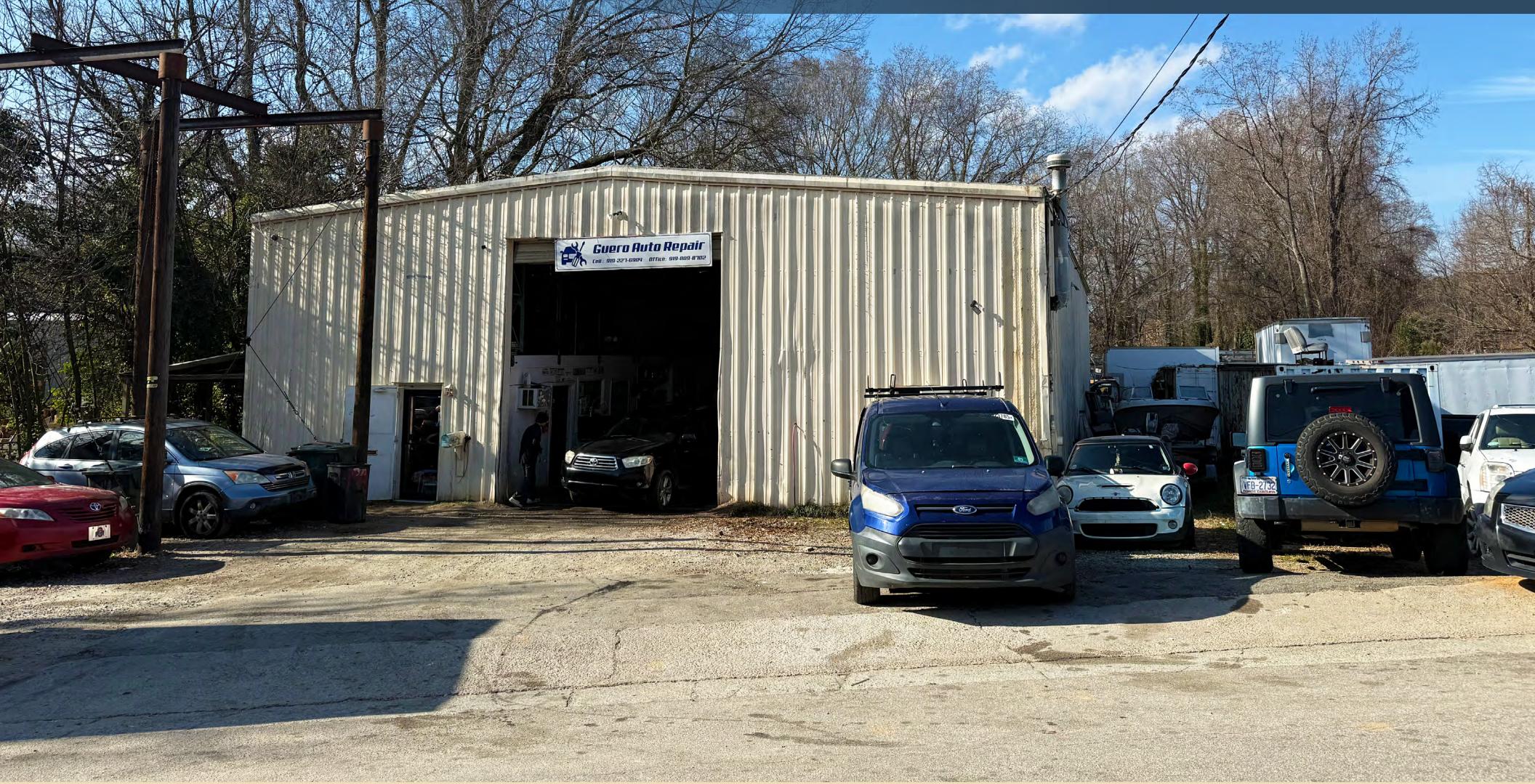


INDUSTRIAL BUILDING FOR SALE



500 ROYAL STREET

Raleigh, North Carolina 27607

SALE PRICE: \$1,495,000


COMMERCIAL ASSOCIATES
REAL ESTATE

500 ROYAL STREET

Raleigh, North Carolina 27607

\$1,495,000

PROPERTY HIGHLIGHTS

Address: 500 Royal Street
Raleigh, NC 27607

Available Space: 5,000 SF Building

Acres: .44 Acres
.236 Additional Acres leased from the railroad

Price: \$1,495,000

Drive-In Doors: 2 Large Drive-In Doors (12X16)

