

# 705 BEACON LAKE DRIVE

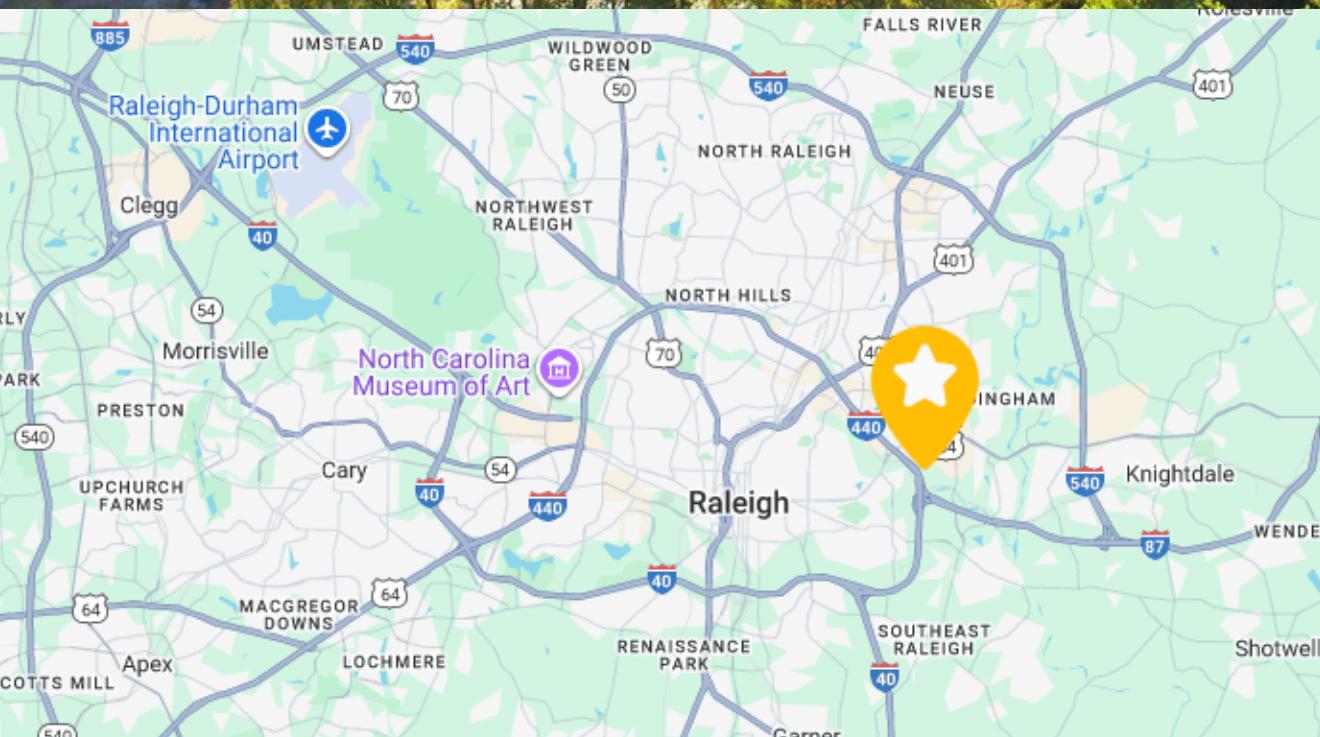
RALEIGH, NC



SIMPSON COMMERCIAL

Available for Lease  
±22,190 SF on ± 3.36 AC

## LOCATION



## TRAVEL DISTANCES

**I-440**  $\pm 1.5$  Miles

**I-540**  $\pm 3.8$  Miles

**I-40**  $\pm 5.1$  Miles

**Raleigh - Durham International Airport**  $\pm 18.5$  Miles



## LOCATION

**Address:** 705 Beacon Lake Drive

**City / State:** Raleigh, NC

**County:** Wake

**Parcel ID:** 1724622572

## PROPERTY DETAILS

**Total Building SF:** ± 22,190 SF

**Acreage:** ± 3.36 AC

**Zoning:** IX-3  
*\*outdoor storage permitted*

**Features:**  
Fully Fenced  
Lighting  
Security Cameras  
Gated  
Graveled Yard

Located at 705 Beacon Lake Dr in Raleigh, NC, this ±22,190 SF industrial facility sits on ±3.36 acres and features a secure, fenced, and graveled laydown yard, offering a rare outdoor storage component in the Raleigh market. The property provides highly functional warehouse space with dock-high loading, strong clear heights, and modern building systems, complemented by a small office component and on-site diesel/DEF infrastructure—making it well suited for logistics, fleet operations, contractors, utility and infrastructure users, equipment rental groups, or service-oriented industrial tenants.

