

FULLY
CONDITIONED
WAREHOUSE
FOR LEASE!



ATLANTIC HARRISPARK

2121-108 ATLANTIC AVE

WAREHOUSE SPACE FOR LEASE
IN RALEIGH, NC

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PROPERTY DETAILS

2121-108 Atlantic Avenue

AVAILABILITY

Suite 108 | \pm 4,320 SF

LEASE RATE

\$20.00 PSF | NNN

\$3.46 PSF | TICAM

DETAILS

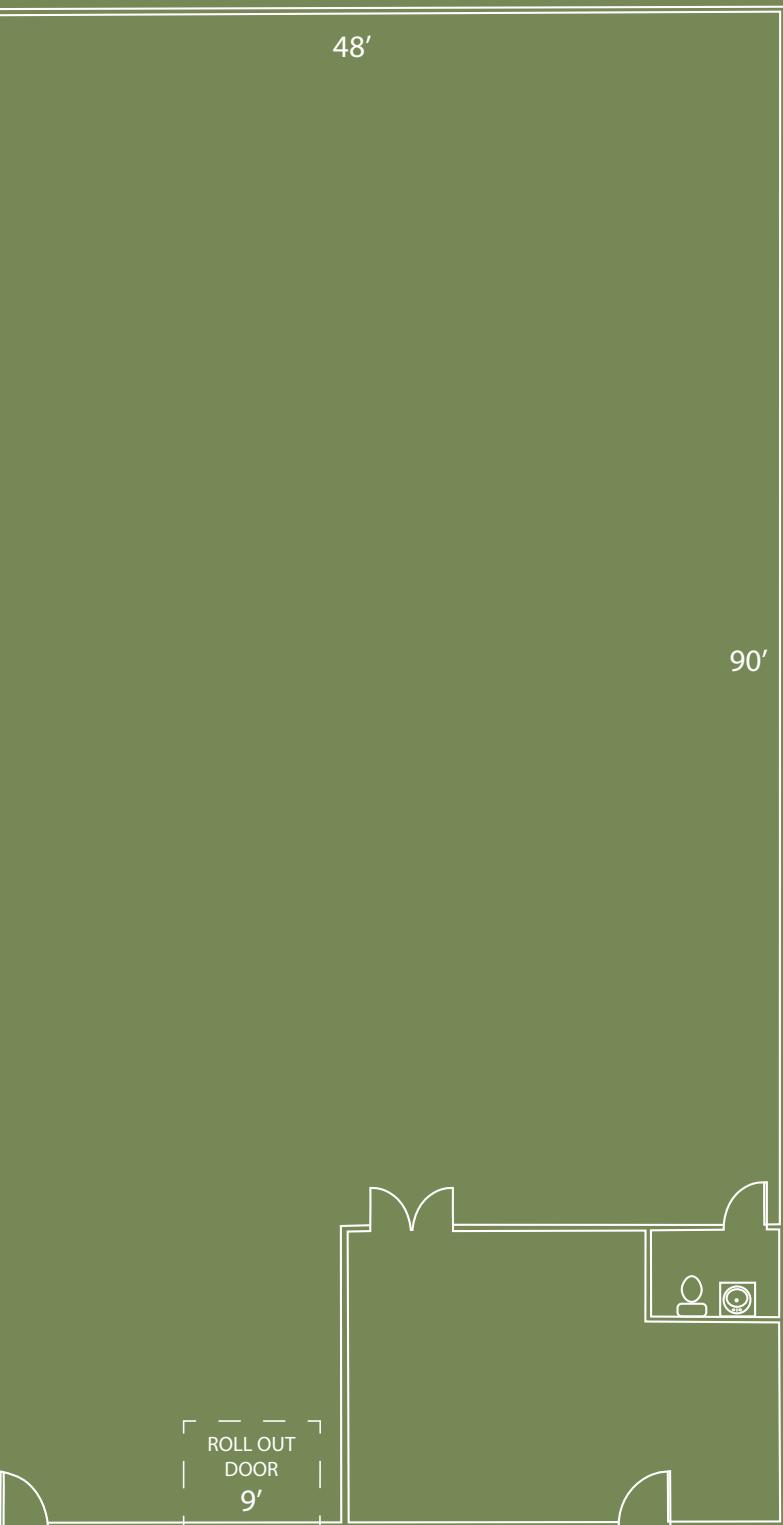
- Prime fully conditioned warehouse opportunity conveniently located inside the beltline
- 19' clear height
- 12' dock-high and drive-in doors
- Building signage available
- Shared Dock Access
- Well situated across the street from Raleigh Iron Works, Dock 1053 and East End Market featuring numerous restaurants, breweries and retail options

SUITE 108

\pm 4,320 sf

48'

90'



