

WAREHOUSE FOR SUBLEASE

# THE ARBORS I

3501 SPRING FOREST ROAD, RALEIGH, NC 27616



Spring Forest Road

Capital Boulevard



Spring Forest Road



# PROPERTY OVERVIEW

## THE ARBORS I- SUBLEASE

### ADDRESS

3501 Spring Forest Road  
Raleigh, NC 27616

### BUILDING SIZE

Approximately 32,000 RSF

### AVAILABLE SPACE

8,400 RSF

### RENTAL RATE

Contact Broker

### TICAM

\$3.14/RSF

### USE

Warehouse

### PARKING RATIO

2.30: 1,000 SF

### SUBLEASE EXPIRATION

April 30, 2030

### HIGHLIGHTS

- Four (4) Dock Doors- Two (2) with Lifts
- Access to rear parking lot
- Four (4) minutes to I-540
- Two (2) minutes to US-1/Capital Boulevard

### CONTACT

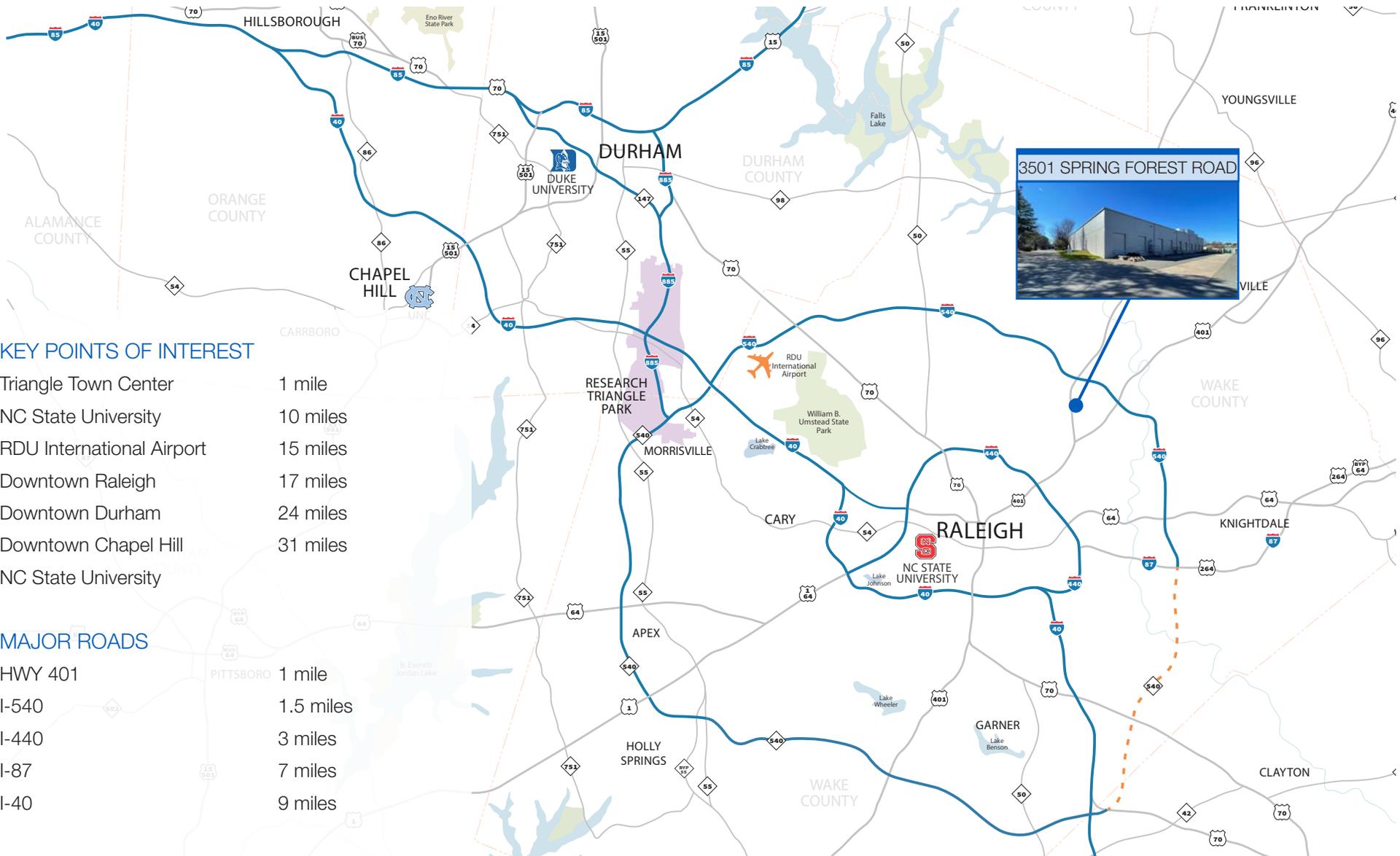
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**NAITRI** PROPERTIES



