

FEBRUARY 2024[✦] INDUSTRIAL/FLEX AVAILABILITY

spotlight:

IRVING PARKWAY 600 IRVING PARKWAY

Tarely available single tenant flex building on 8.5 acres in Holly Springs Business Park, with an attractive 44,960 SF layout and expansion potential. Exceptional location near three major commercial developments in The Yield, Catalyst BioCampus and Helix Innovation Park, and surrounded by abundant housing, retail, lifestyle amenities.



AVAILABILITIES

- Full Building: 44,960 sf

SALE PRICE

- \$10,500,000

LEASE RATE

- \$15.00 psf, NNN | TICAM: \$2.35 psf

MORE INFO

TRINITY
PARTNERS



343 TECHNOLOGY

343 TECHNOLOGY DRIVE

4,000 SF fully-conditioned warehouse. 18'-22' ceiling height. 1 Dock Height Door. Located on intersection of I-40 / Hwy-42, less than a half mile from new I-540/I-40 interchange.

AVAILABLE FOR SALE

- Suite 105: 4,000 sf
- Lease Rate: \$14.00 psf, NNN
TICAM: \$2.35 psf

CONTACT: Sarah Warren

[MORE DETAILS](#)



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600 IRVING PARKWAY

Rarely available single tenant flex building on 8.5 acres in Holly Springs Business Park, with an attractive 44,960 SF layout and expansion potential. Exceptional location near three major commercial developments in The Yield, Catalyst BioCampus and Helix Innovation Park, and surrounded by abundant housing, retail, lifestyle amenities.

AVAILABLE FOR LEASE OR SALE

- Full Building: 44,960 sf
- 8.523 acres
- Lease Rate: \$15.00 psf, NNN
TICAM: \$2.35 psf
- Sale Price: \$10,500,000

CONTACT: Mark Alviano or Boss Poe

[MORE DETAILS](#)



1105 CAPITAL BLVD

1105 CAPITAL BOULEVARD

Great central Raleigh location, off Wade Ave and Capital Blvd. Space includes ±660 SF of storage space with small 128 SF office. 8x8' ramped drive-in door. Convenient access to downtown Raleigh, Capital Blvd., and Wade Ave.

AVAILABLE FOR LEASE

- 788 sf
- Lease Rate: \$1,800/month
(+ pro rata share of utilities)

CONTACT: Garrett Lewis

[MORE DETAILS](#)



LEAGAN DR

321 LEAGAN DRIVE

Property is well-located in an "Opportunity Zone" within a flex business park just south of downtown Raleigh. Over a year of development legwork completed. Site estimated completion is Q4 2022. Sale price includes land, approved site plan and construction drawings for a 7,500 SF flex building. Seller will consider build-to-suit / lease option. Outside storage is available behind and to the right of the building site. Dry stormwater pond City of Raleigh Water/Sewer. 14-parking spaces provided to the building.

AVAILABLE FOR SALE

- 1.9 acres
- Approved plans for 7,500 sf building
- Sale Price: \$700,000
(includes land, approved site plan, and approved construction drawings)

CONTACT: Boss Poe

[MORE DETAILS](#)



TARBORO COMMERCE BLDG

MCNAIR ROAD

65,000 square foot shell/spec flex building expandable up to 100,000 square feet. Building site located along Hwy - 64 (future I-87). 70 contiguous acres available for development. 30 foot eaves and sprinkler system. Dock and drive-in door counts to be determined by buyer and/or tenant. Excellent opportunity for distribution operations.

AVAILABLE FOR LEASE OR SALE

- 65k sf available, expandable to 100k sf
- Lease Rate: Call for pricing
- Sale Price: Call for pricing

CONTACT: Zach Miller

[MORE DETAILS](#)



FIRESTONE PARKWAY

2300 FIRESTONE PARKWAY

117,300 SF with 865 SF office built in 2017. 13.04 acres zoned Heavy Industrial. Interior finishes include 24' at eaves, 27' at center with 75'x30' column spacing, eight 10'x10' dock-high doors with seals, and one 14'x12' drive-in door. Office layout includes 3 restrooms, 1 break room, 1 storage room, and 2 admin/offices. 60'x140' attached shed with docks.

AVAILABLE FOR LEASE OR SALE

- Building B: 117,300 sf
- Lease Rate: \$4.50 psf, NNN
TICAM: \$0.80 psf

CONTACT: Zach Miller or Garrett Lewis

[MORE DETAILS](#)

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