

2810 Yonkers Rd

RALEIGH, NC 27604

FOR LEASE



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Leasing Summary



\$2,700/mo
Lease Rate PSF

NNN
Lease Type

\$465/mo
TICAM

Negotiable
Lease Term

50,330 SF
Total Space

Property Description:

Limited spaces are still available at 2810 Yonkers - Flexible 1,800 sf suites located just off of I-440 with easy access to I-40, Hwy 401 and I-87.

Property Highlights:

- Located on the I-440 Beltline with immediate access to US HWY 401, I-87 & I-40
- +/- 1,800 SF Suites with Drive-In & Dock-High Access
- Space Available Immediately

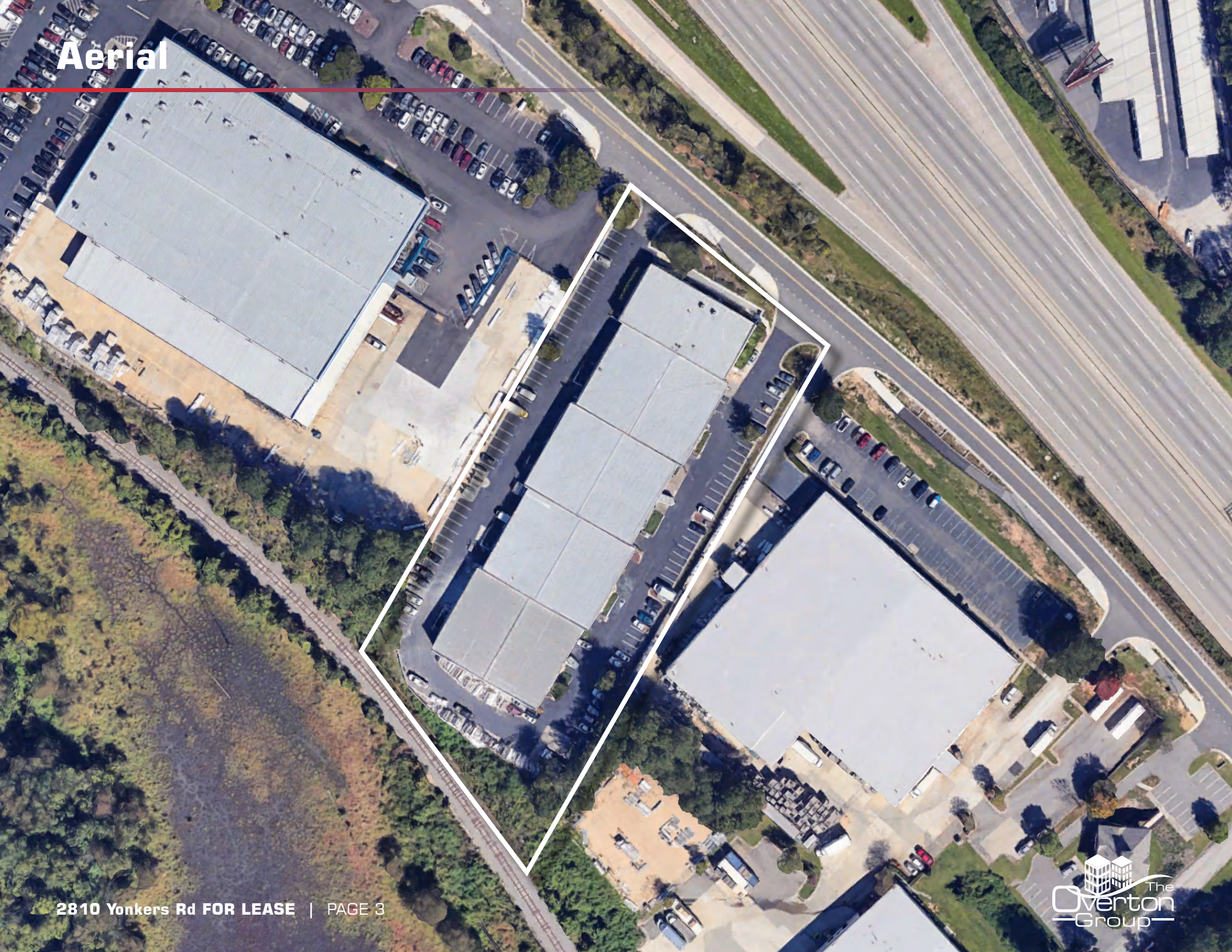
Property Details

Address	2810 Yonkers Rd
County	Wake
Type	Industrial
Lot Size	2.05 Acres
Zoning	I-2

