

# 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)

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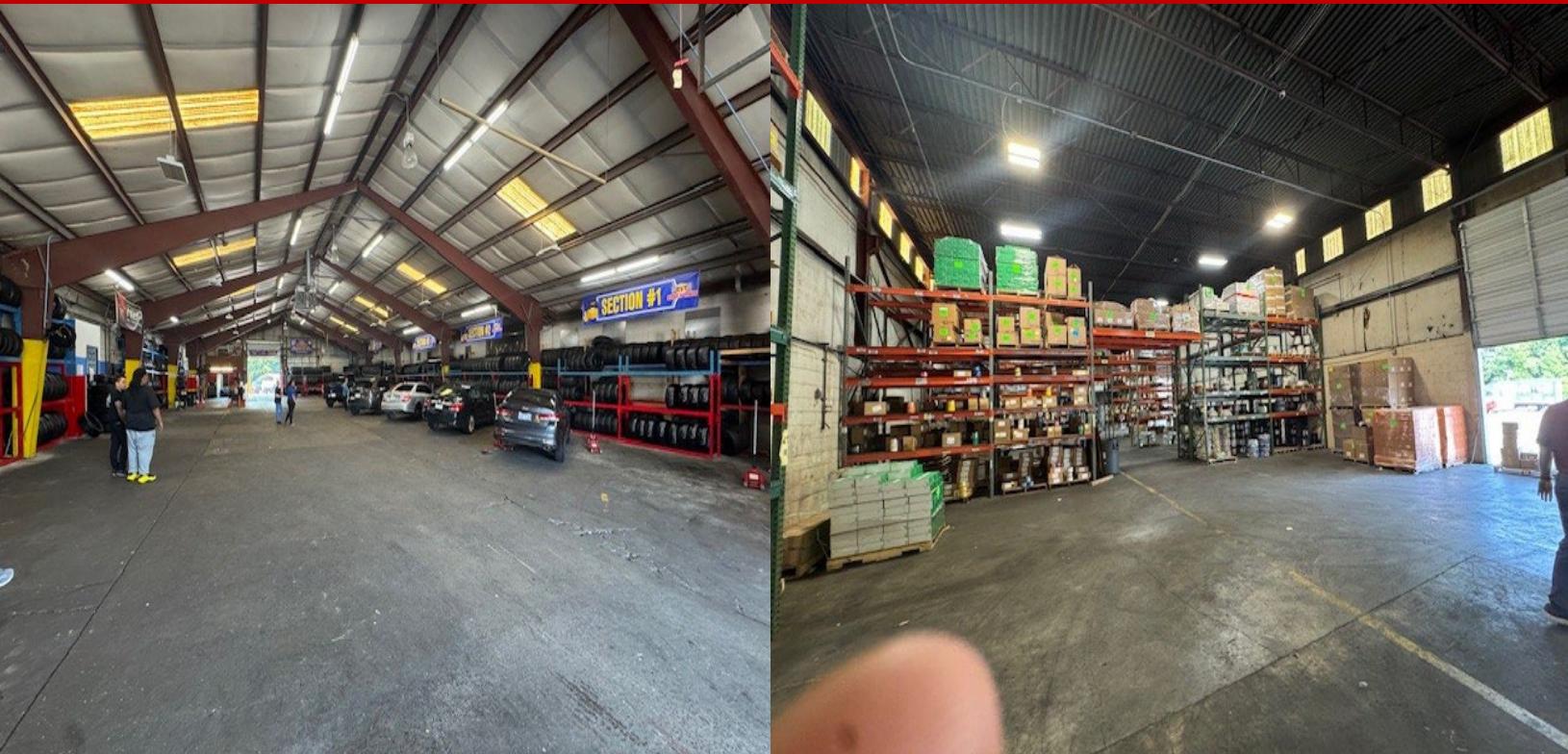


- Seller's affiliated company (PRM - Product Recovery Management) is willing to commit to long-term leaseback for 15,000 SF end cap space (end cap portion which CED is leasing and vacating soon); Remainder of building is fully leased long – term; See below regarding tenant summary and rent roll information.
- 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](#)

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## 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).

