

FOR SALE - INVESTMENT AND/OR OWNER OCCUPANT

1705 New Raleigh Highway
Durham, NC



- The property consist of approximately 43,000 square feet of multi – bay versatile flex/warehouse space
- Situated at the high-traffic intersection of Highway 70 and Miami Boulevard, the location offers exceptional visibility and accessibility.
- Property is fully leased to four separate tenants under triple net (NNN) agreements, minimizing landlord expenses.
- Total Lot Size: Slightly less than 4 acres
- Construction: Mixed construction - Original Structure: ~10,000 sq ft, built in 1960s; Additions: Two metal buildings added in the late 1970s or early 1980s.
- Condition & Maintenance: Excellent overall condition with recent capital expenditures.
 - New roof on the main office building (2023).
 - New metal roof over the CED office area (c. 2017)

FOR SALE

1705 New Raleigh Highway
Durham, NC

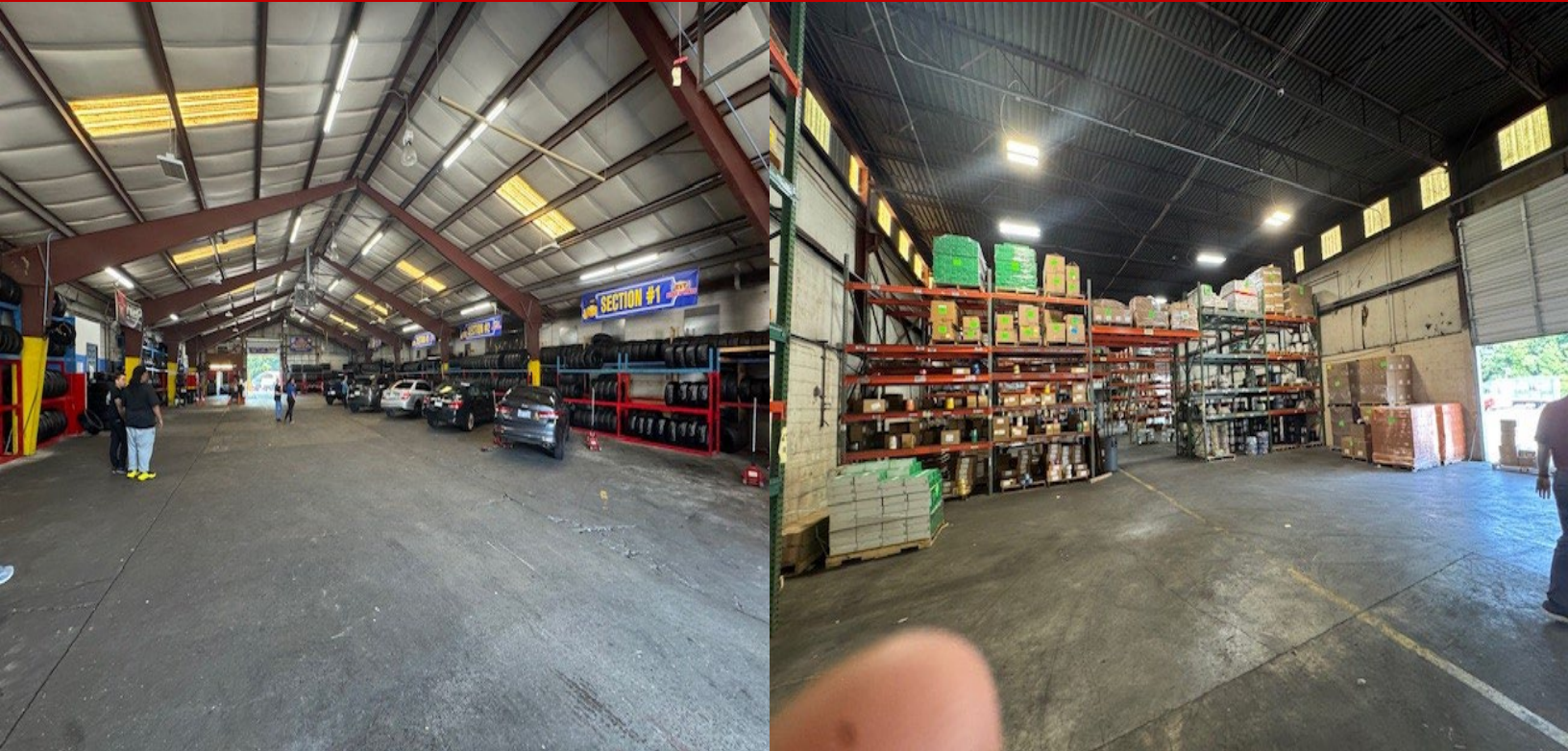


- Seller's affiliated company (PRM - Product Recovery Management) is willing to commit to long-term leaseback for 15,000 SF end cap space (end cap portion which CED is leasing and vacating soon); Remainder of building is fully leased long – term; See below regarding tenant summary and rent roll information.
- Preexisting comprehensive environmental reports available with results showing no indication of any adverse environmental impacts.
- This high-exposure location benefits from substantial daily traffic, with an estimated 50,000 to 90,000 vehicles passing through the intersection just 100 feet from the property each day.
