

TURN-KEY FLEX/INDUSTRIAL (FOR SALE)

701 S NEW HOPE RD

Raleigh, NC 27610

804.312.6435
louis@cityplat.com
LOUIS-XAVIER BILODEAU

CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Built in 2012, 701 S New Hope Road delivers 10,662 SF of exceptionally clean, low-maintenance flex space purpose-built by its original owner-operator — a rare find in a corridor dominated by 1980s and 1990s product.

The building pairs a luxury-finish showroom and quality office space with a functional warehouse featuring 16' clear ceilings, 3 drive-in's, and 3-phase power, so a buyer inherits a turnkey front-of-house and a fully capable back-of-house on day one. At just 10,662 SF on 1.31 acres, this leaves meaningful space for a potential fenced laydown area — permitted up to an 8' fence with a 3' setback under the site's IX-3 zoning.

For a contractor, distributor, or business-services operator running crews and inventory across the Triangle, this is a building you can move into, present clients in, and store material behind — without spending a dollar on buildout.

PROPERTY HIGHLIGHTS

- 16'ft Clear
- (3) 12'ft Drive-ins
- Built in 2012
- 3 Phase Power
- 25k VPD
- Luxury Showroom
- Potential Fenced Laydown
- Opportunity Zone 2.0 Nominated

OFFERING SUMMARY

Sale Price:	Call for Pricing
Building Size:	10,662 SF
Lot Size:	1.31 Acres

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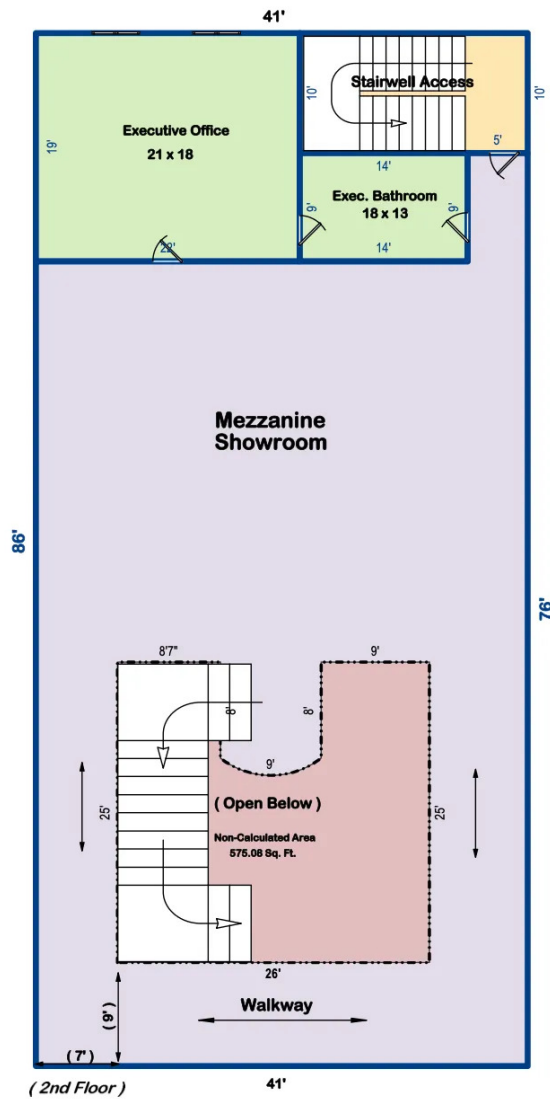


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107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

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Mezzanine
2,876 Sq.Ft.



Showroom
3,526 Sq.Ft.

