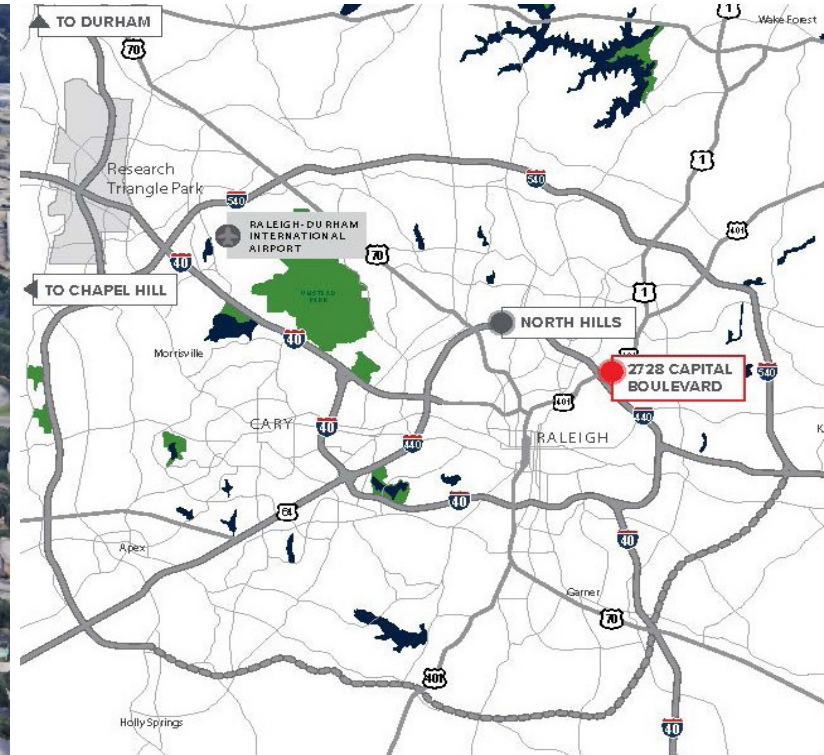


2728 CAPITAL BOULEVARD

INFILL WAREHOUSE/SHOWROOM FOR LEASE

+/-140,000 SF
RALEIGH, NC 27604



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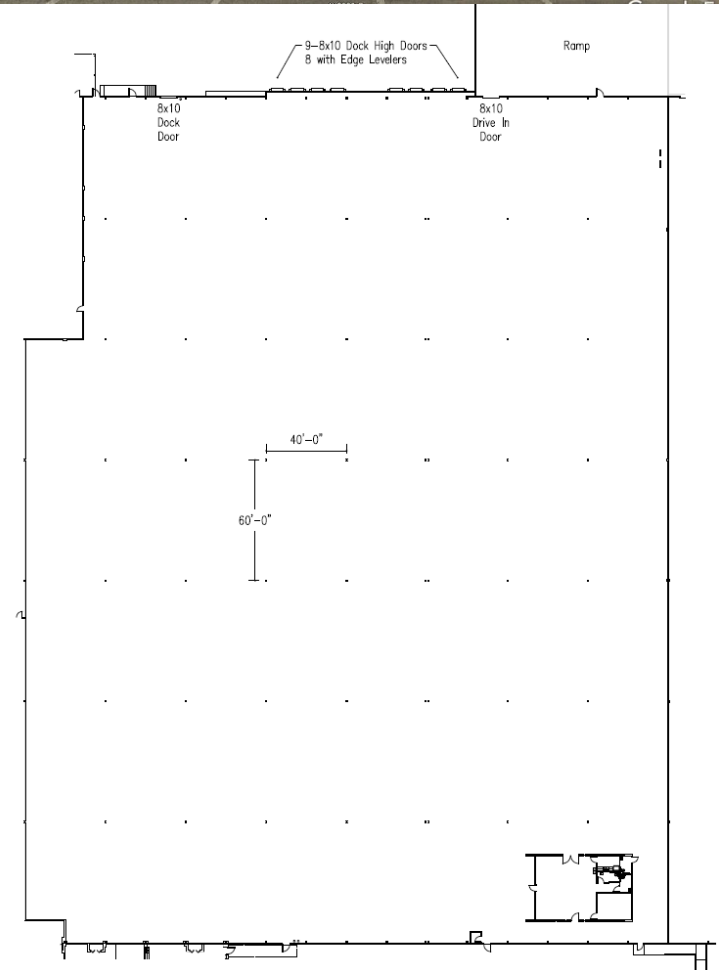
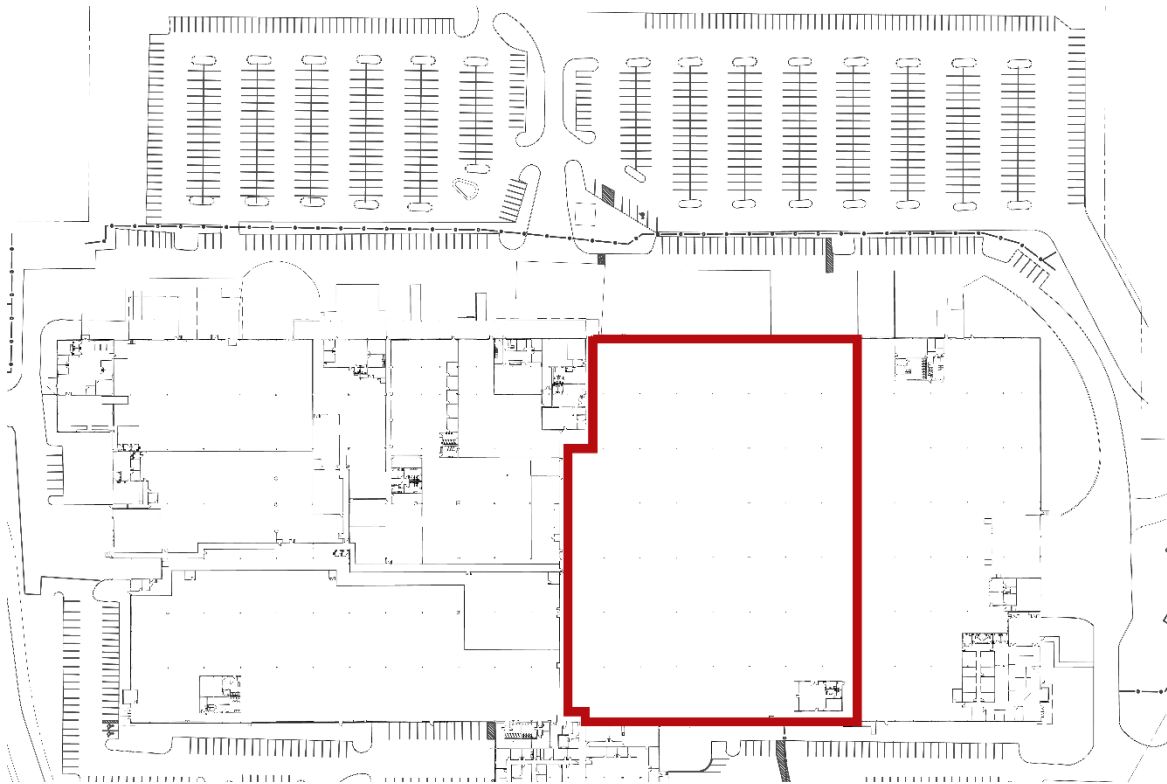
TIM ROBERTSON
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WALKER GORHAM
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+/- 140,000 SF

Infill Warehouse/Showroom

- Office & meeting space, break area and restrooms
- 10 dock-high loading positions
 - 8 with pit levelers
- 1 grade level drive-in door
- 40' x 60' bay spacing
- Wet sprinkler system
- Abundant Parking



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LOCATION

Strategically located at the intersection of I-440 and US-1, the location has unparalleled access to the entire “Triangle” market which includes Raleigh, Durham and Chapel Hill. Via I-440, the site is less than 10 minutes from Downtown Raleigh, 22 minutes from world-renowned Research Triangle Park in Durham and 18 minutes from Raleigh-Durham International Airport.

| | |
|------------------------------|---------|
| I-440 | 0.2 mi |
| North Hills | 3.3 mi |
| Raleigh CBD | 4.5 mi |
| I-40 | 5.4 mi |
| NC State University | 5.8 mi |
| I-540 | 7.5 mi |
| Raleigh-Durham Int’l Airport | 16.5 mi |
| Research Triangle Park | 19.8 mi |
| Durham | 23.4 mi |
| Duke University | 25.2 mi |
| UNC at Chapel Hill | 30.1 mi |
| Chapel Hill | 31.0 mi |



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