- Ingress from the westbound lanes of Highway 70 is excellent, and the property's extensive road frontage (**approximately 250'**) provides outstanding visibility and accessibility for both tenants and customers.
- Features:
 - Dock highs and drive-in doors (shared covered loading dock and CED space has two exclusive docks and one drive-in door)
 - Extensive parking (front, side, and a large fenced rear lot providing nice laydown area). Fully fenced in rear.

[More Photos](#)

FOR SALE

1705 New Raleigh Highway
Durham, NC



Tenant Overview

- The property is 100% occupied by four tenants.
- CED's (Consolidated Electrical Distribution) lease (15,000 SF end cap) recently extended through 7/31/27. CED is actively seeking relocation scenarios (downsizing), so their departure sooner than later is highly likely. Assuming the presumable CED departure, the following are options that could be accommodated:
 - 1) Lease Vacancy - Subject 15,000 SF vacancy could be offered for lease. Lease rate TBD but likely \$15+/SF NNN range.
 - 2) Owner Occupant - User buyer (purchasing entire building) could occupy this 15,000 SF. The remainder of the building being stabilized i.e fully leased long – term.
 - 3) Investment Sale - Regardless on timing of CED's departure PRM (Product Recovery Management) will sign long – term master lease for this subject 15,000 SF. Most likely \$15/SF NNN (\$18,750/month) or higher. In this scenario, PRM would backfill the space moving their company back into the building (they originally owner occupied this portion of building when initially acquiring).