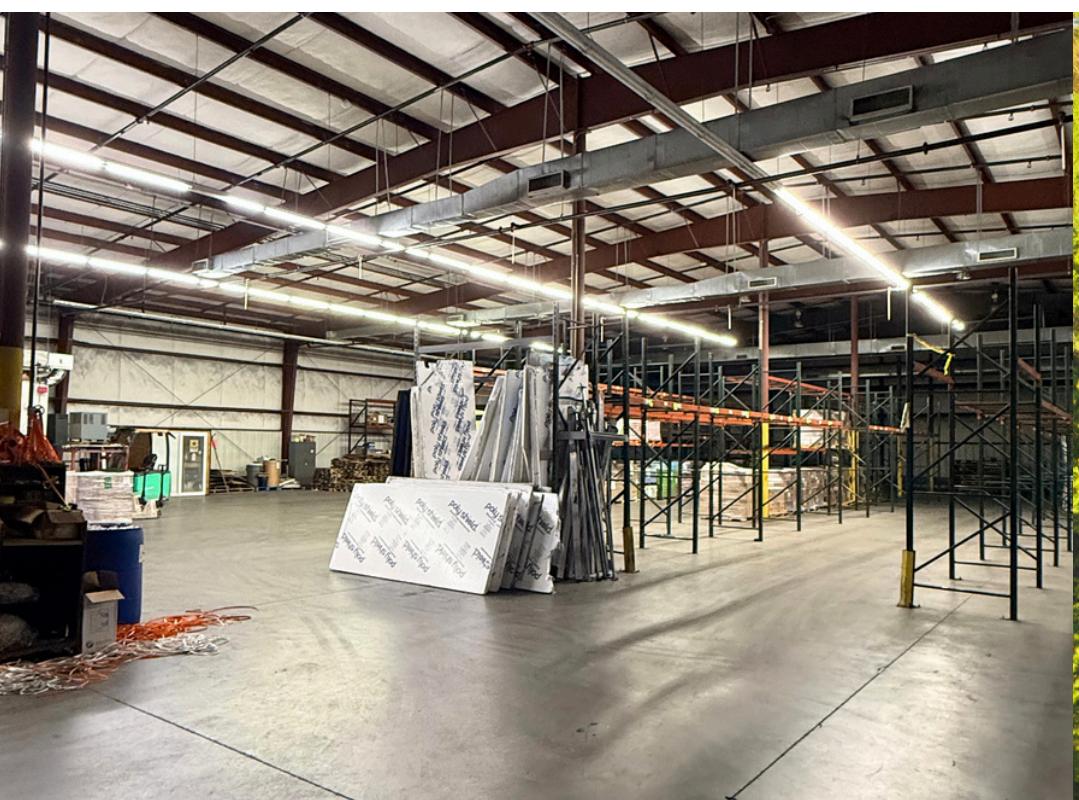
# WAREHOUSE

<b>Total Building SF:</b>	$\pm 22,190$
<b>Office SF:</b>	$\pm 1,500$
<b>Clear Heights:</b>	19' - 23'
<b>Dock Doors:</b>	6   8' x 10'
<b>Column Spacing:</b>	40' - 45'
<b>Clear Heights:</b>	19' - 23'
<b>Diesel Pump:</b>	$\pm 10,000$ Gal. Diesel Tank w/ Pump
<b>DEF Pump:</b>	$\pm 500$ Gal. DEF Tank w/ Pump
<b>Features:</b>	HVAC throughout Warehouse Fully Sprinkled Security Cameras



# PHOTOS





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RALEIGH, NC

## DISCLAIMER:

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