

4200 ATLANTIC AVENUE

RALEIGH, NORTH CAROLINA



INDUSTRIAL SPACE FOR LEASE

PROPERTY OVERVIEW

4200 Atlantic Avenue offers high-quality industrial space for lease in a well-maintained, locally owned and managed property. Available suites range from 2,000 to 4,600 square feet and are ideal for a variety of industrial and flex users seeking functionality, visibility, and convenient access throughout Raleigh.

HIGHLIGHTS

- » Space Available:
 - » Suite 126: 4,600 SF | \$12.95/SF | Modified Gross
 - » Suite 144: 2,000 SF | \$12.95/SF | Modified Gross
- » Clear heights ranging from 20' to 24'
- » 1 Grade-level door per space
- » IX-3-PL zoning
- » Ample on-site parking

LOCATION DESCRIPTION

The property is situated along Atlantic Avenue in North Raleigh, providing excellent visibility and access to major transportation routes. Its central location allows for quick connectivity to Downtown Raleigh, I-440, and I-540.

- » Large truck court
- » Easy access to Downtown Raleigh, I-440, and I-540
- » Located on a major corridor with excellent visibility
- » Approximately 25,500 VPD on Atlantic Avenue
- » Monument signage along Atlantic Avenue
- » Locally owned and managed property

DAN MCCLOY, SIOR

D: 984.684.5001

C: 919.270.9587

dmccloy@lee-associates.com

4200 ATLANTIC AVE | RALEIGH, NC 27604

PHOTOS



4200 ATLANTIC AVE | RALEIGH, NC 27604

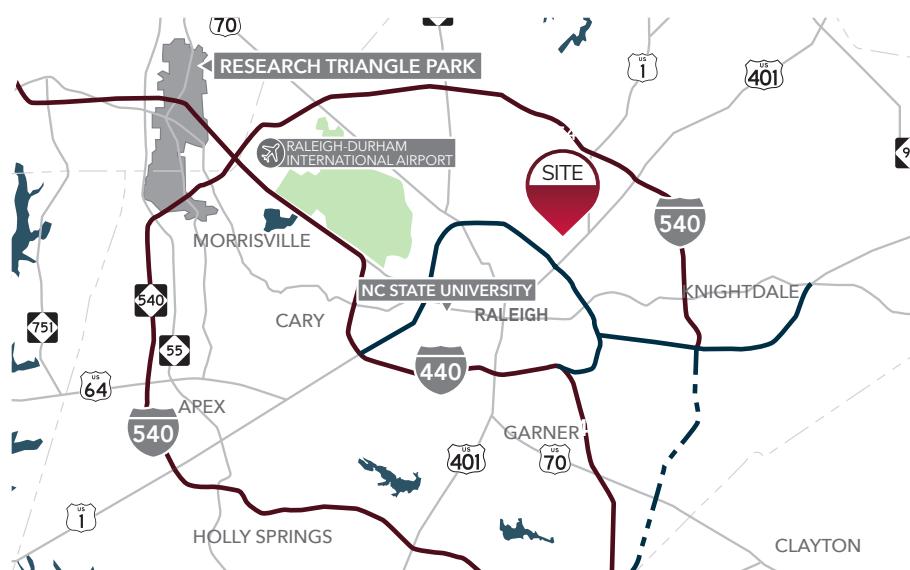
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	11,501	95,428	237,591
Daytime Population	21,676	143,654	343,404
Average Household Income	\$77,685	\$114,413	\$133,120
Number of Businesses	1,216	7,292	16,334
Number of Employees	15,453	98,929	216,376
Bachelor's Degree or Higher	32.3%	51.2%	56.7%



**#6 BEST PLACE TO
LIVE IN THE U.S.**
U.S. News & World Report,
2025-2026

**TOP 10
SAFEST LARGE
U.S. CITIES**
SmartAsset, 2025



**#1 BEST-
PERFORMING LARGE
METRO IN THE U.S.**
Milken Institute, 2025

**TOP U.S. CITY FOR JOB
OPPORTUNITIES &
EARNING POTENTIAL**
New York Post, 2025

4200 ATLANTIC AVE | RALEIGH, NC 27604



DAN MCCLOY, SIOR

Vice President

D: 984.684.5001

C: 919.270.9587

dmccloy@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.