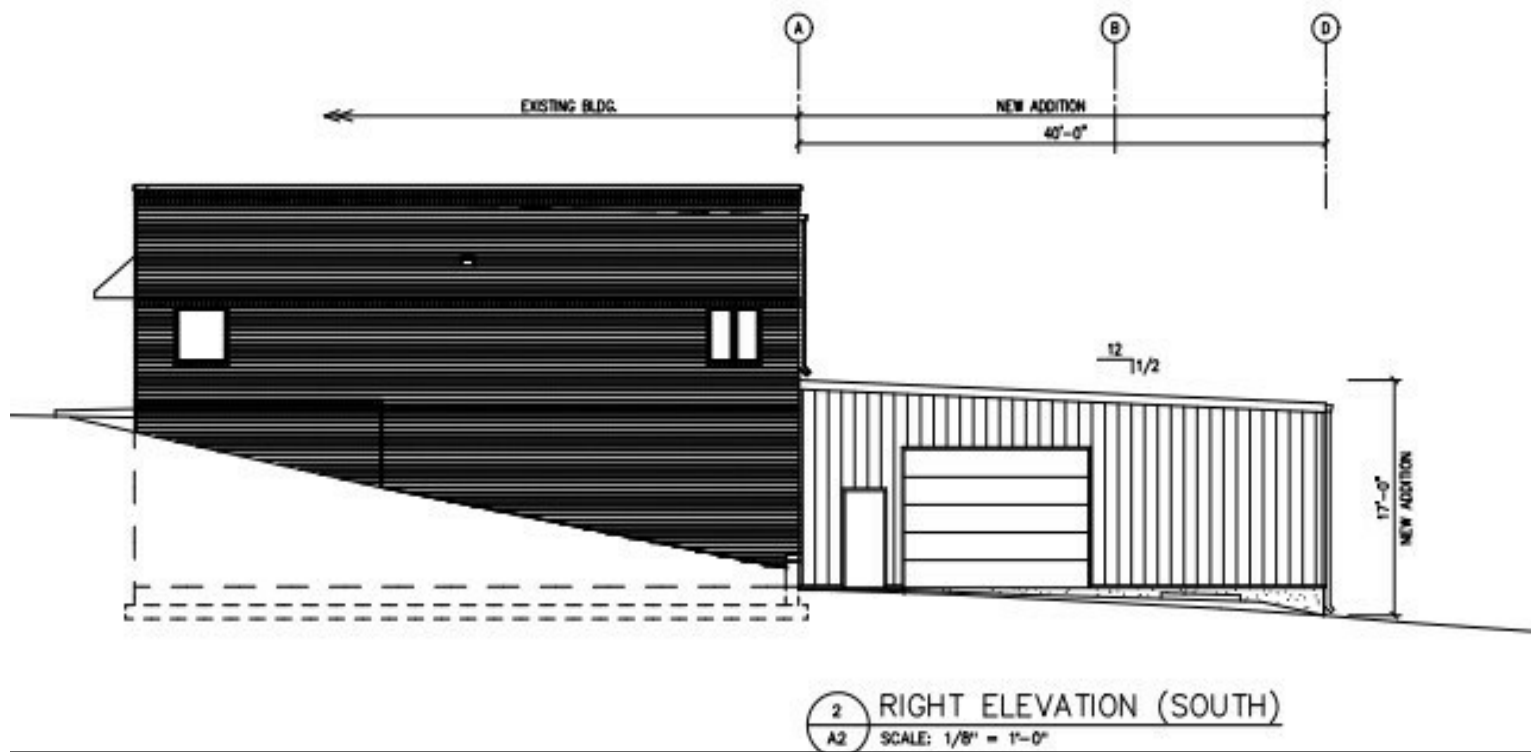


Office Space

# Property Photos



Left Elevation



right elevation

# Property Photos

