



# 2315 ATLANTIC AVENUE

Raleigh, NC 27604

**±20,804 - 127,558 SF AVAILABLE**

WAREHOUSE / SHOWROOM / RETAIL SPACE FOR LEASE  
IN RARE INFILL LOCATION ALONG BOOMING ATLANTIC CORRIDOR

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# PROPERTY HIGHLIGHTS

Positioned in Raleigh's fastest growing corridor with convenient access to Capital Blvd, I-440 and Raleigh's CBD, 2315 Atlantic Avenue serves as a central hub for logistics and city counter operations, hybrid industrial-retail ventures, or general warehousing uses.

Just steps away from Raleigh Iron Works, Dock 1053 and Salvage Yard, the building is surrounded by best-in-market restaurants and retail concepts; creating a dynamic walkable environment for employees.

- ▶ Prime location for warehouse, retail & showroom users
- ▶ ±20,804 SF up to ±127,558 SF for lease
- ▶ Flexible potential suite configurations
- ▶ Potential for outside storage
- ▶ Wet sprinkler
- ▶ Heavy power available on-site; robust in-place suite services
- ▶ Dock high and drive in loading available
- ▶ 18' clear height

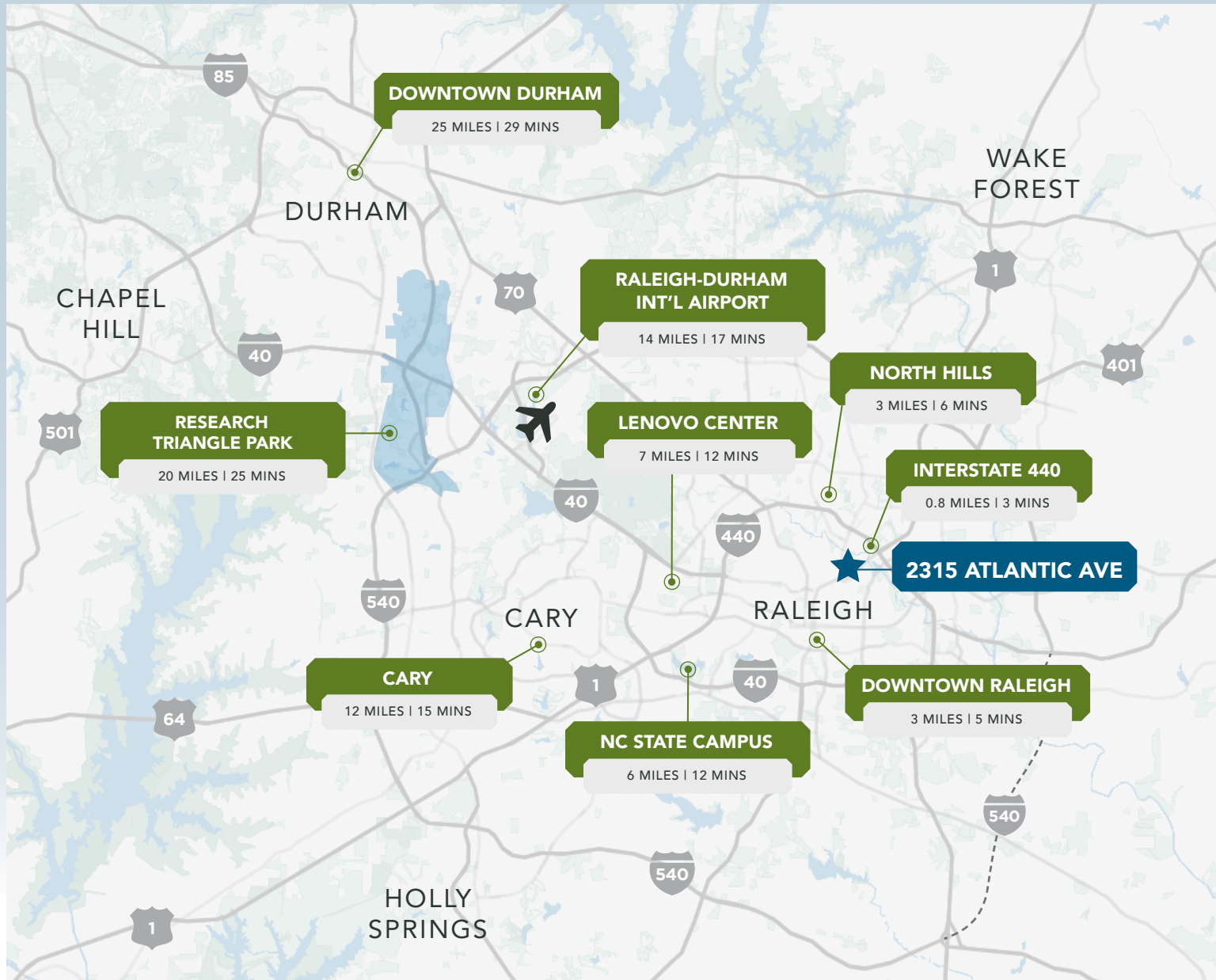
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2024)	7,020	101,627	260,712
Households	3,783	47,199	110,171
Average Household Income	\$136,286	\$132,900	\$117,338
Daytime Population	17,067	221,297	409,630





