

4200 ATLANTIC AVENUE

RALEIGH, NORTH CAROLINA



INDUSTRIAL SPACE FOR LEASE

PROPERTY OVERVIEW

4200 Atlantic Avenue offers 11,110 SF of high-quality industrial space for lease within a well-maintained, locally owned and managed property. Multiple suites ranging from approximately 3,600 SF to 5,910 SF provide flexible options for a variety of industrial and flex users seeking functionality, visibility, and convenient access throughout Raleigh.

LOCATION DESCRIPTION

The property is situated along Atlantic Avenue in North Raleigh, providing excellent visibility and access to major transportation routes. Its central location allows for quick connectivity to Downtown Raleigh, I-440, and I-540.

LEASE RATE

» **LEASE RATE: \$12.95/SF, Modified Gross**

HIGHLIGHTS

- » **Space Available:**
 - » **Suite 125: 5,910 SF**
50/50 Office & warehouse
(1) Dock-high door
(1) Drive-in door
 - » **Suite 182: 3,600 SF**
(1) Dock-high door
- » Clear heights ranging from 20' to 24'
- » IX-3-PL zoning
- » Ample on-site parking
- » Large truck court
- » Easy access to Downtown Raleigh, I-440, and I-540
- » Located on a major corridor with excellent visibility
- » Approximately 25,500 VPD on Atlantic Avenue
- » Monument signage along Atlantic Avenue
- » Locally owned and managed property

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4200 ATLANTIC AVE | RALEIGH, NC 27604

PHOTOS



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	11,501	95,428	237,591
Daytime Population	21,676	143,654	343,404
Average Household Income	\$77,685	\$114,413	\$133,120
Number of Businesses	1,216	7,292	16,334
Number of Employees	15,453	98,929	216,376
Bachelor's Degree or Higher	32.3%	51.2%	56.7%

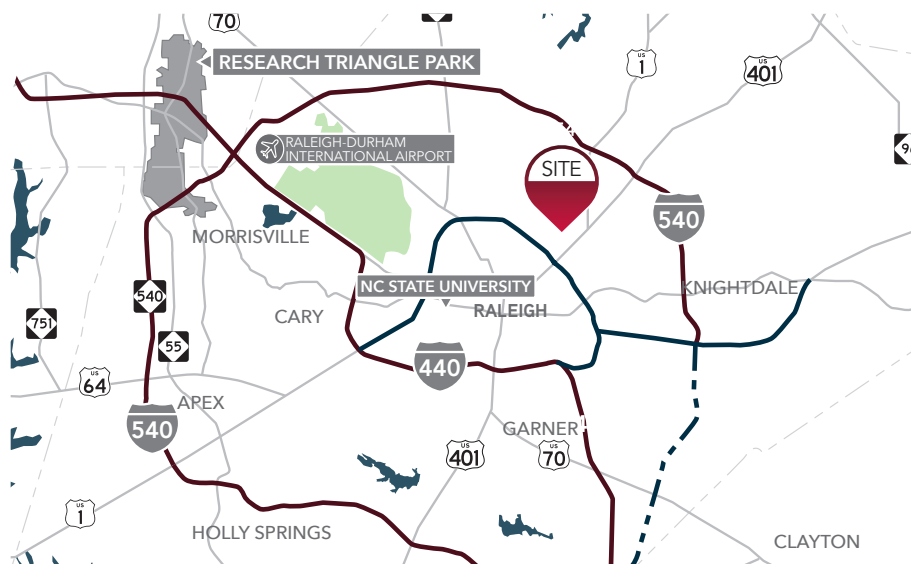


#6 BEST PLACE TO LIVE IN THE U.S.
U.S. News & World Report, 2025-2026

TOP 10 SAFEST LARGE U.S. CITIES
SmartAsset, 2025

#1 BEST-PERFORMING LARGE METRO IN THE U.S.
Milken Institute, 2025

TOP U.S. CITY FOR JOB OPPORTUNITIES & EARNING POTENTIAL
New York Post, 2025



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