



MACGREGOR YARDS II
118 MACKENAN DRIVE
CARY, NORTH CAROLINA 27511

OFFICE/FLEX SPACE FOR LEASE

±10,000 - 25,130 SF

FOUNDRY
COMMERCIAL

MACGREGOR YARDS II

LOCATION & NEARBY AMENITIES

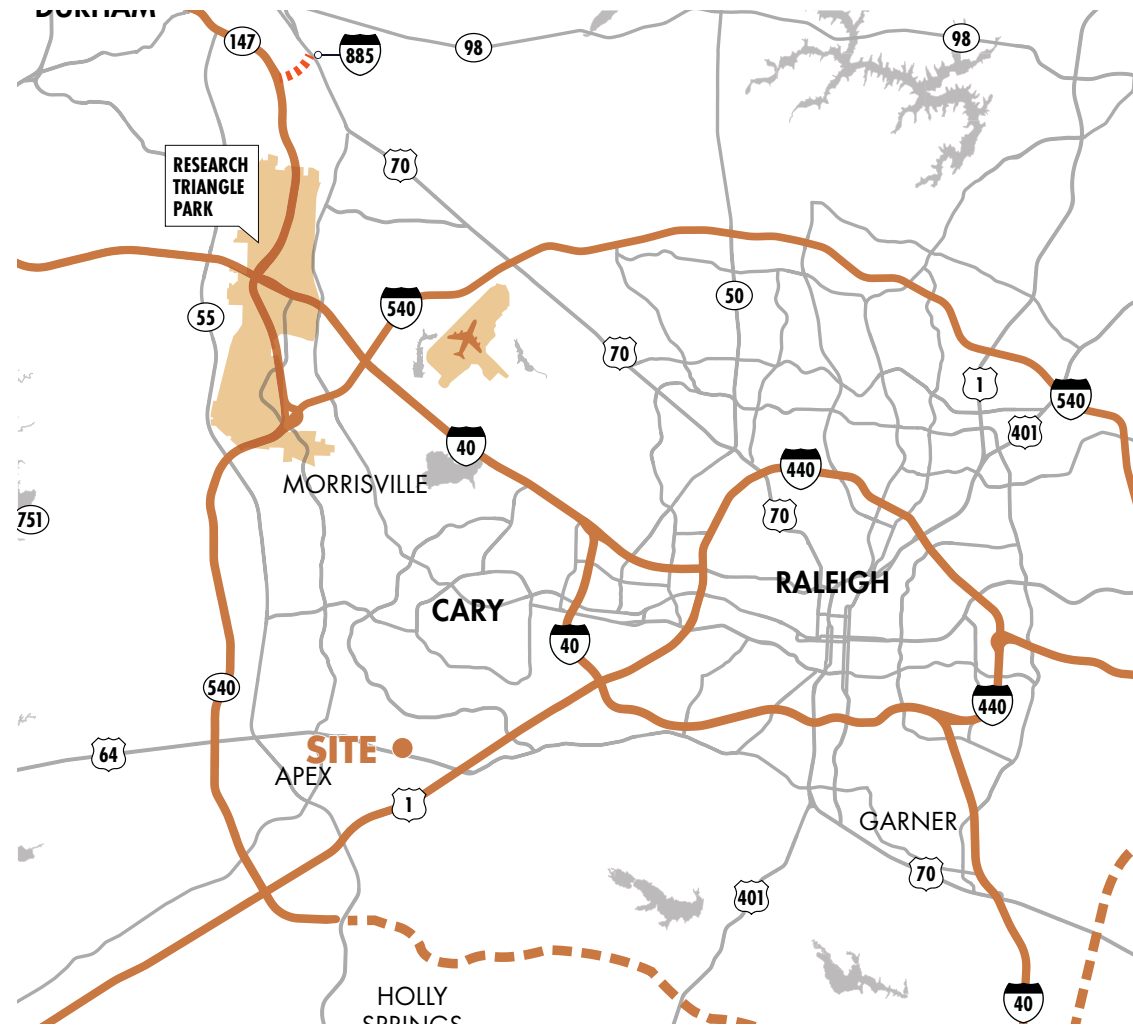
- Central Cary location with direct access to US-1 and Highway 64
- Close proximity to MacGregor Village, Waverly Place and Koka Booth Amphitheatre