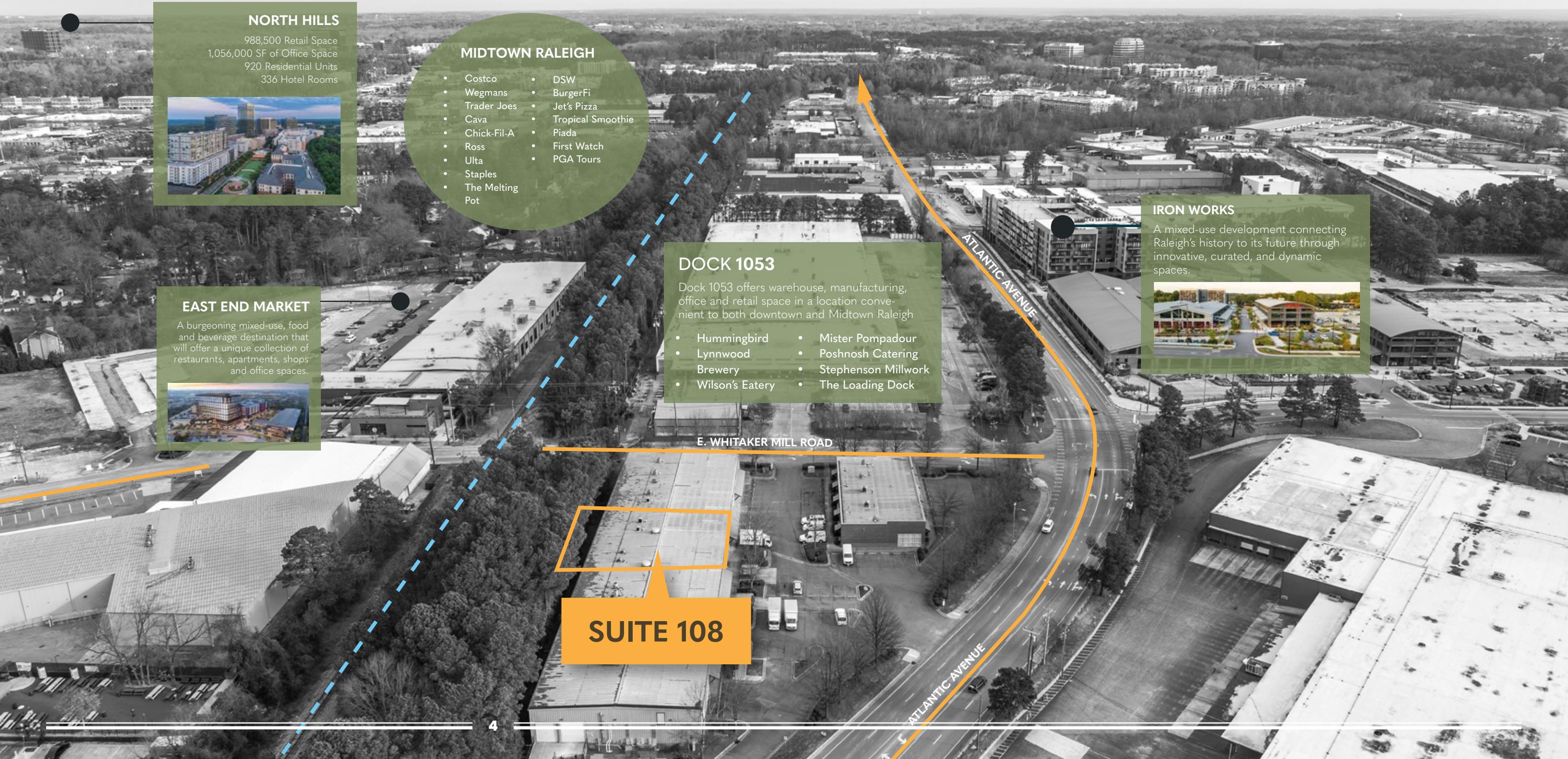
YORK



ADDITIONAL PHOTOS

3





RALEIGH ACCOLADES

#1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

#1 MOST LIVABLE CITY

Far & Wide · December 2024

#5 BEST CITY FOR JOB SEEKERS

Indeed · December 2023

#7 FASTEST GROWING CITIES IN THE US

U-Haul · January 2025

#1 BEST QUALITY OF LIFE ON THE US EAST COAST

Travel & Leisure · September 2024

#1 TOP SPOT TO LAUNCH A SMALL BUSINESS IN NC

Lending Tree · November 2023

RALEIGH PROFILE

53.9%

Bachelor's Degree or Higher

53%

Owner-Occupied Housing Unit Rate

217,866

Number of Housing Units

\$74,612

Median Household Income

194,917

Number of Households

2.3

Number of Persons Per Household

21.6

min. Mean Time Travel to Work

35

Median Age

\$340,000

Median Home Price

5.4%

Veteran Status

469,502

Total Population

MAJOR GROWTH ON THE HORIZON

DICKERSONBAKKER MAKES THE MOVE · FEBRUARY 2025

"Site plans for DickersonBakker's office building show it will be 17,542 square feet. DickersonBakker will occupy the top two floors. The ground-floor will be leased out, most likely as medical office space. Bakker said there will be some space on the second floor that the firm won't occupy. Instead, it will rent out the space or turn it into coworking space."

<https://www.bizjournals.com/triangle/news/2025/02/21/dickersonbakker-raleigh-office-building-hq-plans.html>

REVITALIZATION NEAR WESTERN BLVD · JANUARY 2025

Raleigh developers have now earmarked the 12.08-acre site for a \$500 million mixed-used "live-work-play" complex...Cityplat recently purchased the 118,000 square-foot property at 4500 Western Blvd for \$14 million."

<https://www.newsobserver.com/news/business/article299023900.html>

RALLIANT HEADQUARTERS · MARCH 2025

"Raleigh is getting a new headquarters as part of a 180-job, \$2.1 million expansion. Ralliant, a planned spin-off of Fortive Corporation (NYSE: FTV), selected the city for its headquarters after a competitive site search."

Kyle Touchstone, director of Raleigh Economic Development, said... 'To come to a new location and basically start from scratch, to build an entire team, to bring in corporate leadership ... all of the support functions ... it's a huge undertaking for a company'"

<https://www.bizjournals.com/triangle/news/2025/03/11/fortive-ralliant-raleigh-headquarters-jobs-hiring.html>

2121 ATLANTIC AVE. DEMOGRAPHICS

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	8,913	4,327	\$143,777	6,303
3	104,472	49,633	\$148,054	108,050
5	262,007	115,408	\$126,274	188,041

2121 ATLANTIC AVE

RALEIGH, NC

LEASING

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MARKETING

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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

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