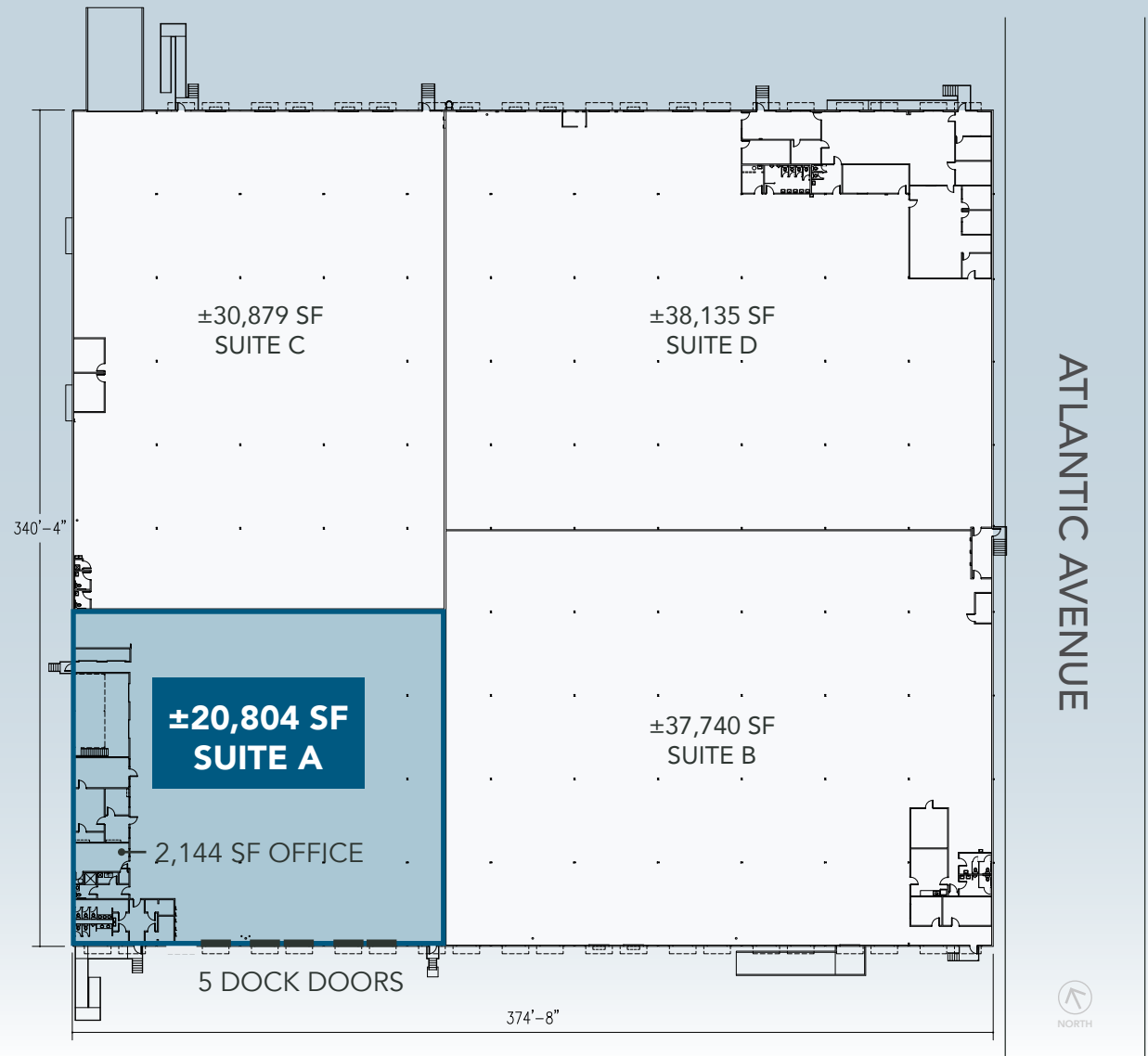
# LOCATION OVERVIEW



# FLOOR PLAN

## SUITE A: ±20,804 SF

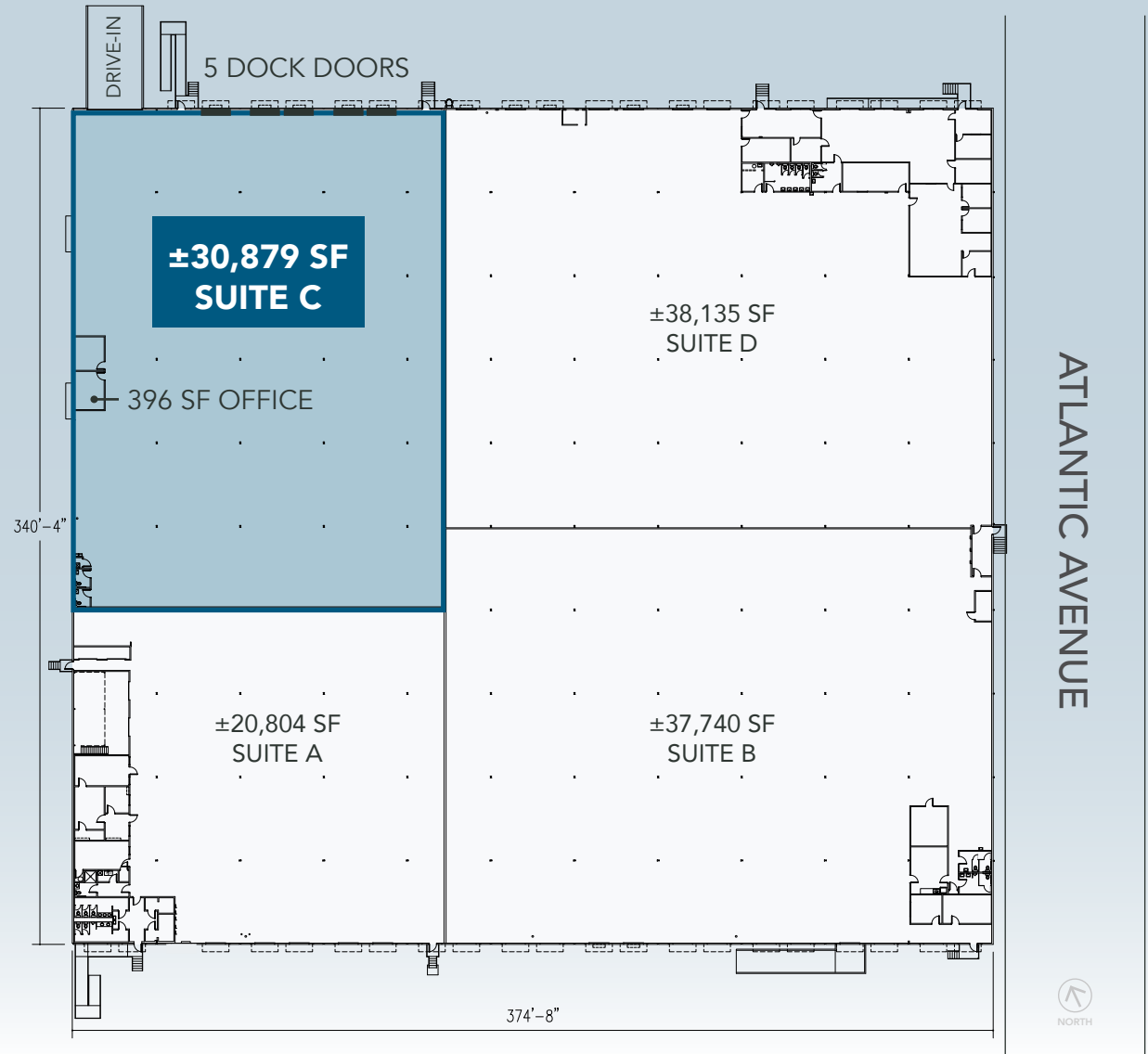
- ▶ May be combined with Suite C (51,683 SF total)
- ▶ 2,144 SF office
- ▶ 5 dock-high doors (8' x 9')
- ▶ 18' clear height
- ▶ Wet sprinkler
- ▶ (2) x 600 Amp 480v & (1) 400 Amp 120/208v
- ▶ 34' x 34' column spacing
- ▶ Available immediately
- ▶ Call for lease pricing



