

WAREHOUSE FOR LEASE

144-148 RUPERT ROAD

RALEIGH, NC 27603



**NAITRI** PROPERTIES

# PROPERTY OVERVIEW

Functional South Raleigh industrial space with clear-span warehouse, 20-foot ceilings, drive-in and dock doors, outside storage, on-site parking, and quick access to downtown Raleigh, major highways and logistics corridors.

<b>ADDRESS</b>	144-148 Rupert Road, Raleigh, NC 27603
<b>BUILDING SIZE</b>	Approximately 26,000 SF
<b>AVAILABLE SF</b>	10,000 RSF 1,000 SF office
<b>BASE RATE</b>	\$14.75 PSF, NNN
<b>TICAM</b>	\$2.25 PSF
<b>CLEAR HEIGHT</b>	20'
<b>DOCK DOORS</b>	1
<b>DRIVE-IN DOORS</b>	2 oversized drive-in doors
<b>ACCESSIBILITY</b>	Easy access to 401 South, Highway 70, Tryon Road and Interstate 440
<b>FEATURES</b>	Clear span warehouse

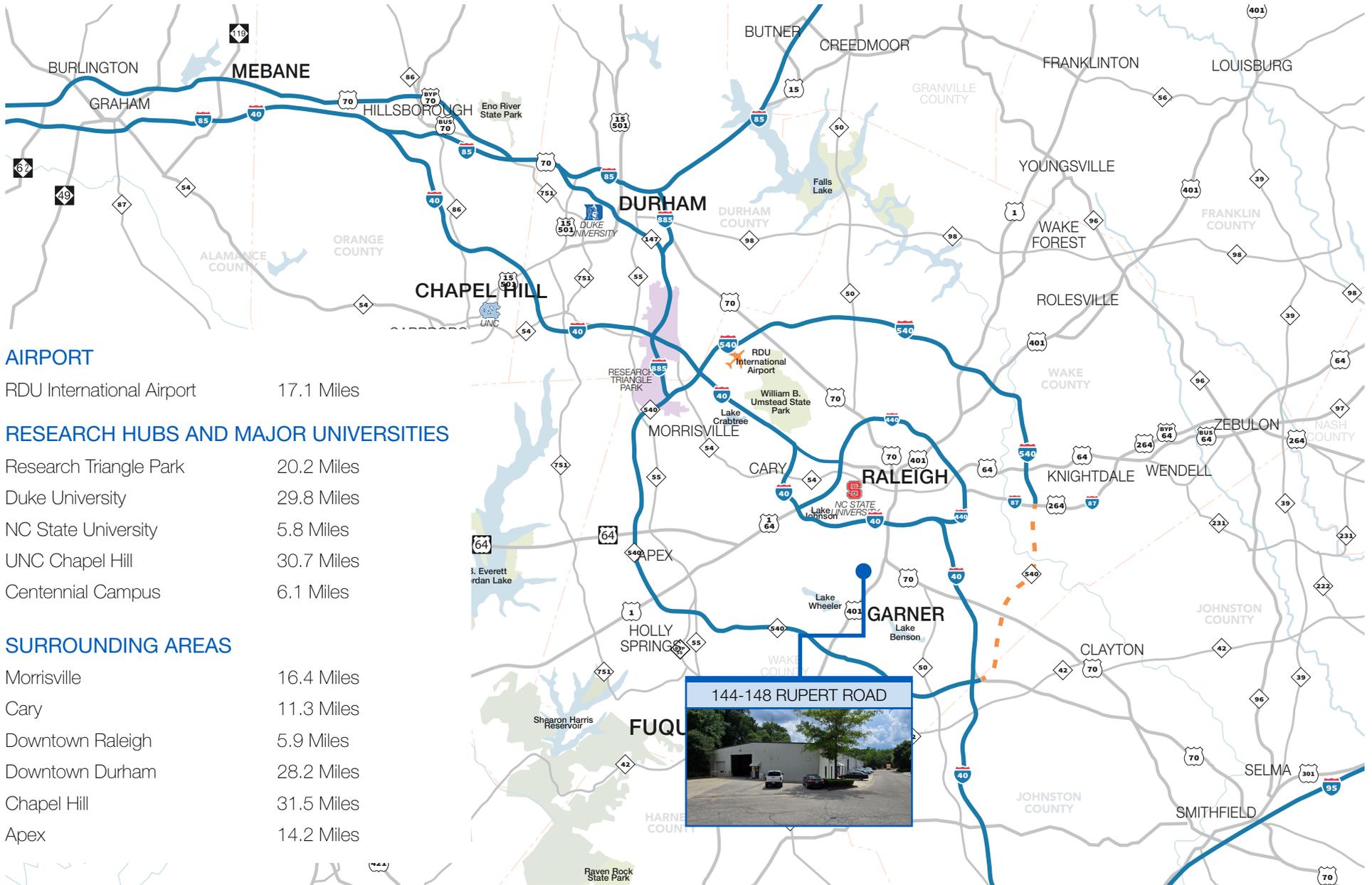
## CONTACT

JOAQUIN CANALS | 919.714.7124 | [jcanals@triprop.com](mailto:jcanals@triprop.com)

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# TRIANGLE REGION



## AIRPORT

RDU International Airport 17.1 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 20.2 Miles  
 Duke University 29.8 Miles  
 NC State University 5.8 Miles  
 UNC Chapel Hill 30.7 Miles  
 Centennial Campus 6.1 Miles

## SURROUNDING AREAS

Morrisville 16.4 Miles  
 Cary 11.3 Miles  
 Downtown Raleigh 5.9 Miles  
 Downtown Durham 28.2 Miles  
 Chapel Hill 31.5 Miles  
 Apex 14.2 Miles

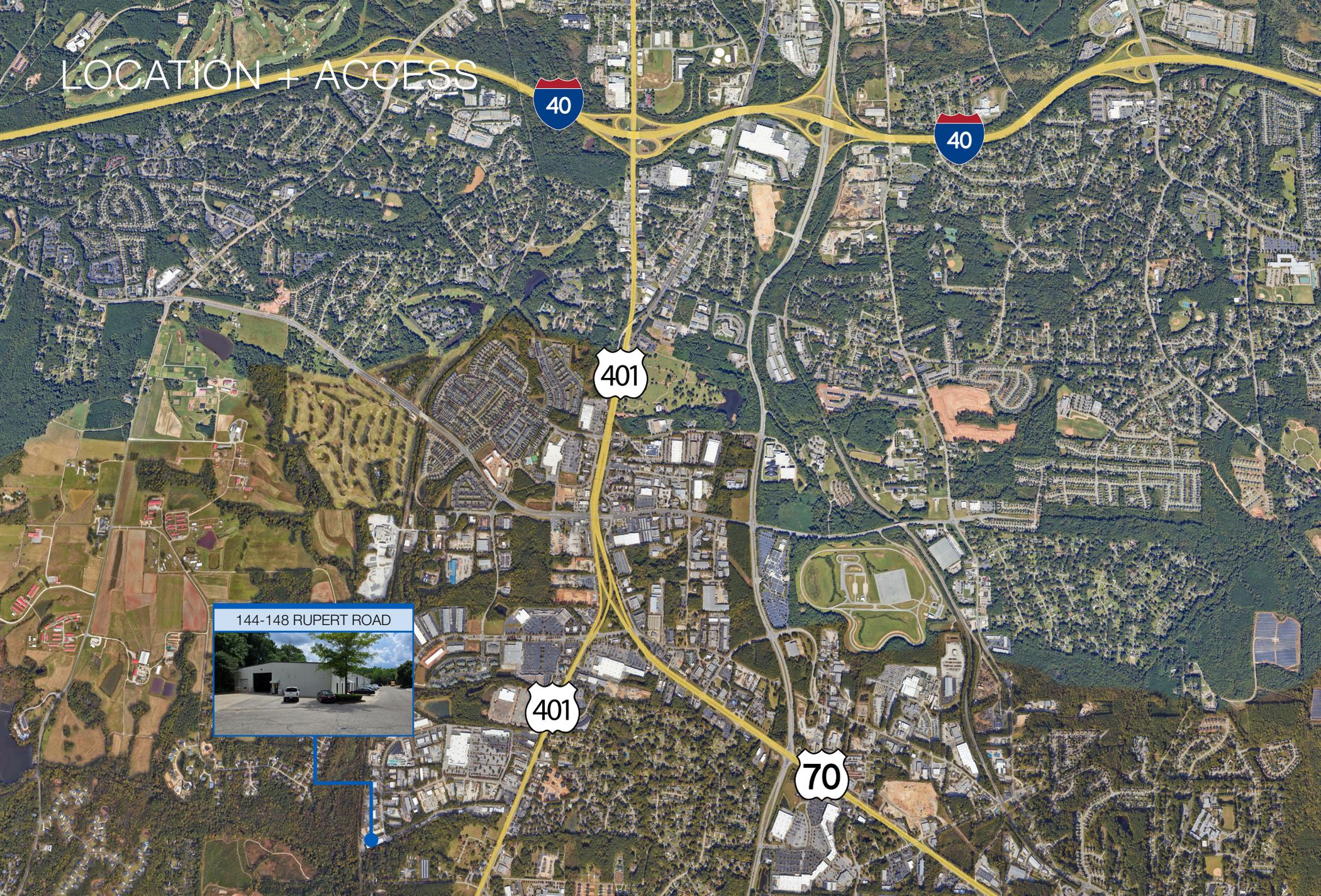
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# LOCATION + ACCESS



