

# SOCIETY

R E A L   E S T A T E

1406 Smith Reno Road, Raleigh NC

## INDUSTRIAL FLEX SPACE FOR LEASE



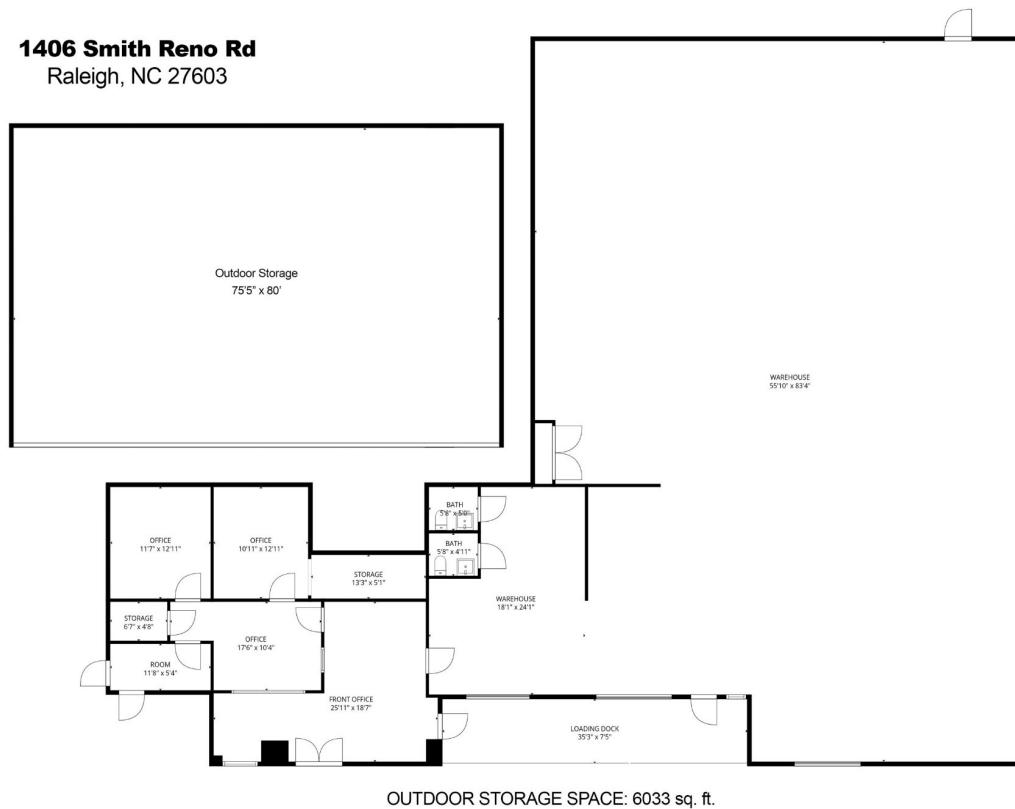
### PROPERTY OVERVIEW

Incredible opportunity for industrial flex space in prime South Raleigh location. Conveniently located just south of I-40 off Lake Wheeler Road. The space offers office, warehouse, and covered outdoor storage ideal for distribution, last-mile delivery, or service operations.

## HIGHLIGHTS

- Office / Reception: ±964 SF
- Indoor Warehouse: ±4,733 SF with loading dock
- Covered Outdoor Storage: ±6,033 SF (can be enclosed)
- Total Building Size: ±12,981 SF
- Lot Size: ±1.64 Acres
- Parking: 15+ paved spaces
- Availability: February 1, 2025
- Office Space: \$16/SF | Warehouse: \$14/SF+ TICAM

## FLOOR PLAN

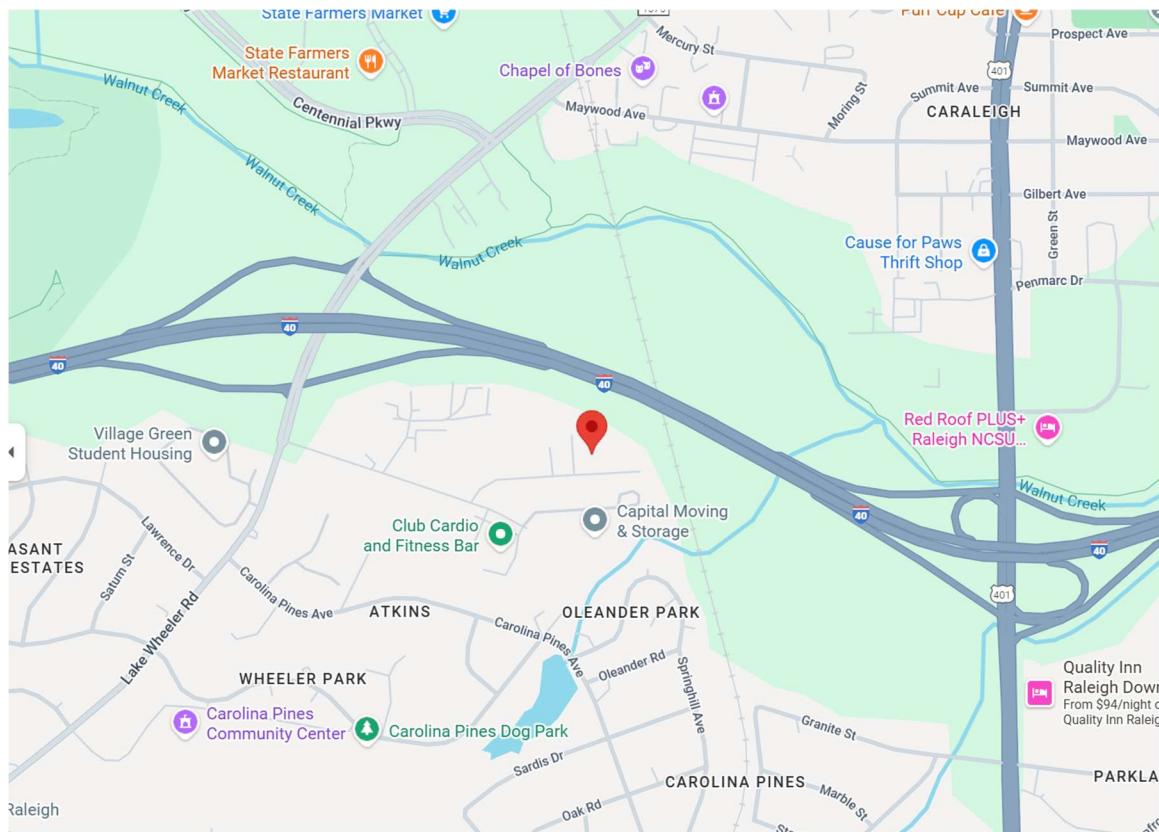


## DEMOGRAPHICS

|                  | 1 MILE | 3 MILES | 5 MILES  |
|------------------|--------|---------|----------|
| Population       | 8,000+ | 45,000+ | 175,000+ |
| Households       | 3,000+ | 17,000+ | 40,000+  |
| Median HH Income | \$50K+ | \$55K+  | \$60K+   |

## PROPERTY LOCATION

<https://www.google.com/maps/place/1406+Smith+Reno+Rd,+Raleigh,+NC+27603>



## CONTACT

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