Ceiling Height: 18'

Location: Inside the Beltline, Across from
Meredith College, close to PNC ,
NCSU

Zoned: IX-3 (Overlay District- SRPOD)

Office Space: Small office area



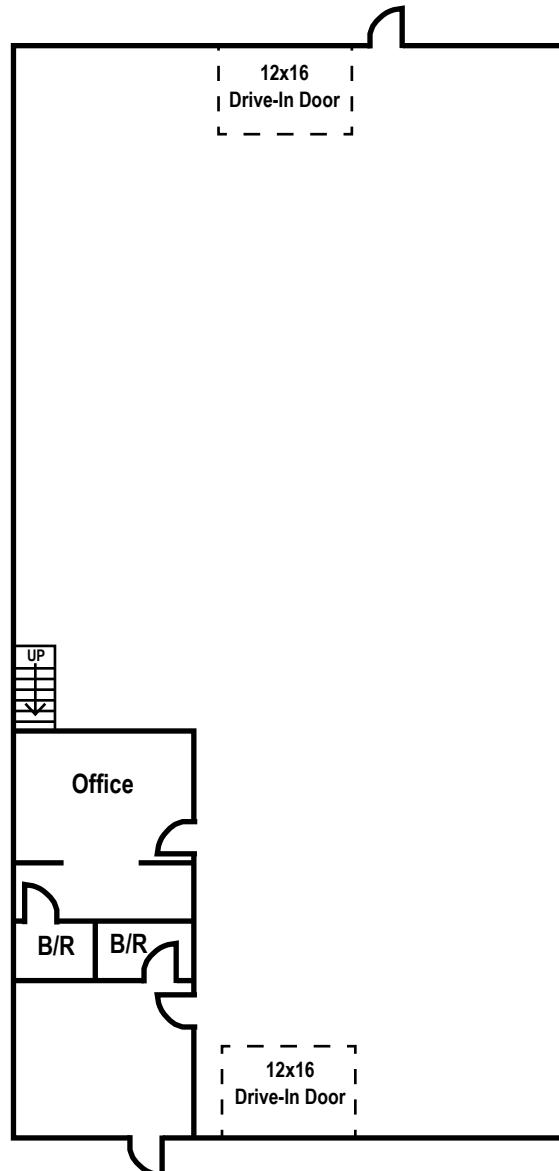
Michael Kornegay • 919.878.6504 (Ext. 213) • michael@callca.com

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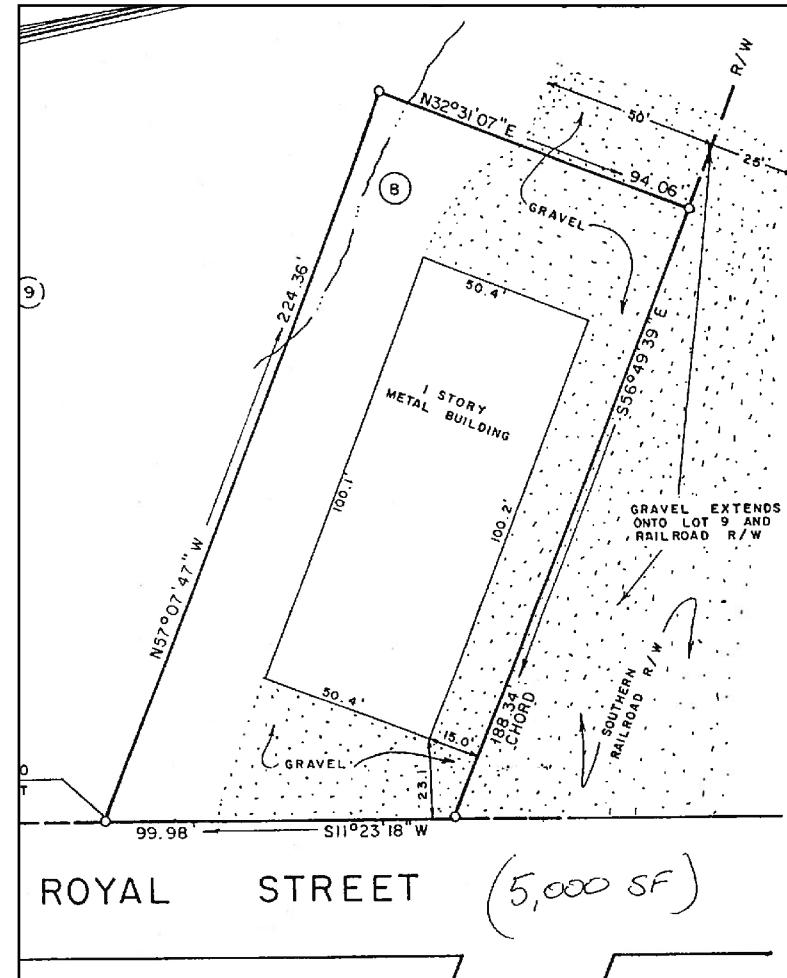
Raleigh, North Carolina 27607