# TRIANGLE REGION



## KEY POINTS OF INTEREST

Triangle Town Center	1 mile
NC State University	10 miles
RDU International Airport	15 miles
Downtown Raleigh	17 miles
Downtown Durham	24 miles
Downtown Chapel Hill	31 miles
NC State University	

## MAJOR ROADS

HWY 401	1 mile
I-540	1.5 miles
I-440	3 miles
I-87	7 miles
I-40	9 miles

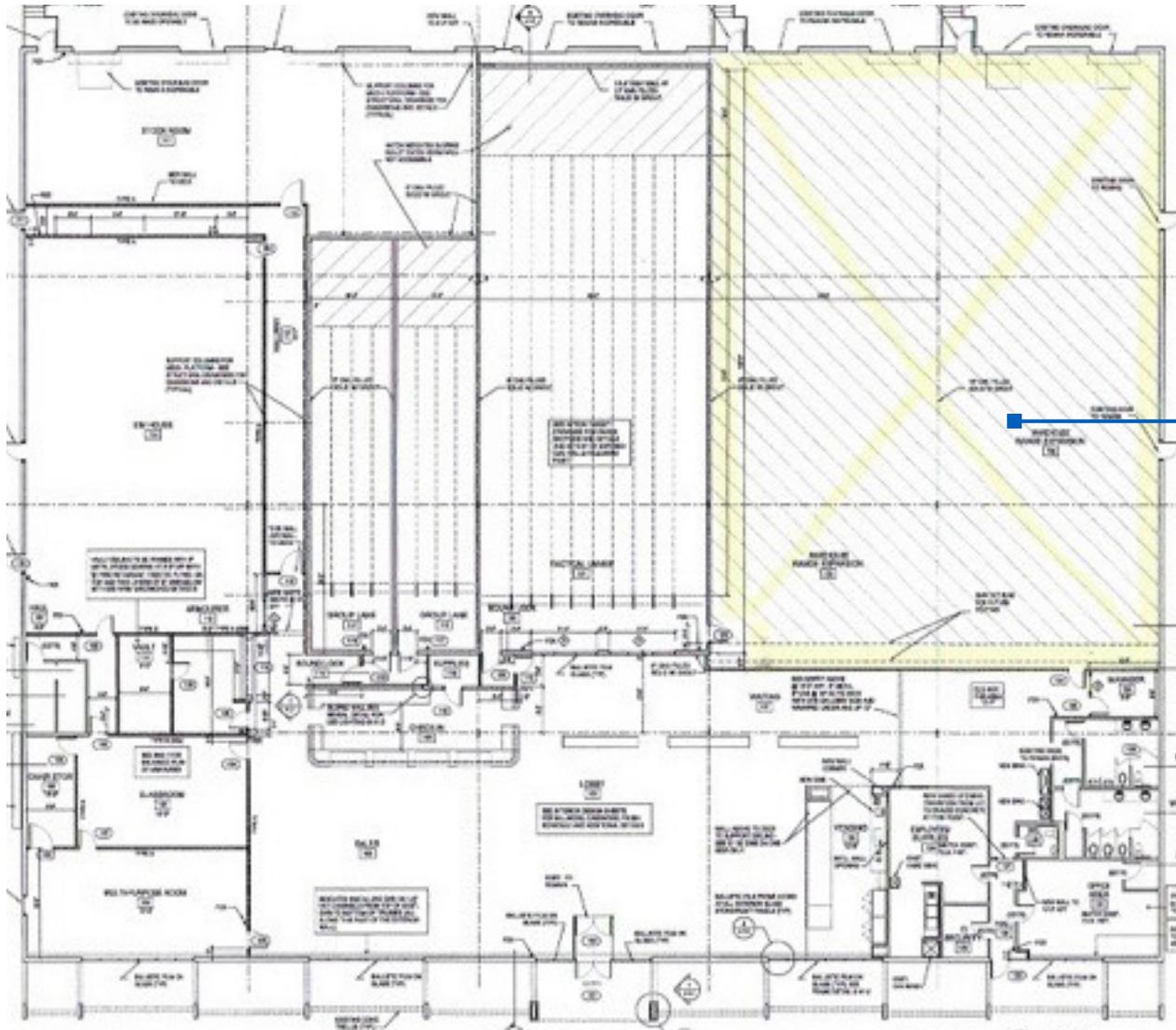
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# FLOOR PLAN