PROPERTY FEATURES

- Attractive corporate office/flex setting
- Property upgrades underway
- Functional space with loading doors and a well-designed truck court
- Strong ownership prepared to execute

BUILDING STATS

PROPERTY TYPE	Flex
LOCATION	118 MacKenan Drive, Cary, NC 27511
BUILDING SIZE	50,591 SF
FLOORS	One (1)
TICAM	\$3.58/SF
LOADING DOCKS	Two dock-high doors
CLEAR HEIGHT	18'
PARKING	3.5/1,000 SF
POWER	277/480V 3-phase 800 amp
AVAILABLE SPACE	Suite 200: 10,000 - 25,130 SF



For more information, please contact:

PATRICK BLACKLEY

Senior Vice President

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JANE DOGGETT, CCIM

Market Leader

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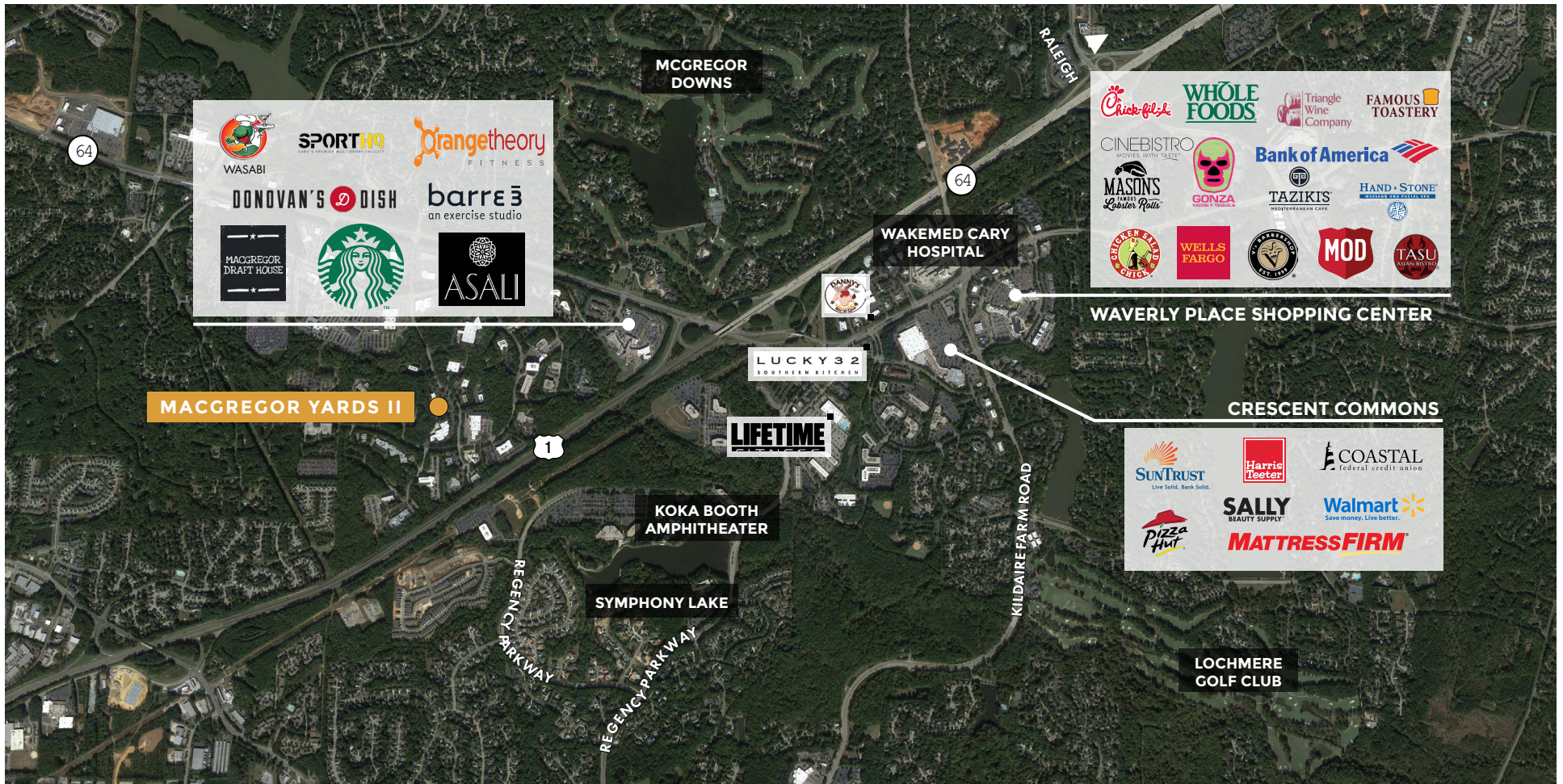
5438 Wade Park Boulevard, Suite 500
Raleigh, NC 27607