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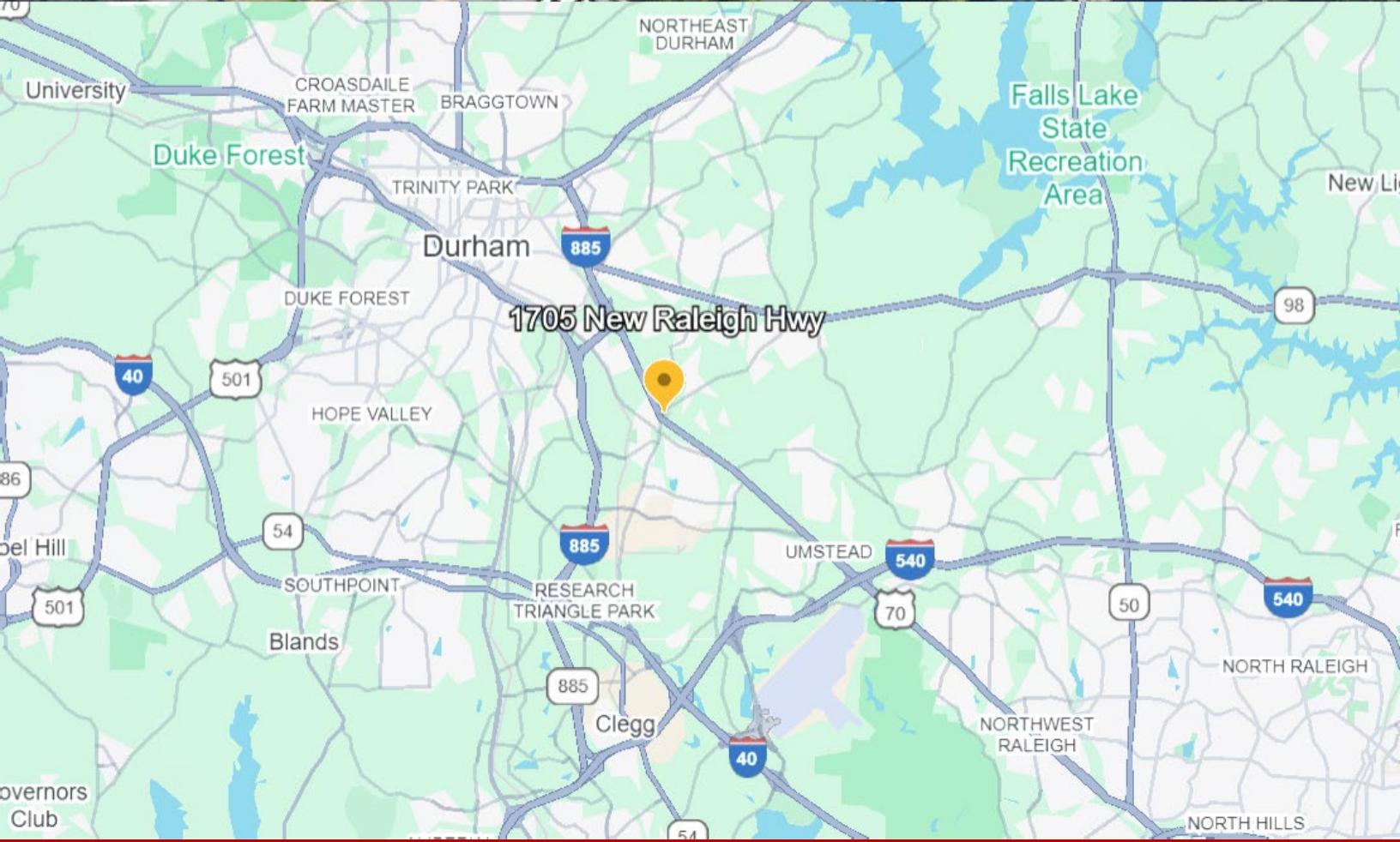
**Tenant**

**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

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## 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:

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