Click or  
Scan for  
Virtual Tour



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**NAI** TRI PROPERTIES



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**NAI** TRI PROPERTIES

# AMENITIES

Conveniently located at the heavily trafficked intersection of Capital Boulevard and Spring Forest Road

## ARTS, CULTURE, & ENTERTAINMENT

Triangle Cultural Arts Gallery  
Artspace  
Theater Raleigh Arts Center  
NC Theater Conservancy  
TR Studio  
Switchyard Theater Company  
Alamo Draffthouse and Cinema  
The Ritz

## RESTAURANTS

Sopranos Grill  
Chili's Bar and Grill  
Olive Garden  
San Jose Mexican Restaurant  
El Tapatio  
Petra Grill  
Five Guys  
Carrabba's Italian Grill  
Cook Out  
Torero's Mexican  
Lemongrass Thai Restaurant  
Applebee's Grill and Bar  
Mona Pita Mediterranean Grill

Red Bowl Asian Bistro  
Las Marias  
Steve's Place  
Nantucket Grill-Raleigh  
Cafe Capistrano  
QDOBA  
River Pub  
El Dorado  
Char Grill  
Wayback Burgers  
Lee's Kitchen Spring Cafe

## BANKS

Truist  
First Citizens Bank  
Wells Fargo  
Woodforest National Bank  
Fifth Third Bank  
Regions Bank  
FSNB  
Fidelity Bank  
PNC Bank  
Chase Bank

## HOTELS

Holiday Inn Express  
Hilton North Raleigh  
Hampton Inn & Suites  
Hilton Garden Inn  
Home2 Suites  
Wake Inn  
Comfort Suites  
WoodSpring Suites  
Courtyard by Marriott  
Super 8 by Wyndhaam  
Quality Inn and Suites  
La Quinta Inn  
Microtel Inn and Suites  
Clario Pointe  
Fairfield Inn and Suites  
Double Tree by Hilton  
Econo Lodge

## OUTDOOR ACTIVITIES

Knightdale Station Park  
Lions Park  
Adventure Landing  
Hill Street Park  
River Bend Park

tree Runner Adventure Park  
Green Hills Country Park  
Buffaloe Road Athletic Park  
GoApe Zipline and Adventure Park  
Pullen Park  
Durant Nature Preserve  
Anne Louise Wilkerson Nature Preserve

## WELLNESS

New Dawn Skin Spa  
Uzima Wellness Center  
Gratitude Hot Yoga Center  
YoBa Studio  
Blissful Wellness  
New Horison Spa and Therapy  
Home Grown Spa  
REX Wellness Center  
Nora Skin Spa  
Midtwon Yoga  
Health First Spa  
Infinite Wellness  
SPENGA North Raleigh