# FLOOR PLAN

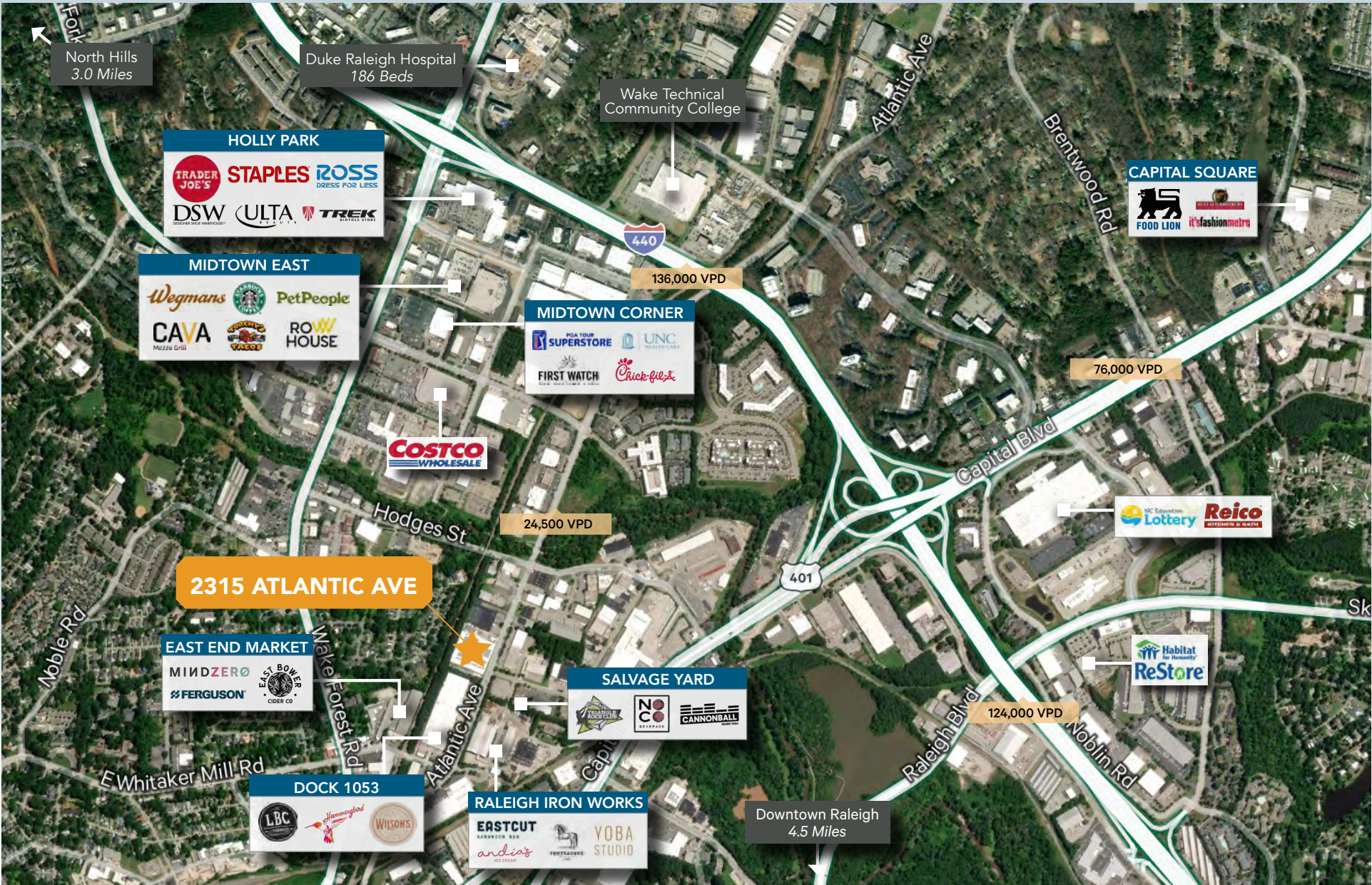
## SUITE C: ±30,879 SF

- ▶ May be combined with Suite A (51,683 SF total)
- ▶ 396 SF office (additional office available)
- ▶ 5 dock-high doors (8' x 9')
- ▶ 1 oversized drive-in door (22' x 16')
- ▶ 18' clear height
- ▶ Wet sprinkler
- ▶ 600 amps, 277/480v
- ▶ 34' x 34' column spacing
- ▶ Fenced truck court
- ▶ Outside storage potential
- ▶ Available 11/1/2025
- ▶ Call for lease pricing





# SURROUNDING AREA





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