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NEARBY AMENITIES



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PROPERTY UPGRADES

RECENTLY COMPLETED

- Painted exterior of buildings
- Suite entry awnings installed
- Upgraded monument and directional signage
- The Pocket Park – An outdoor tenant amenity area between both buildings



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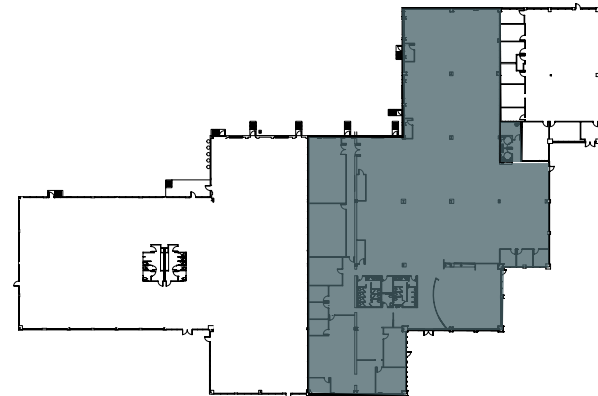
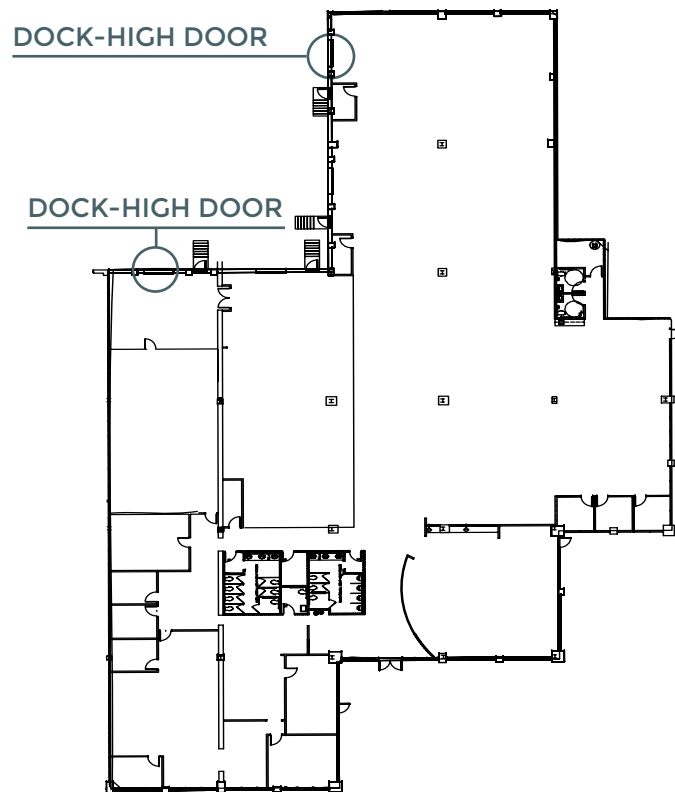
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SPACE FOR LEASE

SPACIOUS FLOORPLANS

SUITE 200 | ±25,130 SF



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