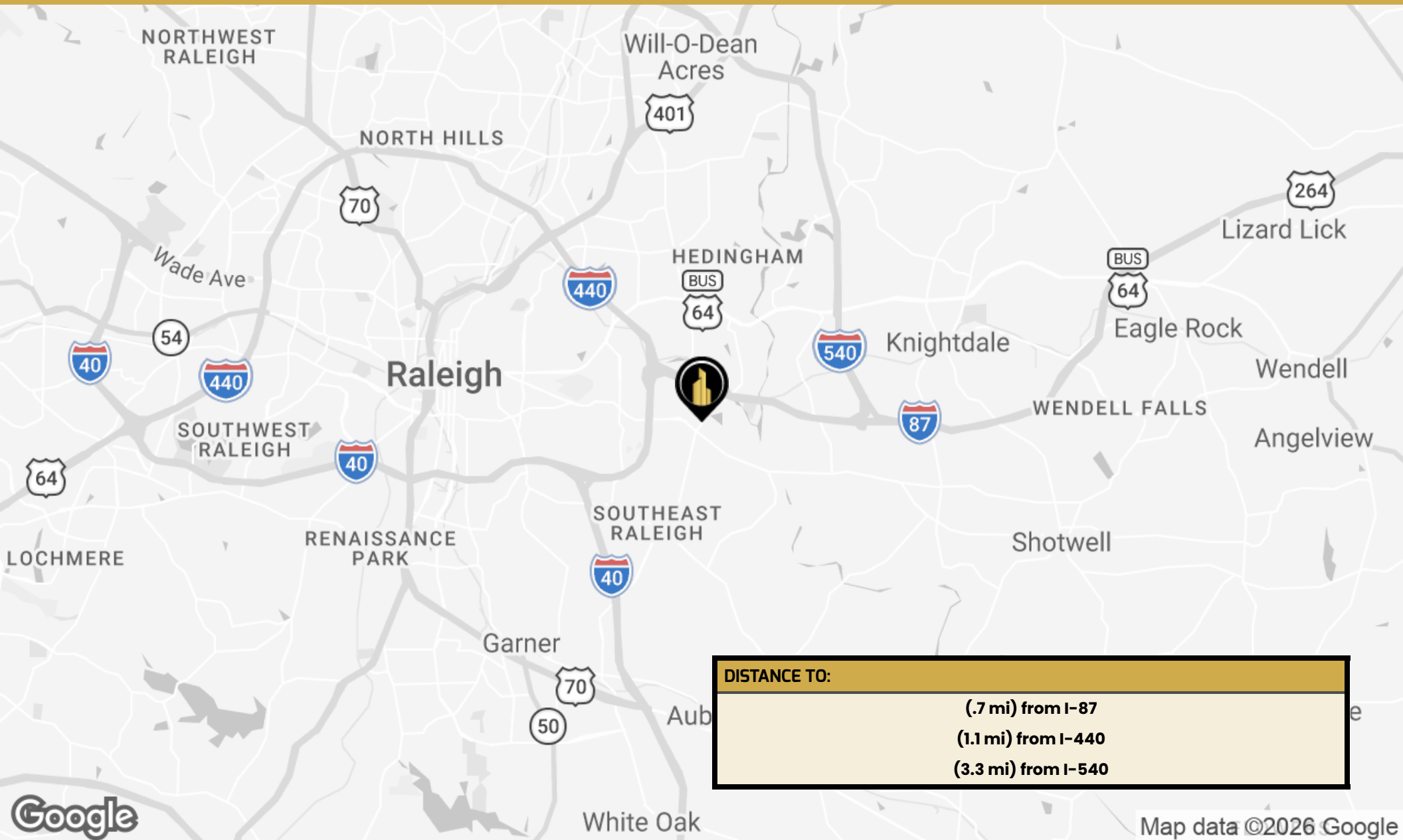
Offices + Electrical CL
1,217 Sq. Ft.

Warehouse
3,043 Sq. Ft.

