



# FEBRUARY 2024 INVESTMENT 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.



HOLLY SPRINGS

### 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**





## 74 TW ALEXANDER DR

### 74 TW ALEXANDER DRIVE

±14.21 acre vacant lot for sale. Utilities in close proximity to the site. Site can accommodate a ±126,300 SF life science office/lab development or a ±48,250 SF light industrial development with the potential for more if a shared drive-way is permitted on the Southern boundary. Located within the highly coveted Research Triangle Park (RTP) in close proximity of I-40, I-540, NC-147 & NC-54. RTP District can accommodate research facilities, pilot plants, prototype production facilities, and other manufacturing operations.

### AVAILABLE FOR SALE

- ±14.21 acres
- Sale Price: \$4,000,000

**CONTACT:** Zach Miller or Garrett Lewis

[MORE DETAILS](#)



## 312 US-70

### 312 US-70

±5-acre previously site plan approved for a Holiday Inn Express. Zoning allows for additional uses such as Multi-family, Medical Office, Day Care Center, Hospital, banks or financial institutions, emergency services, religious institutions, and other hotel concepts. Located on Hwy 70, adjacent to Wake Med Garner, and 3 miles from downtown Garner. The property is surrounded by existing and new retail, residential & mixed use developments, with significant planned commercial growth.

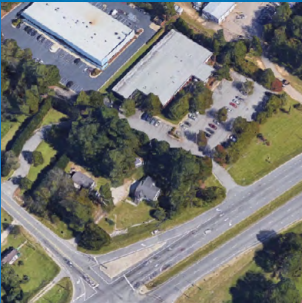
### UNDER CONTRACT

### AVAILABLE FOR SALE

- 5.04 acres
- Sale Price: \$1,600,000

**CONTACT:** Zach Miller or Garrett Lewis

[MORE DETAILS](#)



## NEW RAND RD

### 121 & 123 NEW RAND ROAD

Close proximity to US 70 BUS and I-40 Intersection. Corner location with traffic signal in busy retail area. Strong traffic counts and activity in the area. Existing houses are sold in "as-is/where-is" condition. Parcels need to be recombined during site plan review. Proposed use is retail.

### UNDER CONTRACT

### AVAILABLE FOR SALE

- .87 acres
- Sale Price: \$895,000

**CONTACT:** Boss Poe or Zach Miller

[MORE DETAILS](#)



## IRVING PARKWAY

### 600 IRVING PARKWAY

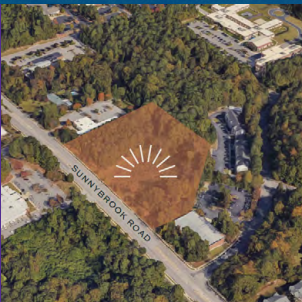
Rarely available single tenant flex building on 8.5 acres in Holly Springs Business Park, with an attractive 44,960 SF layout and expansion potential. Exceptional location near three major commercial developments in The Yield, Catalyst BioCampus and Helix Innovation Park, and surrounded by abundant housing,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



## SUNNYBROOK

### 213-223 SUNNYBROOK ROAD

±0.5 mi from WakeMed Raleigh Campus, ±1.5 mi from I-440, ±3 mi from Downtown Raleigh, and ±4.5 mi from I-40. Zoned Office Mixed Use-3 (OX-3-PL-CU) with a future land use of Office & Residential Mixed Use. Permitted uses include but not limited to: Multi-Family, Office, Medical, Hotel, College/University, Research & Development. All utilities are available to the site. Highest and best use, multi-family, with the potential to be rezoned for OX-5 which could potentially accommodate ±210 apartment units on-site.

### AVAILABLE FOR SALE

- 3.26 acres
- Sale Price: Call for pricing

**CONTACT:** Zach Miller or Garrett Lewis

[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.

### NOW LEASING

### AVAILABLE FOR SALE

- 65,000 sf available, expandable to 100,000 sf
- Lease Rate: Call for pricing
- Sale Price: Call for pricing

**CONTACT:** Zach Miller

[MORE DETAILS](#)





## CHAMBLEE CROSSINGS

### 2621 NC-97

Zoned R-40 with a future land use for Mixed Use Development (Activity Center 2) with a suggested rezoning of Corridor Mixed-Use (CMX). The preliminary conceptual included shows a mix of commercial, retail, and multi-family. Located at the corner of NC-97 & Marshburn Road with close proximity to downtown Wendell (+/- 2.5 mi) and Zebulon (+/- 3.5 mi) adjacent to various residential communities: Bridgegate Estates, Fall Creek, Hunters Trace, Bradford Estates & Gaylee Village. The parcel is in close proximity to thousands of new household units.

### CONTRACT PENDING AVAILABLE FOR SALE

- 34.20 acres
- Sale Price: call for pricing

**CONTACT:** Zach Miller, Boss Poe, or Garrett Lewis

[MORE DETAILS](#)



## 4101 WENDELL BLVD

### 4101 WENDELL BOULEVARD

Currently leased to an automotive body shop on a month-to-month basis, may be sold vacant. Property includes signage, outdoor storage, and 4 roll up doors (also includes inactive paint booth). ±2.28 acres zoned CMX with potential for redevelopment. Located near the corner of Wendell Blvd & Old Wilson Road with ±280 ft of frontage on Wendell Blvd. Within 1 mile of downtown Wendell and 4 miles of downtown Zebulon.

### UNDER CONTRACT AVAILABLE FOR SALE

- ±6,882 sf building
- ±2.28 acres
- Sale Price: \$1,200,000

**CONTACT:** Zach Miller or Garrett Lewis

[MORE DETAILS](#)



## 0 OLD ZEBULON RD

### 0 OLD ZEBULON ROAD

Zoned R-40 (Wake County ETJ) with potential to be rezoned to R-2 or R-3. R-2 in line with Wendell's Future Land Use. Utilities in close proximity to the site. Existing use is Agricultural / Vacant; permitted uses include single family residential developments on minimum lot sizes of 40,000 SF (if rezoned, R-2 will allow 15,000 SF minimum lot sized and R-3 will allow 10,000 SF minimum lot sizes). Located within minutes of downtown Wendell and Zebulon & adjacent to various residential communities: Northwinds, Greystone, Woods of Timberlake, & Olde Wendell.

### CONTRACT PENDING AVAILABLE FOR SALE

- 46.05 total acres
- Call for pricing

**CONTACT:** Zach Miller or Garrett Lewis

[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](#)



# CONTACT

**WILLIAM ALLEN**

919.415.4390 | wallen@trinity-partners.com

**MARK ALVIANO, CCIM, SIOR**

919.674.3681 | malviano@trinity-partners.com

**ESTHER AUSTIN**

919.674.3695 | eaustin@trinity-partners.com

**ALEX DUNN**

919.415.4405 | adunn@trinity-partners.com

**GARRETT LEWIS**

919.360.6108 | glewis@trinity-partners.com

**ZACH MILLER**

919.418.5449 | zmiller@trinity-partners.com

**BOSS POE, CCIM**

919.868.0016 | bpoe@trinity-partners.com

**SARAH WARREN**

919.323.2331 | swarren@trinity-partners.com