144-148 RUPERT ROAD

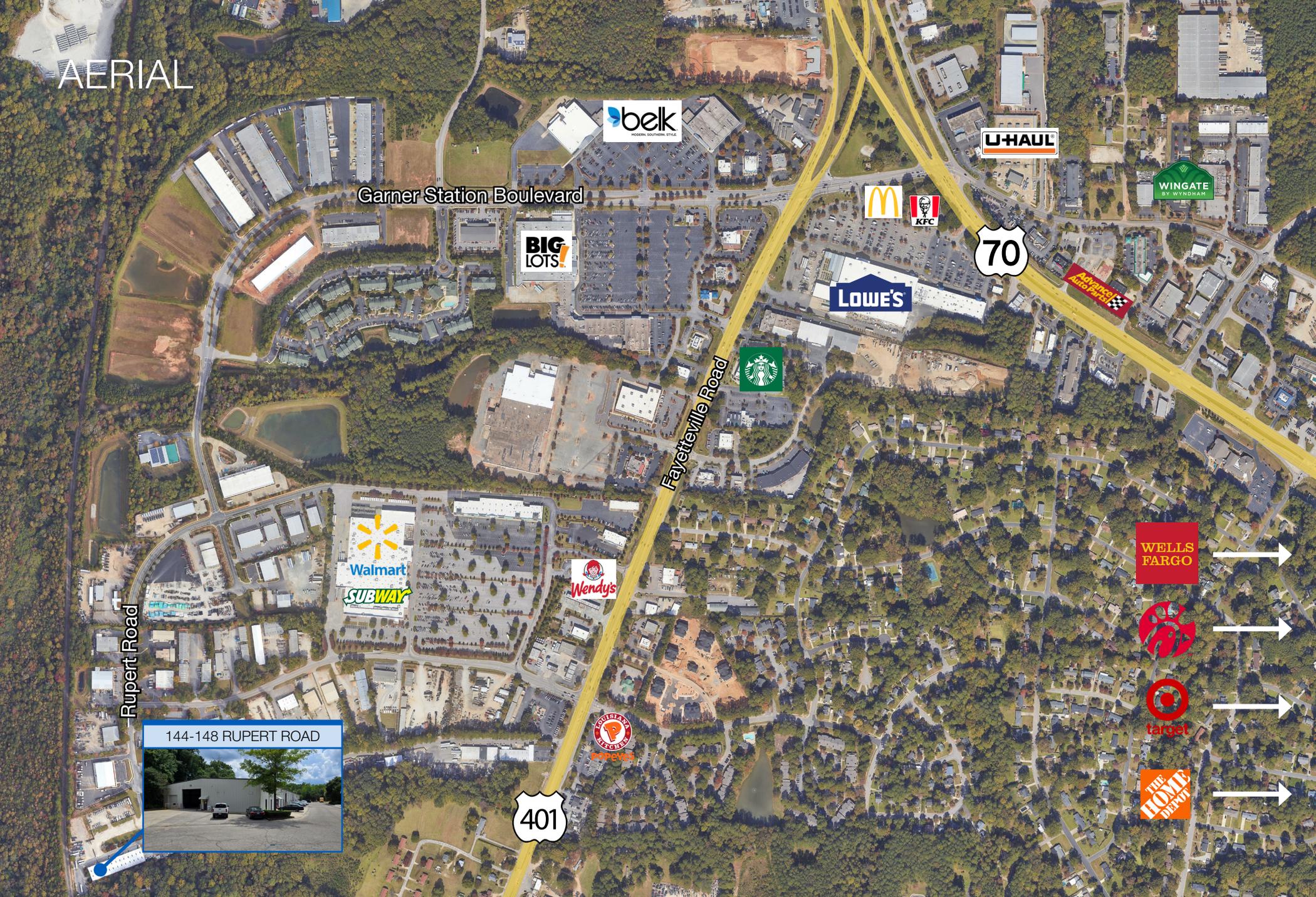
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# AERIAL