Building Details

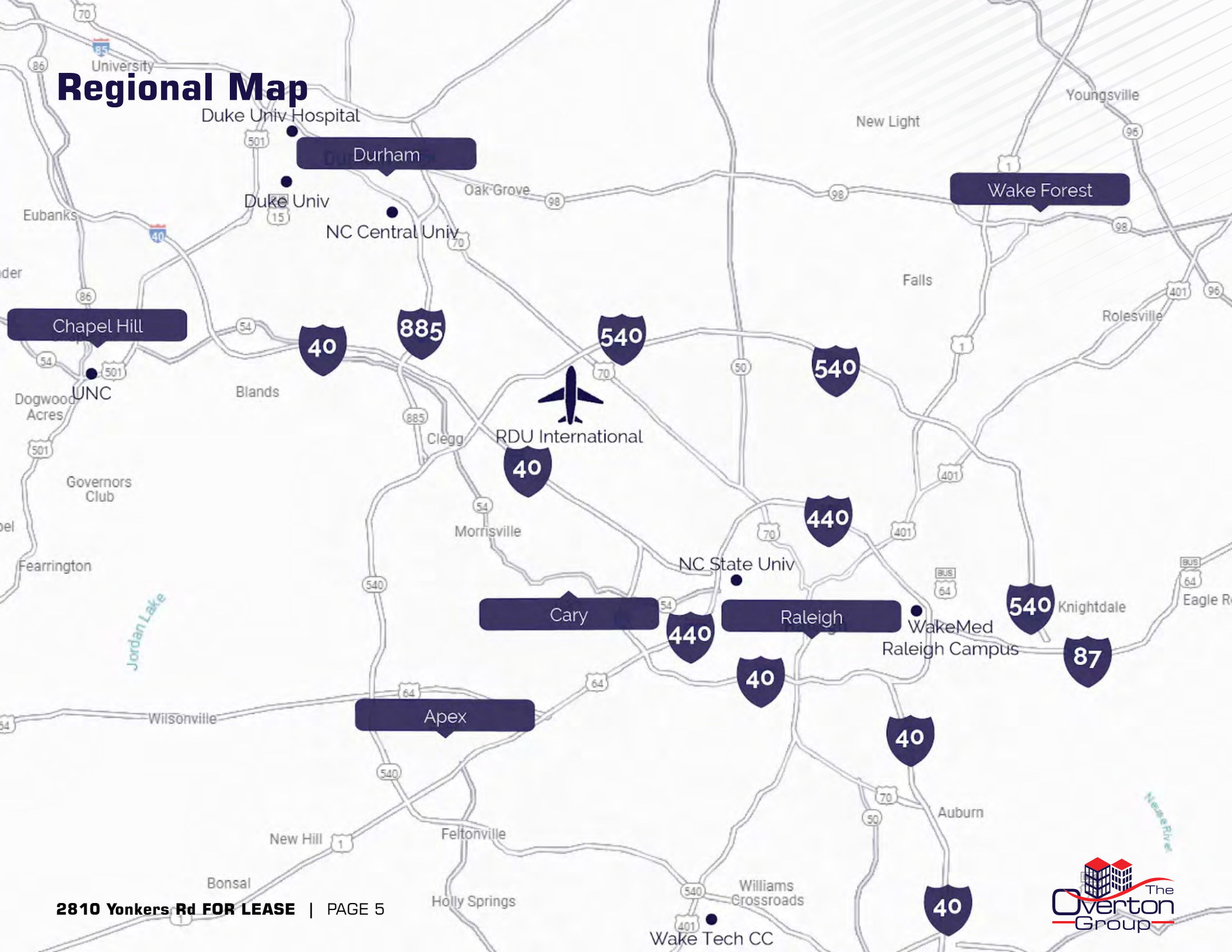
Year Built	1985
Total Building Size	50,330 SF
Average Unit Size	1,800 SF
Total # of Units	28

