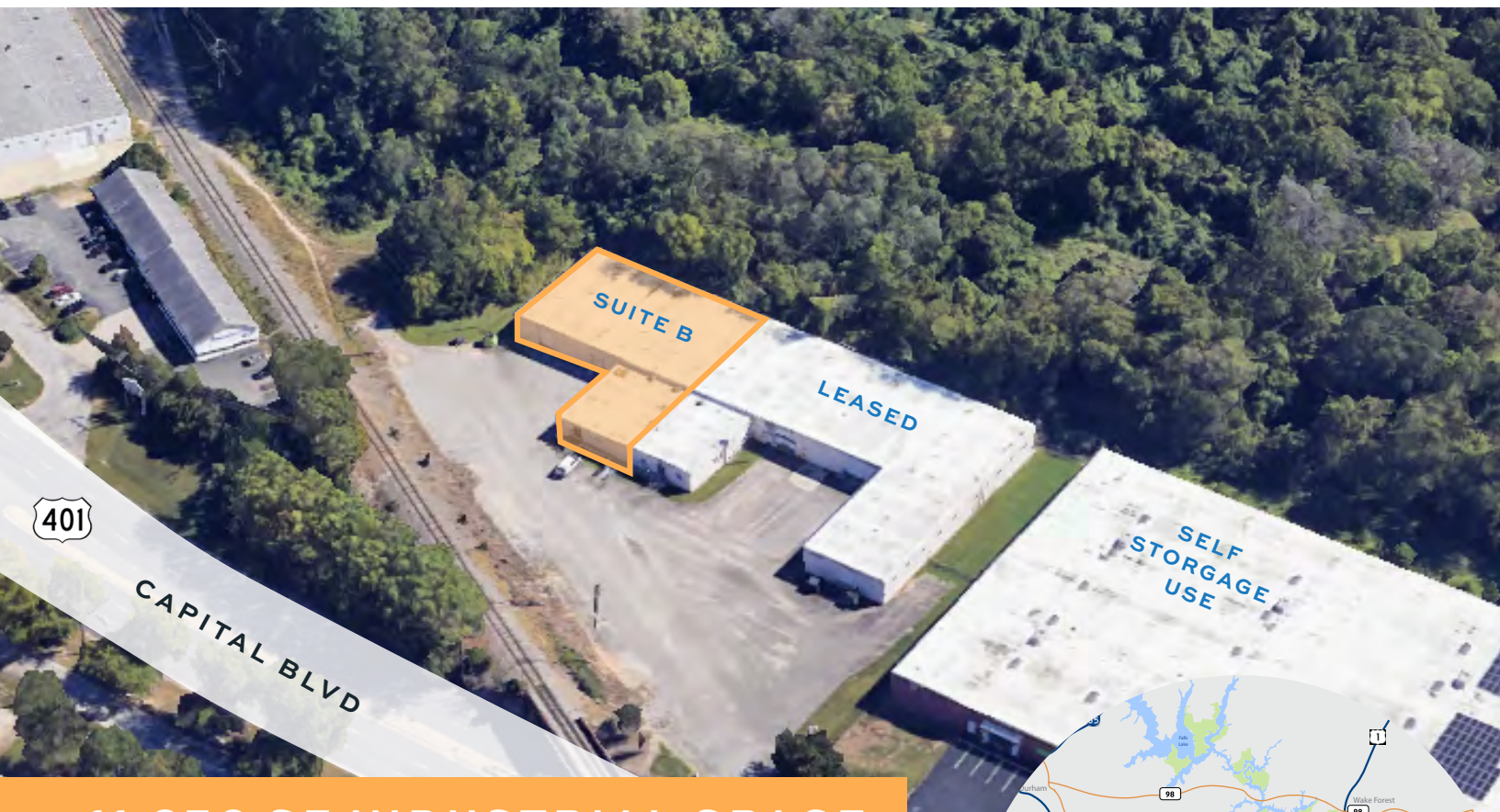


2226-B CAPITAL BLVD

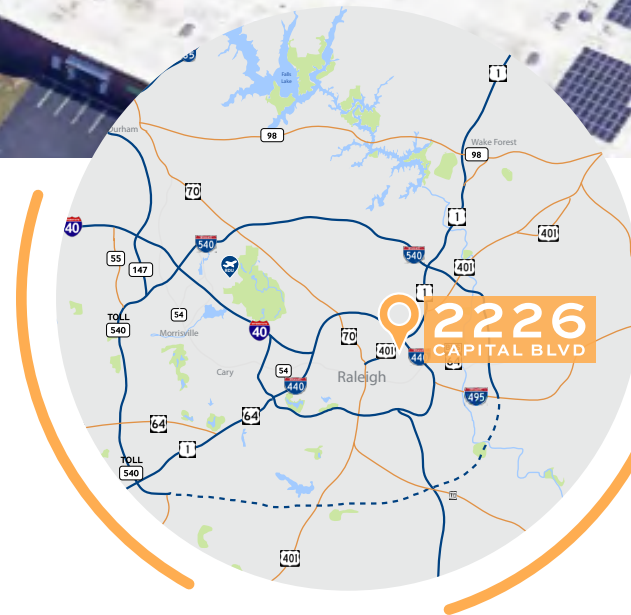
RALEIGH, NC 27604

FOR LEASE



11,253 SF INDUSTRIAL SPACE

- » **Suite B:** 11,253 SF warehouse space
 - » 8,507 SF heated warehouse space with 13' ceiling heights, two docks & 200A, 3-Phase power
 - » 2,746 SF of office space comprised of reception area, six offices, open workspace, two conference rooms, storage, and two restrooms
- » ±20,000 SF for parking or outdoor storage (paved)
- » Convenient downtown Raleigh location offering great visibility, access, and signage
- » Located near the intersection of Capital Blvd. (US-401) and I-440, and minutes to plentiful retail and entertainment options within Downtown Raleigh, North Hills, Iron Works, and Gateway Plaza