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PROPERTY

Rupert Road

Kitchen Road

SITE FOR LEASE

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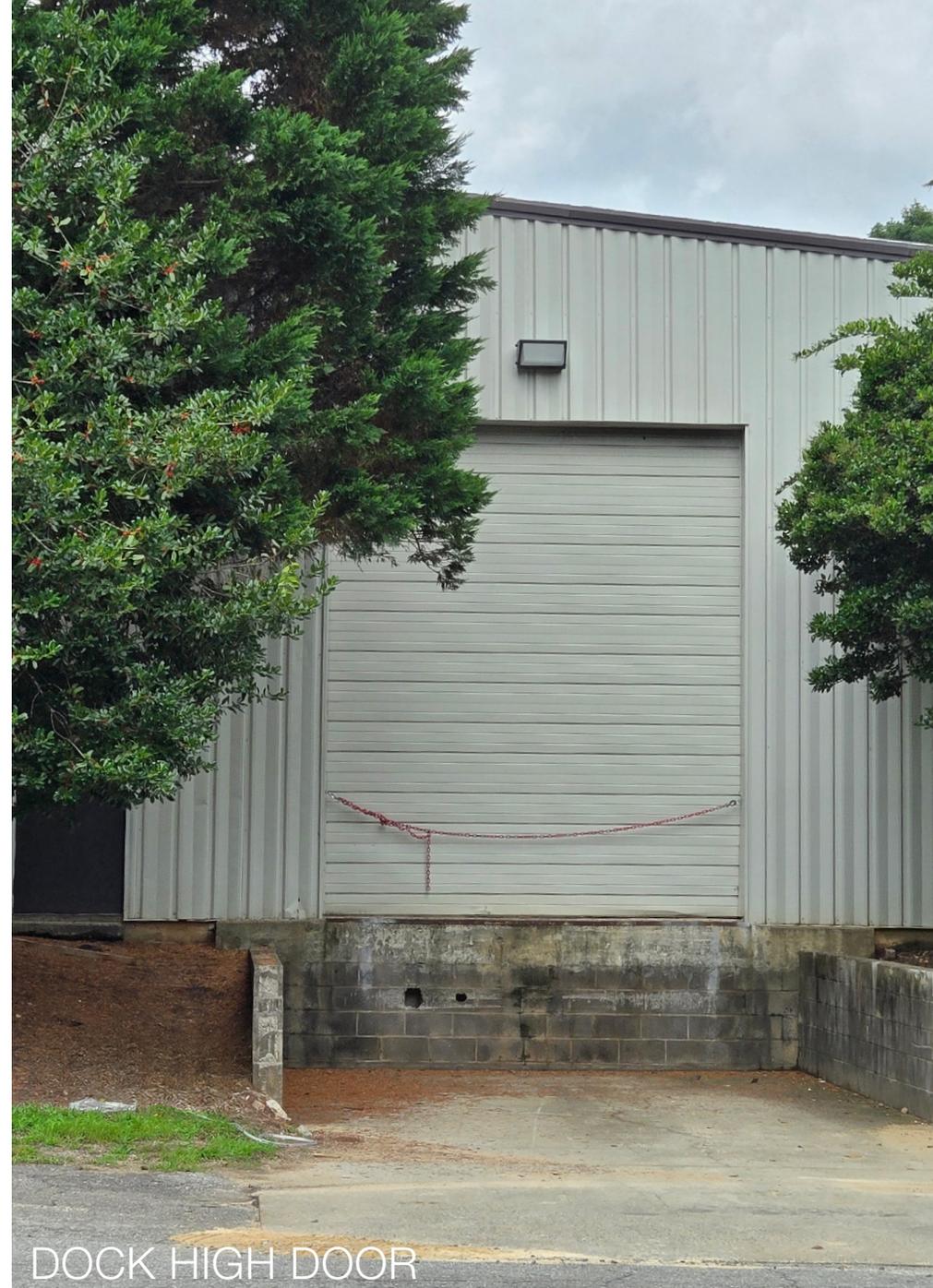
# BUILDING FEATURES