\$1,495,000

FLOOR PLAN



SITE SURVEY



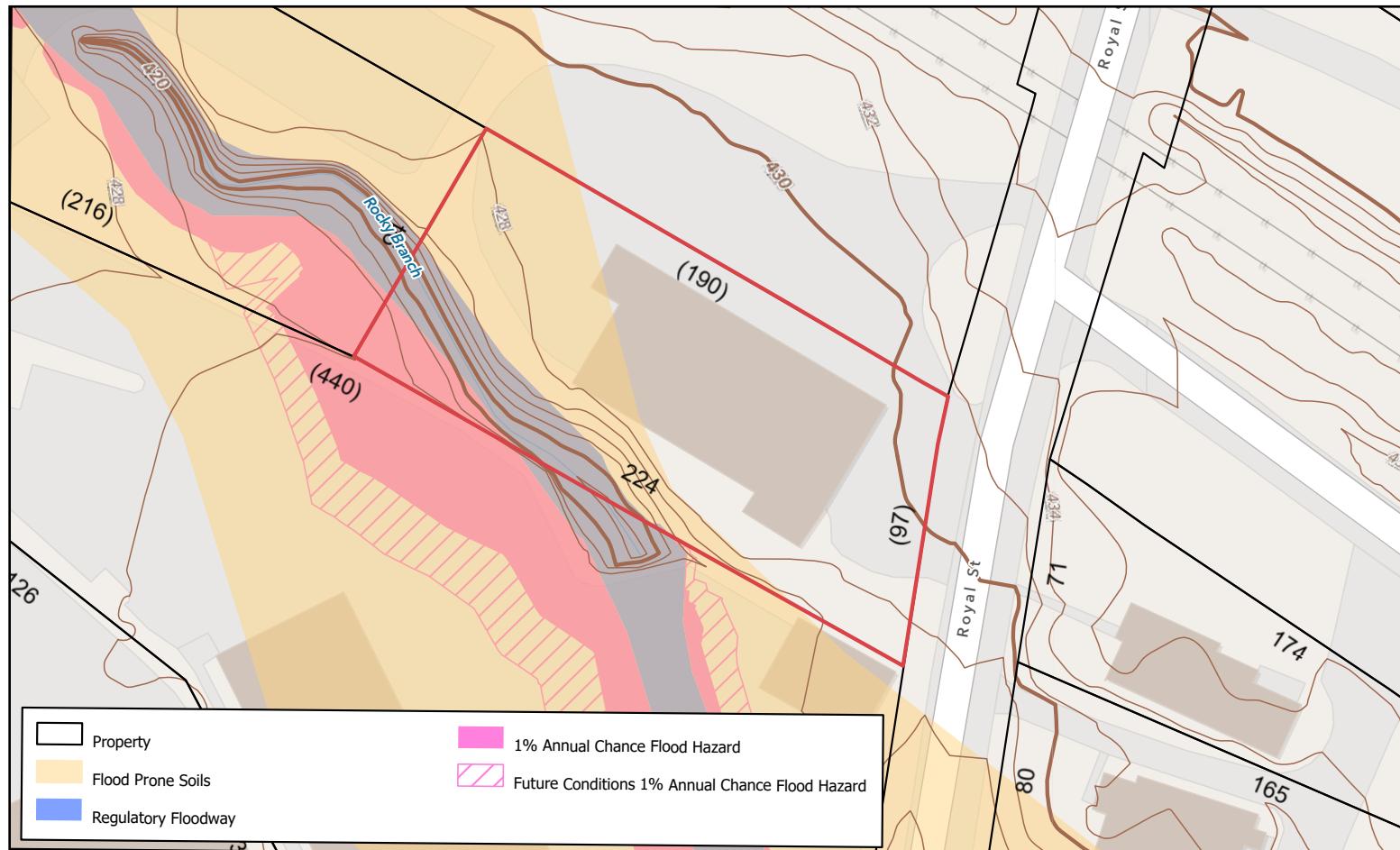
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FLOOD ZONE MAP