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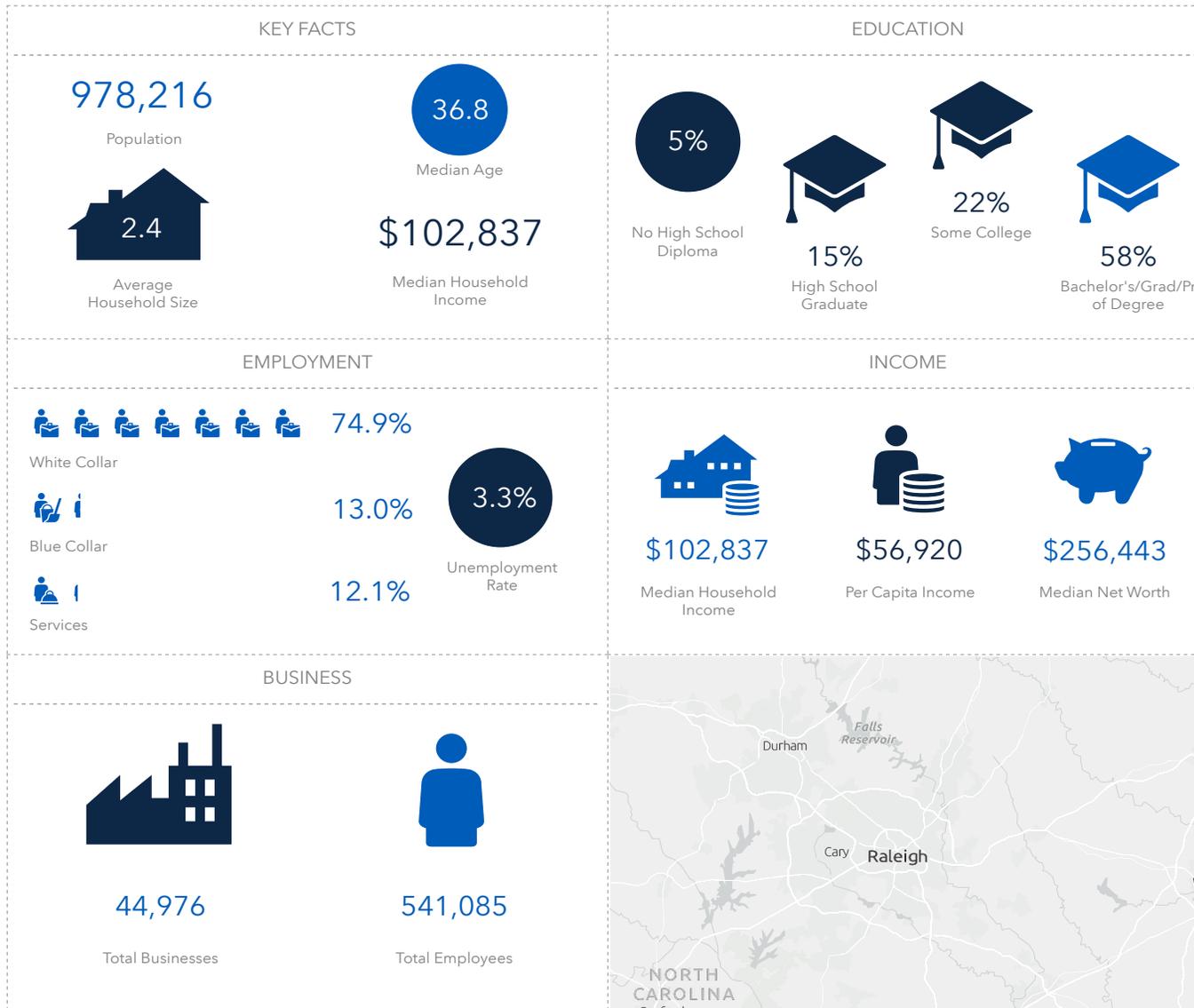
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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