

FOR SALE / LEASE

3211 Bramer Dr

Raleigh, NC



23,625 SF Building – Flex Building Well-Located to Downtown Raleigh

MEDALIST CAPITAL

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ABOUT THE PROPERTY

Property Facts

Address	3211 Bramer Dr Raleigh, NC 27604
Pin Number	1715665287
Building Size	23,625
Land Area	1.62
Occupancy	Vacant
Year Built / Renovated	1969 / 1993
Construction	Masonry / Steel
Zoning	IX-3
Parking	26 parking spots with additional parking in the rear
Clear Height	14'
Dock / Drive-In	3 / 1
Sprinkled	Yes
Sale Price	\$4,250,000 / \$180 PSF
Lease Rate	\$16 NNN



THE LOCATION

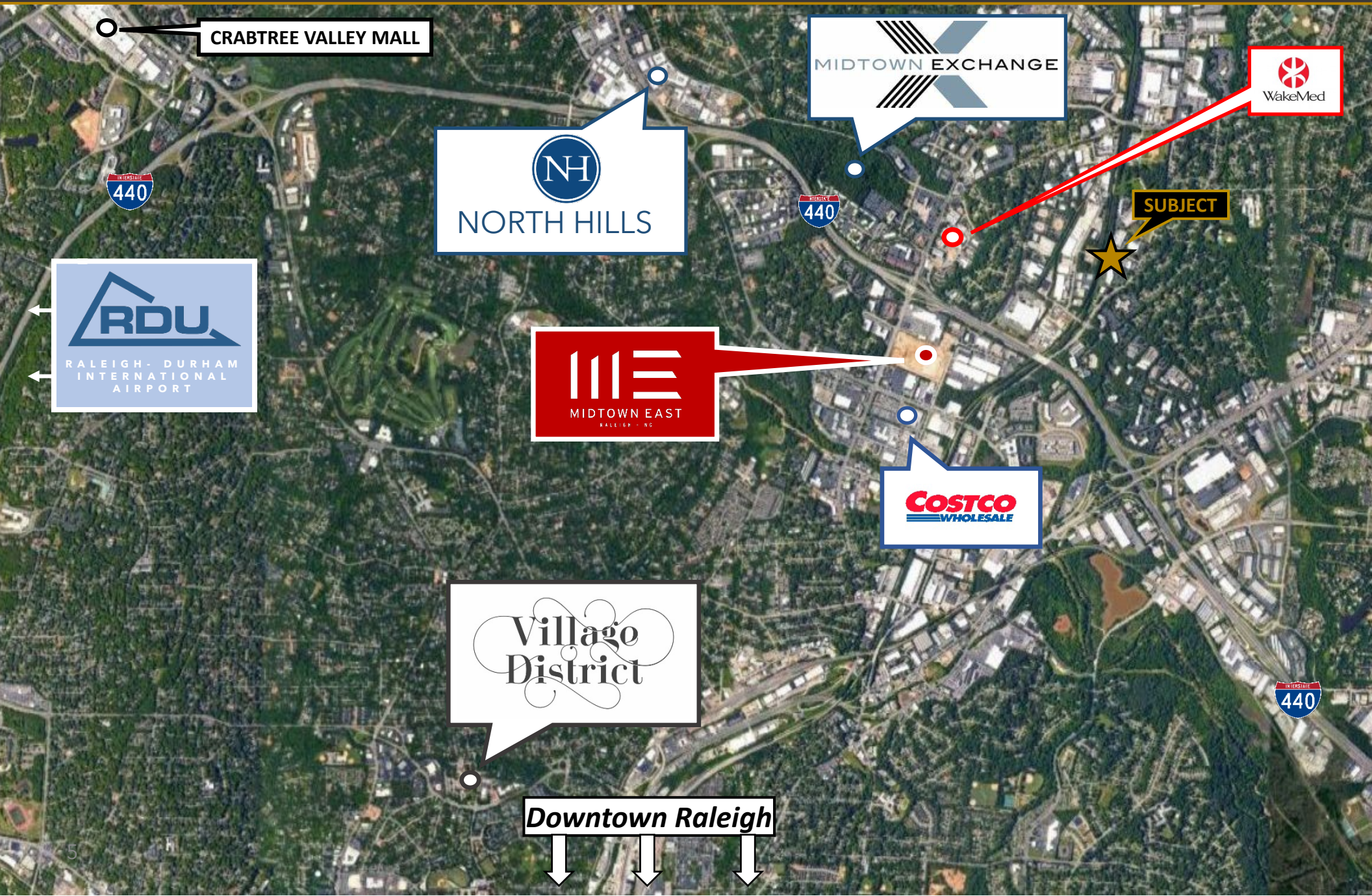


Legend:

US 1 / Capital Blvd	1.1 Miles
I-440	1.5 Miles
US 401	2.5 Miles
Downtown Raleigh	4 Miles
I-87	5 Miles
I-540	5 Miles
RDU International Airport	17 Miles

MEDALIST CAPITAL

SUBJECT AERIAL



EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



MEDALIST CAPITAL INVESTMENT & ADVISORY TEAM



TREY NAVO

Vice President of Investment Sales – Broker

- *Certified Commercial Investment Member (CCIM)*
- *Masters in Real Estate Development, Auburn*
- *BS, History, Iowa State University*
- *Licensed NC Real Estate Broker*

RALEIGH OFFICE

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JOSH POINTS

Vice President of Investment Sales – Broker

- *MBA, Finance and Marketing, University of North Carolina-Chapel Hill*
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