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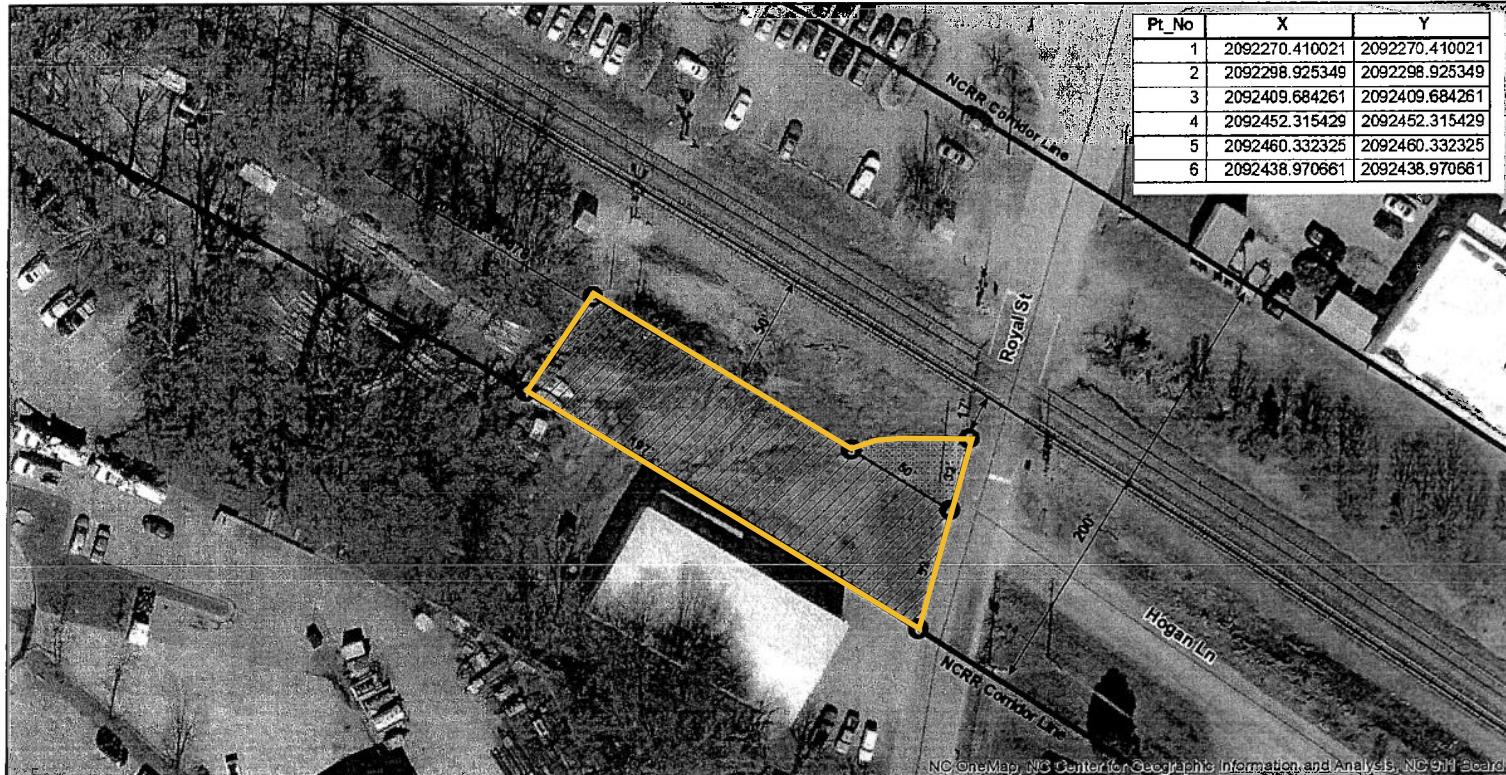
Raleigh, North Carolina 27607