LEASE RATE

\$11.50 PSF, NNN
EST TICAM \$1.50 PSF
"AS IS" DELIVERY

FOR MORE INFO, CONTACT

BOSS POE, CCIM | bpoe@trinity-partners.com | 919.868.0016

ZACH MILLER | zmill@trinity-partners.com | 919.418.5449

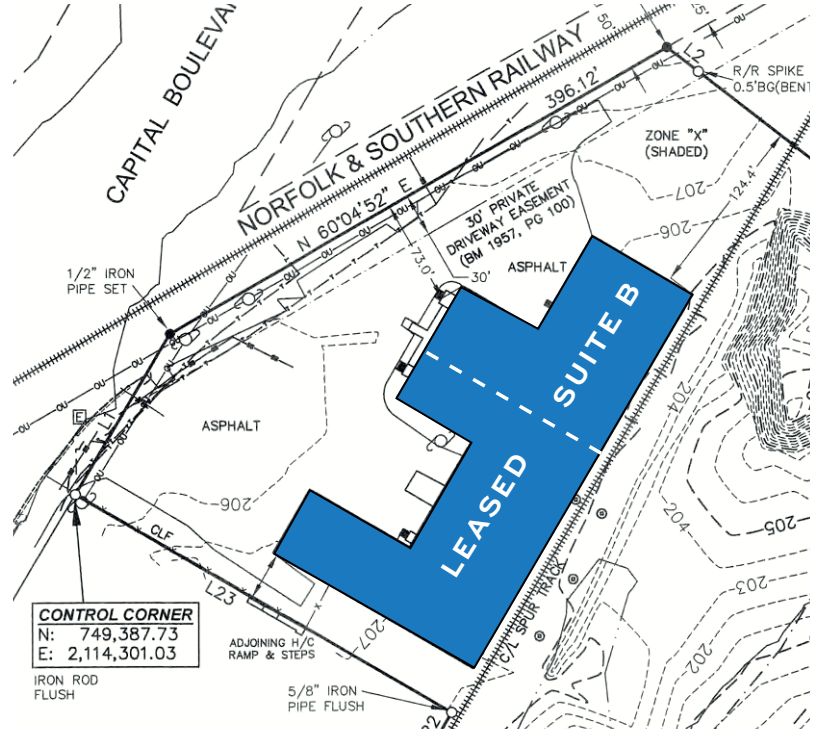
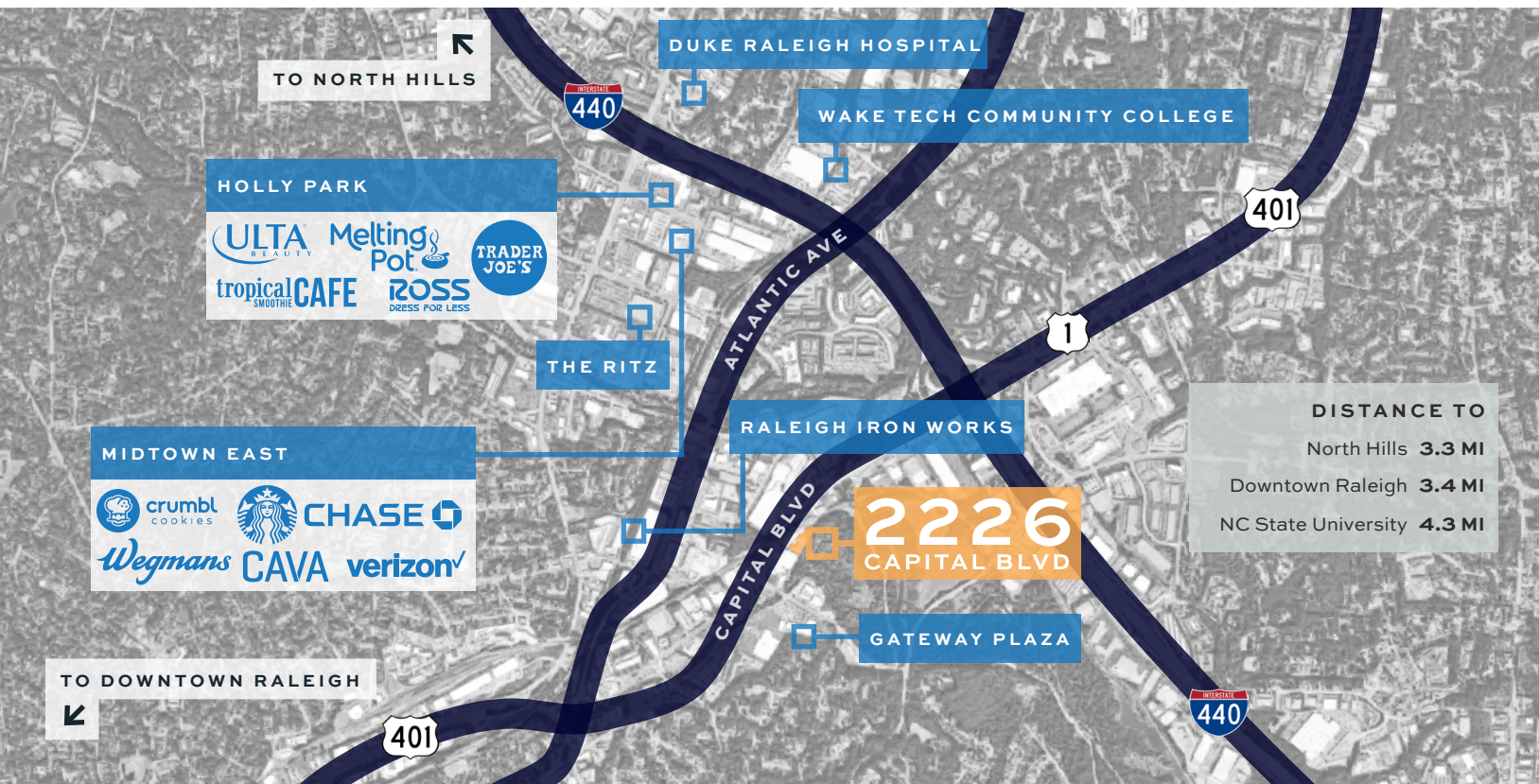
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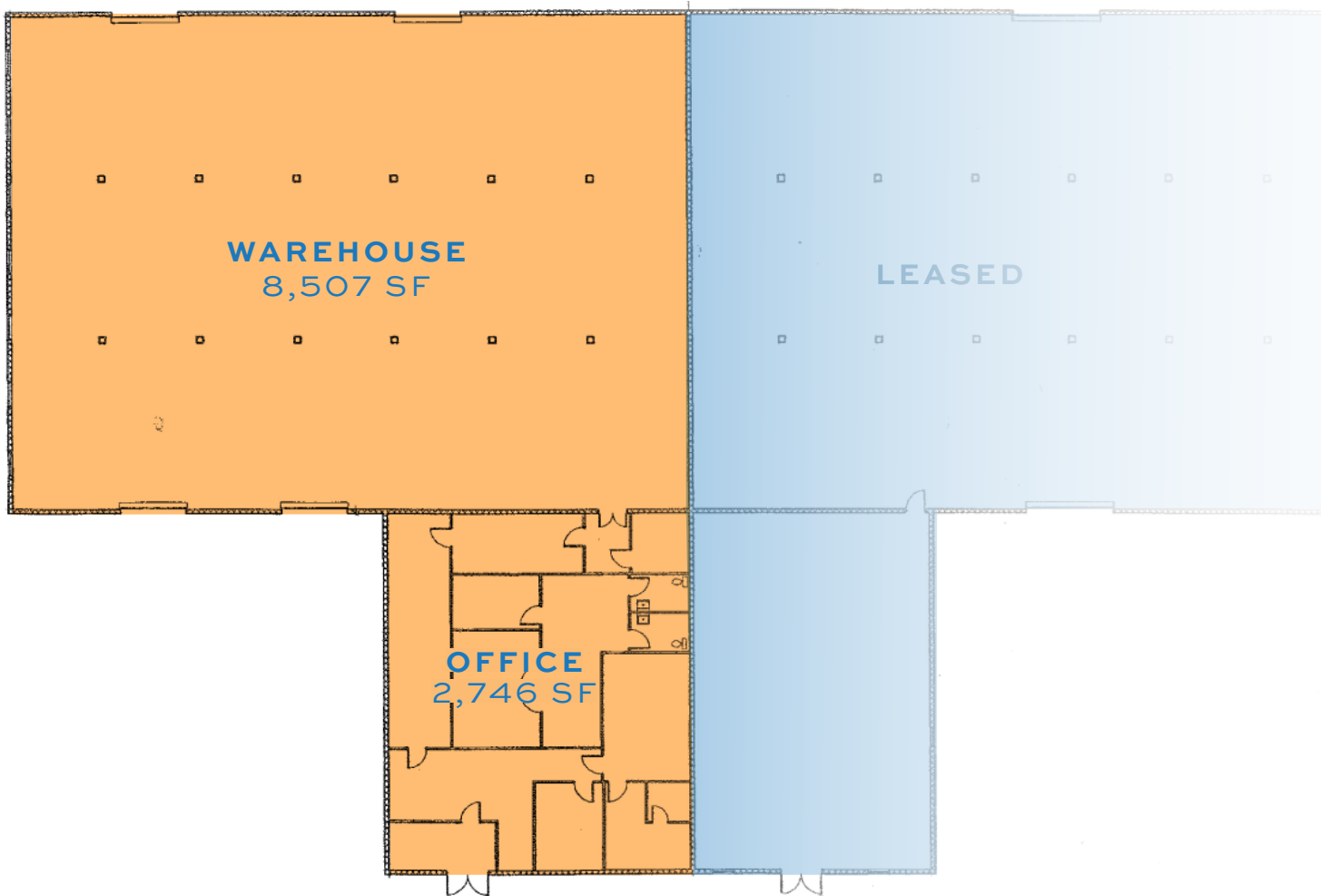
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**TRINITY
PARTNERS**

trinity-partners.com

FLOOR PLAN

SUITE B - 11,253 SF



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