DRIVE IN DOORS



LOADING ACCESS



DOCK HIGH DOOR

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**NAI**TRI PROPERTIES

# OFFICE AREA



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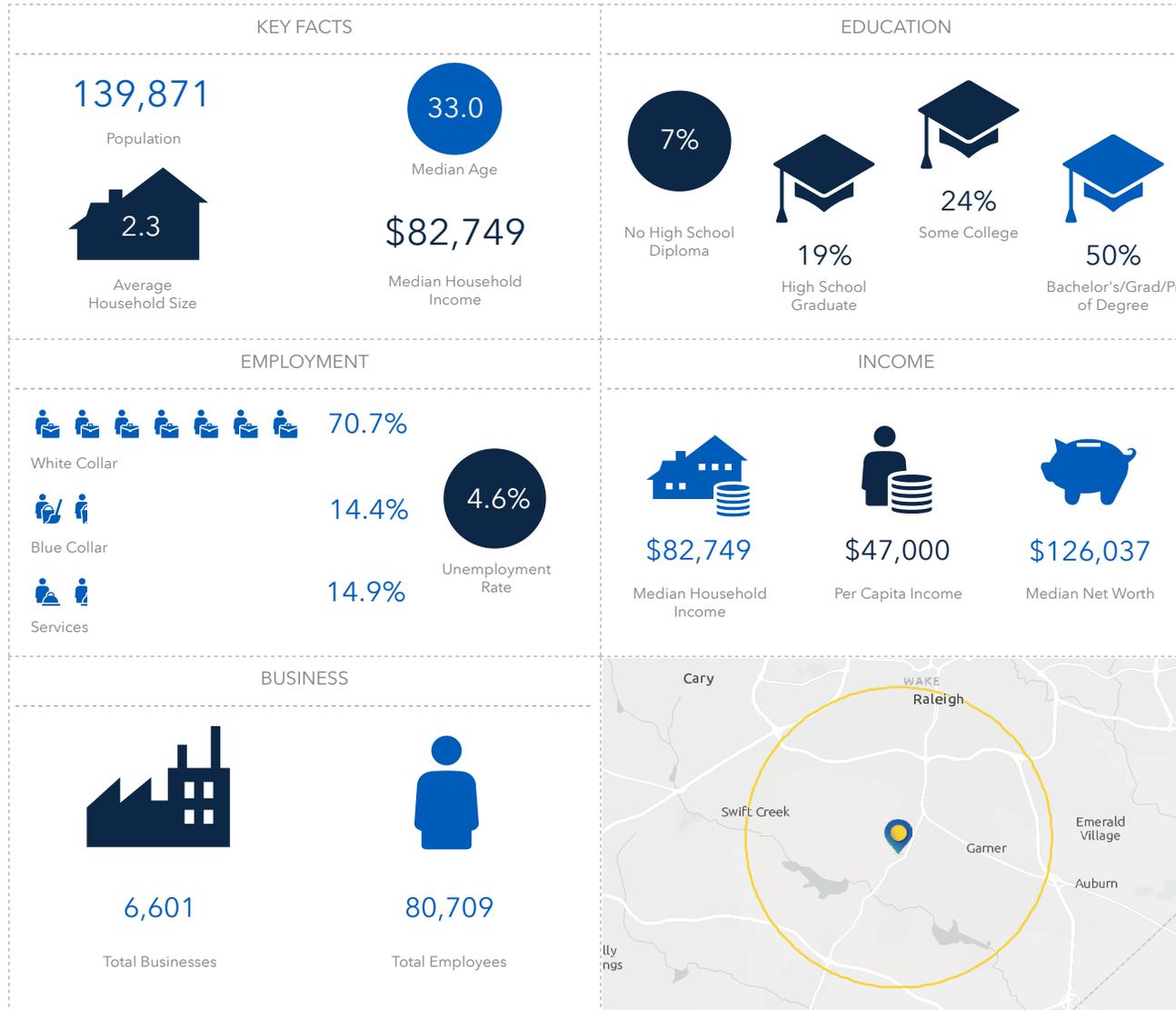
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# DEMOGRAPHICS

## 5 MILE



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