\$1,495,000

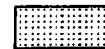
LAND LEASE MAP

Milepost h-078 plus 1,020 (+/-) Feet
Raleigh, Wake County, North Carolina

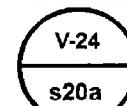
Pt. No	X	Y
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2	2092298.925349	2092298.925349
3	2092409.684261	2092409.684261
4	2092452.315429	2092452.315429
5	2092460.332325	2092460.332325
6	2092438.970661	2092438.970661



Area Licensed by North Carolina Railroad
Company to Royal Street Associates, a General
Partnership (+/- 9,393 Sq. Ft.) Area 1



Area Licensed by North Carolina Railroad
Company to Royal Street Associates, a General
Partnership (+/- 895 Sq. Ft.) Area 2



Parcel No. 3

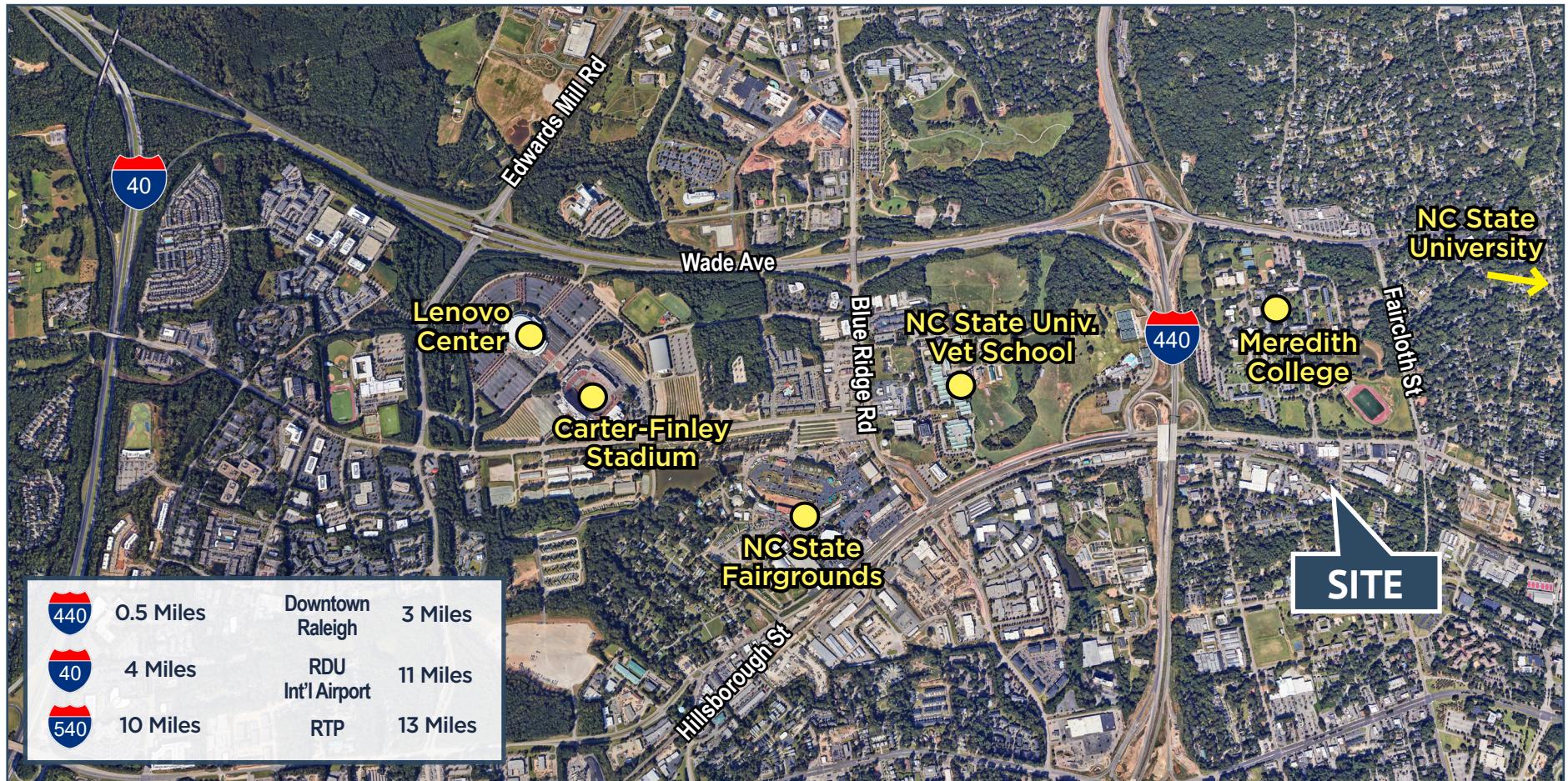
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Raleigh, North Carolina 27607