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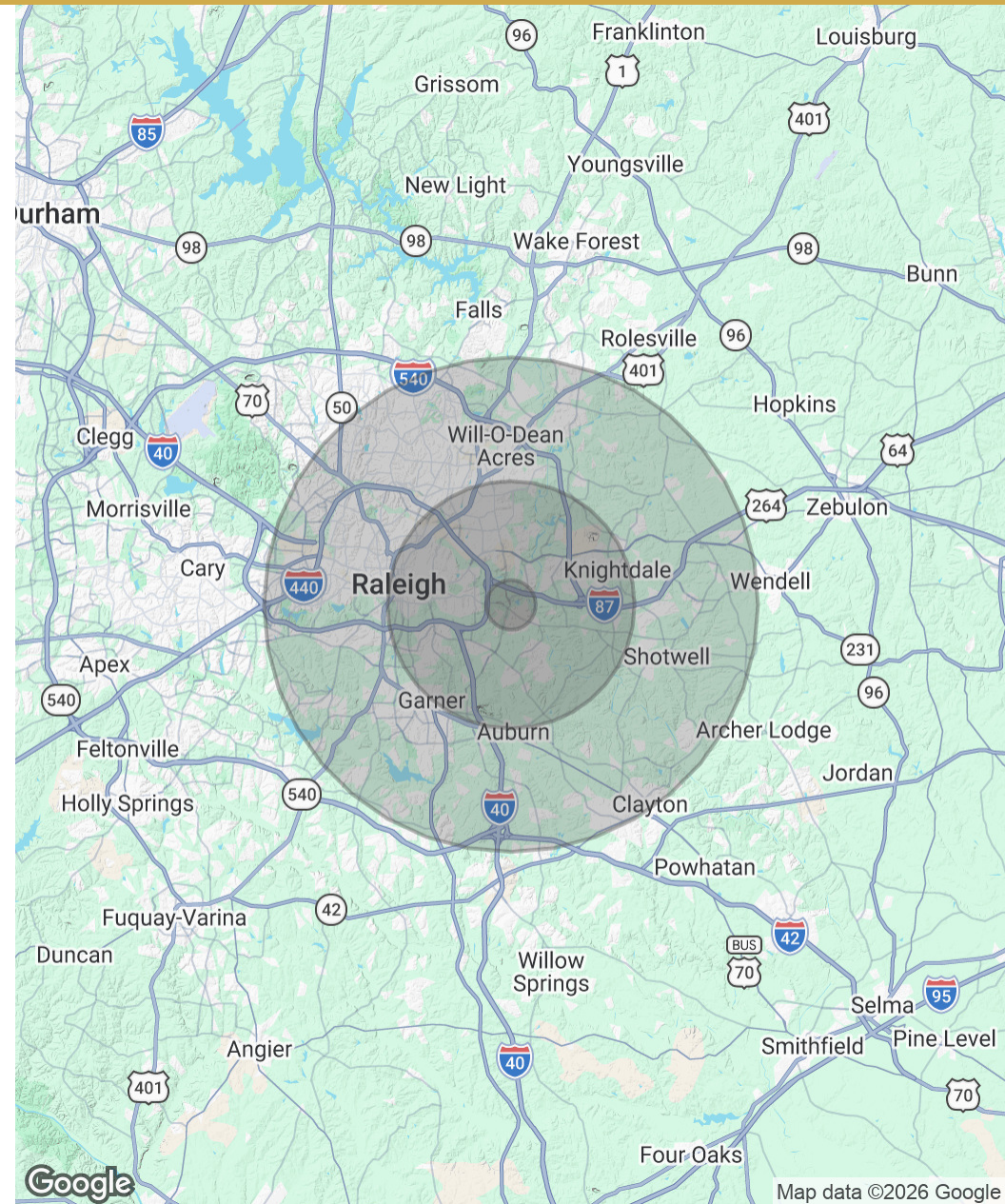
DEMOGRAPHICS MAP & REPORT

Raleigh, NC 27610

TURN-KEY FLEX/ INDUSTRIAL (FOR SALE)

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,208	156,941	509,202
Average Age	35.5	35.7	36.5
Average Age (Male)	34.1	33.8	35.2
Average Age (Female)	36.0	37.1	37.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,910	58,902	203,188
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$81,998	\$97,345	\$111,096
Average House Value	\$232,210	\$333,208	\$408,232



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