FOR SALE

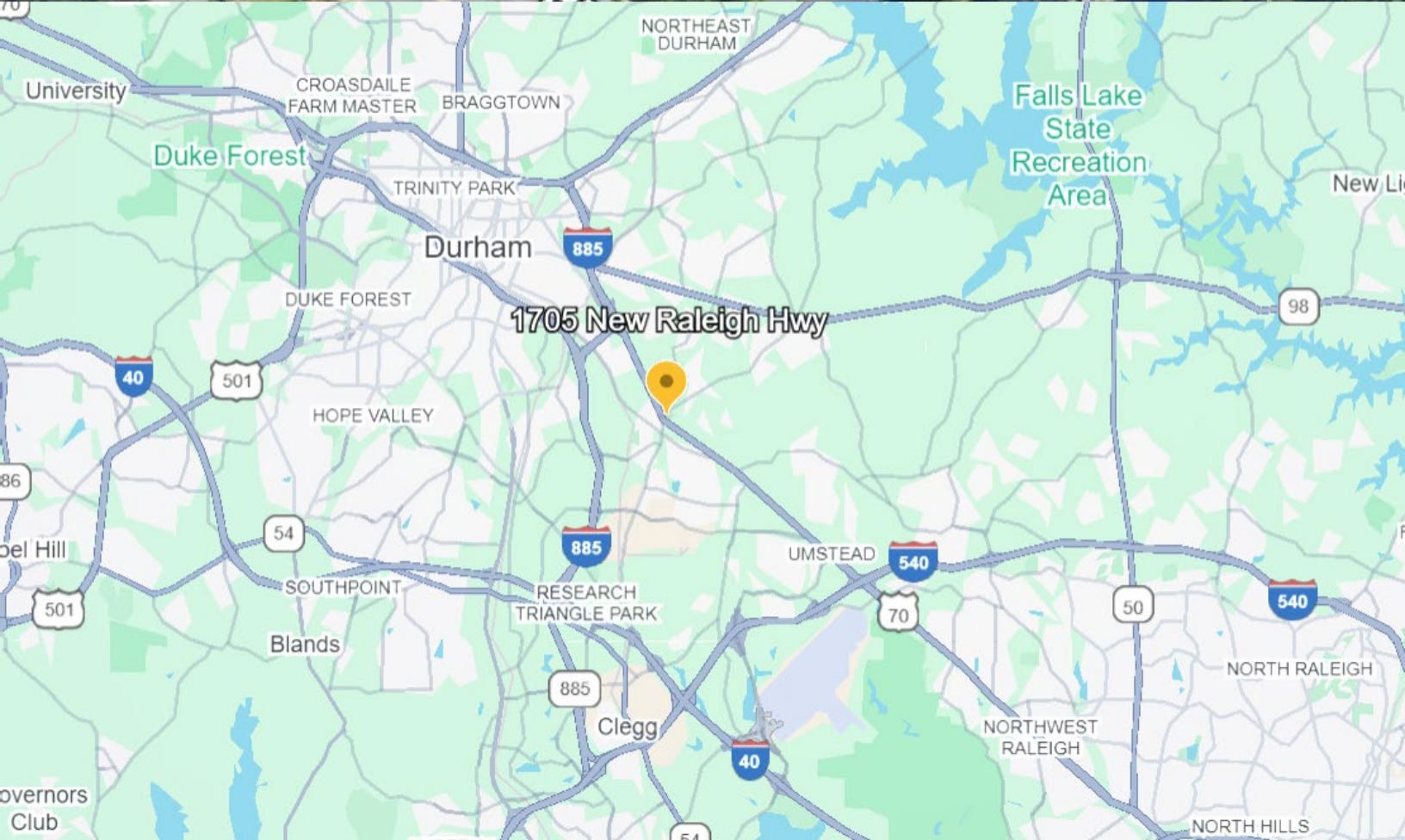
1705 New Raleigh Highway
Durham, NC

Tenant Monthly Rent

Product Recovery Management (PRM)	\$18,750
Keke's Tire (current rate)	\$10,500.00
Coco Crissi (new lease rate)	\$3,600.00
The "Gamblers"	\$4,000.00
Projected Total Monthly Rent:	\$36,850.00
Projected Total NOI:	\$442,200

FOR SALE

**1705 New Raleigh Highway
Durham, NC**



FOR SALE

1705 New Raleigh Highway
Durham, NC

Nearby Demographics

	2 MILES	5 MILES	10 MILES
2025 Estimated Population	20,581	144,936	480,951
2029 Projected Population	21,644	153,119	509,889
Median Age	36.9	36.2	37
2025 Estimated Households	8,633	59,851	199,716
2025 Median Household Income	\$93,003	\$72,292	\$83,845

Nearby Points of Interest

	Distance
Raleigh-Durham International Airport	8 Miles
Interstate 85	~2 Miles
Interstate 540	~5 Miles

For more information contact:

Bryan Everett, SIOR
Principal/Broker
T +1 919 740 9309
bryan@nci-prop.com

www.nci-prop.com