Aerial





Regional Map

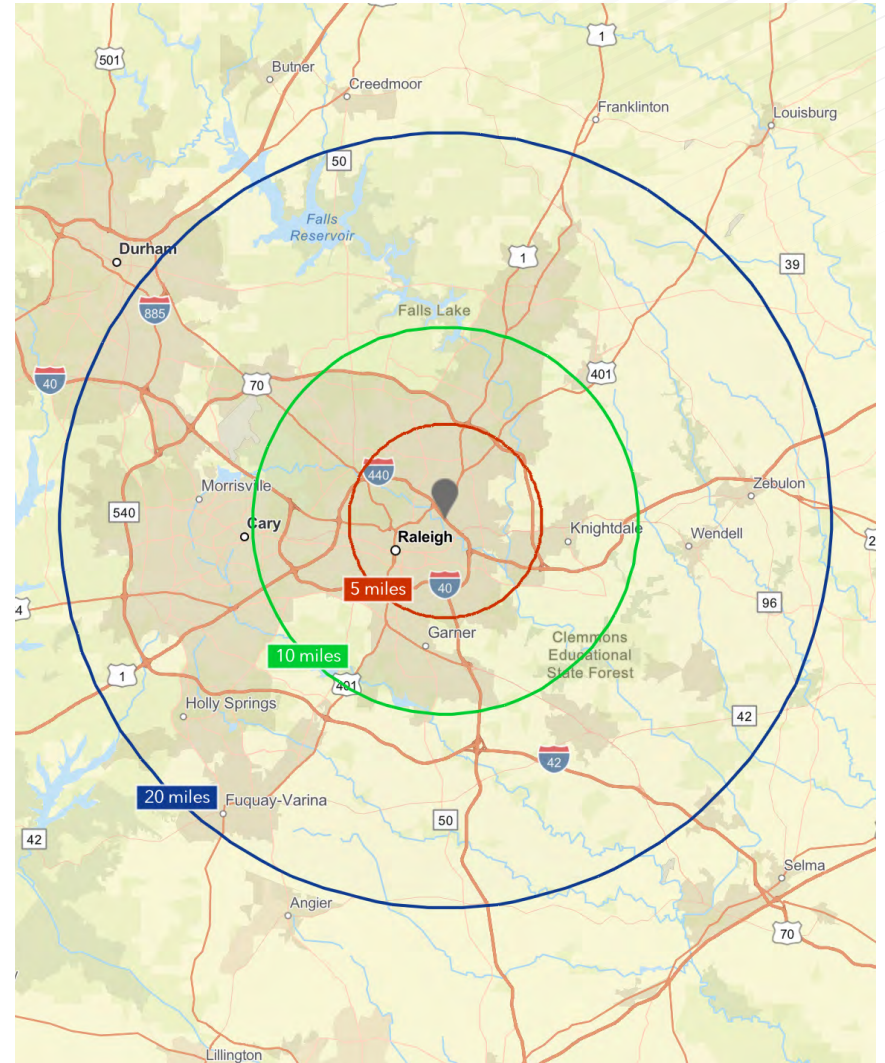


Demographics

Population	5 Miles	10 Miles	20 Miles
Total Population	255,114	581,941	1,467,770
Median Age	38	38	39

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	104,332	238,937	571,129
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$108,883	\$114,694	\$133,880
Average Home Value	\$453,310	\$450,718	\$475,536

Demographics data derived from ESRI (2025)





FIRM LICENSE NO.

North Carolina: C20415 (NC); C34930 (NC); C38783 (NC)

South Carolina: 19887 (SC)