

# 4200 ATLANTIC AVENUE

RALEIGH, NORTH CAROLINA



## INDUSTRIAL SPACE FOR LEASE

### PROPERTY OVERVIEW

4200 Atlantic Avenue offers 11,110 SF of high-quality industrial space for lease within a well-maintained, locally owned and managed property. Multiple suites ranging from approximately 1,600 SF to 5,910 SF provide flexible options for a variety of industrial and flex users seeking functionality, visibility, and convenient access throughout Raleigh.

### LOCATION DESCRIPTION

The property is situated along Atlantic Avenue in North Raleigh, providing excellent visibility and access to major transportation routes. Its central location allows for quick connectivity to Downtown Raleigh, I-440, and I-540.

### LEASE RATE

» **LEASE RATE: \$12.95/SF, Modified Gross**

### HIGHLIGHTS

- » Space Available:
  - » Suite 101: 1,600 SF
    - (1) Dock-high door
  - » Suite 125: 5,910 SF
    - 50/50 Office & warehouse
    - (1) Dock-high door
    - (1) Drive-in door
  - » Suite 182: 3,600 SF
    - (1) Dock-high door
- » Clear heights ranging from 20' to 24'
- » IX-3-PL zoning
- » Ample on-site parking
- » Large truck court
- » Easy access to Downtown Raleigh, I-440, and I-540
- » Located on a major corridor with excellent visibility
- » Approximately 25,500 VPD on Atlantic Avenue
- » Monument signage along Atlantic Avenue
- » Locally owned and managed property

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4200 ATLANTIC AVE | RALEIGH, NC 27604

# PHOTOS



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# DEMOGRAPHICS

|                             | 1 MILE   | 3 MILES   | 5 MILES   |
|-----------------------------|----------|-----------|-----------|
| Population (2025)           | 11,501   | 95,428    | 237,591   |
| Daytime Population          | 21,676   | 143,654   | 343,404   |
| Average Household Income    | \$77,685 | \$114,413 | \$133,120 |
| Number of Businesses        | 1,216    | 7,292     | 16,334    |
| Number of Employees         | 15,453   | 98,929    | 216,376   |
| Bachelor's Degree or Higher | 32.3%    | 51.2%     | 56.7%     |

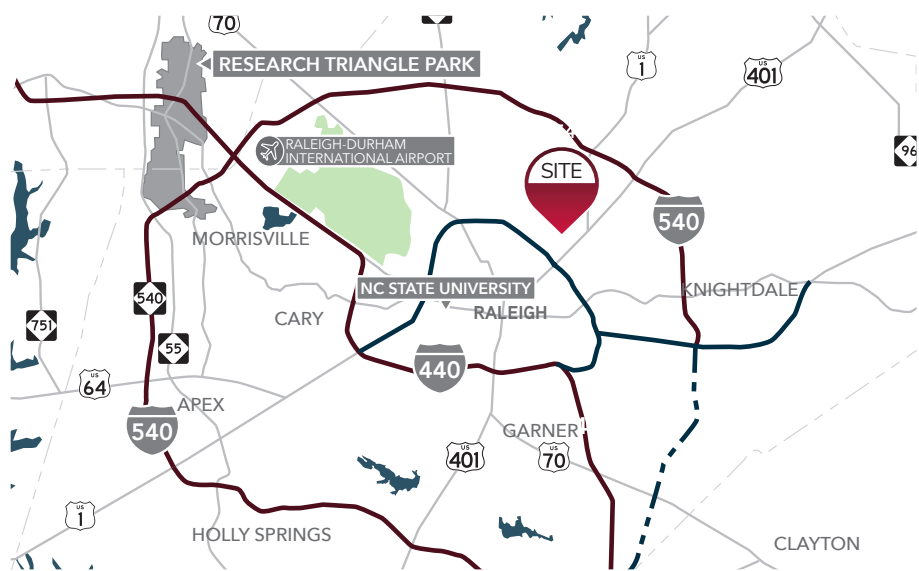


**#6 BEST PLACE TO LIVE IN THE U.S.**  
U.S. News & World Report, 2025-2026

**TOP 10 SAFEST LARGE U.S. CITIES**  
SmartAsset, 2025

**#1 BEST-PERFORMING LARGE METRO IN THE U.S.**  
Milken Institute, 2025

**TOP U.S. CITY FOR JOB OPPORTUNITIES & EARNING POTENTIAL**  
New York Post, 2025



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