\$1,495,000

AREA AERIAL



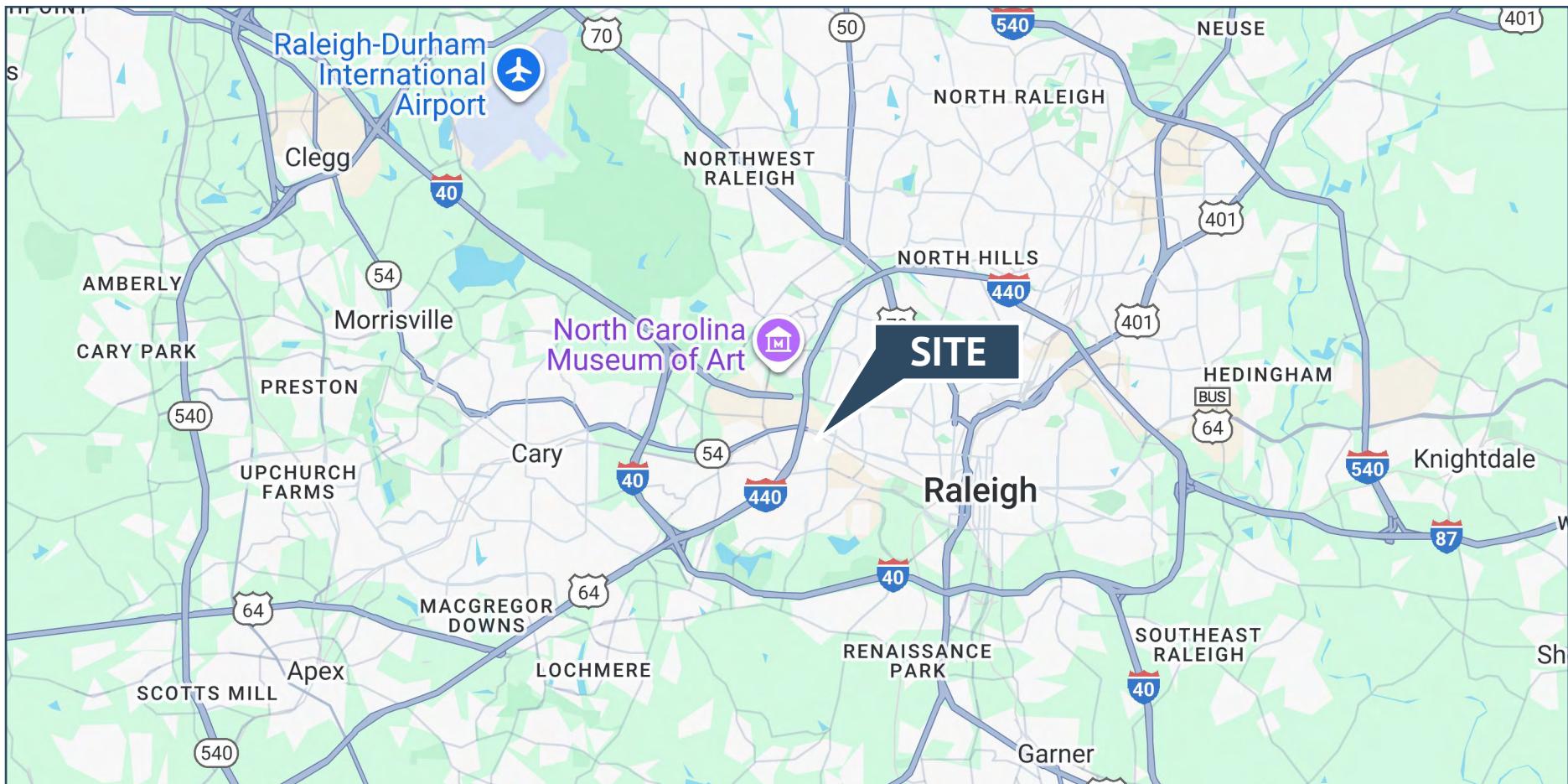
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AREA MAP



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