

For Lease | ±95,046 SF

309 Chapanoke Road,  
Raleigh, NC 27603

### Infill Wake County Industrial Warehouse Opportunity - 2 Miles South of Downtown Raleigh

- Available: ± 50,000-95,046 SF
- Acreage: ±6.42
- 2+ acres of dedicated laydown yard / outdoor storage
- Immediate access to I-40 and Highway 70
- ±2 miles from Downtown Raleigh



Accelerating success.

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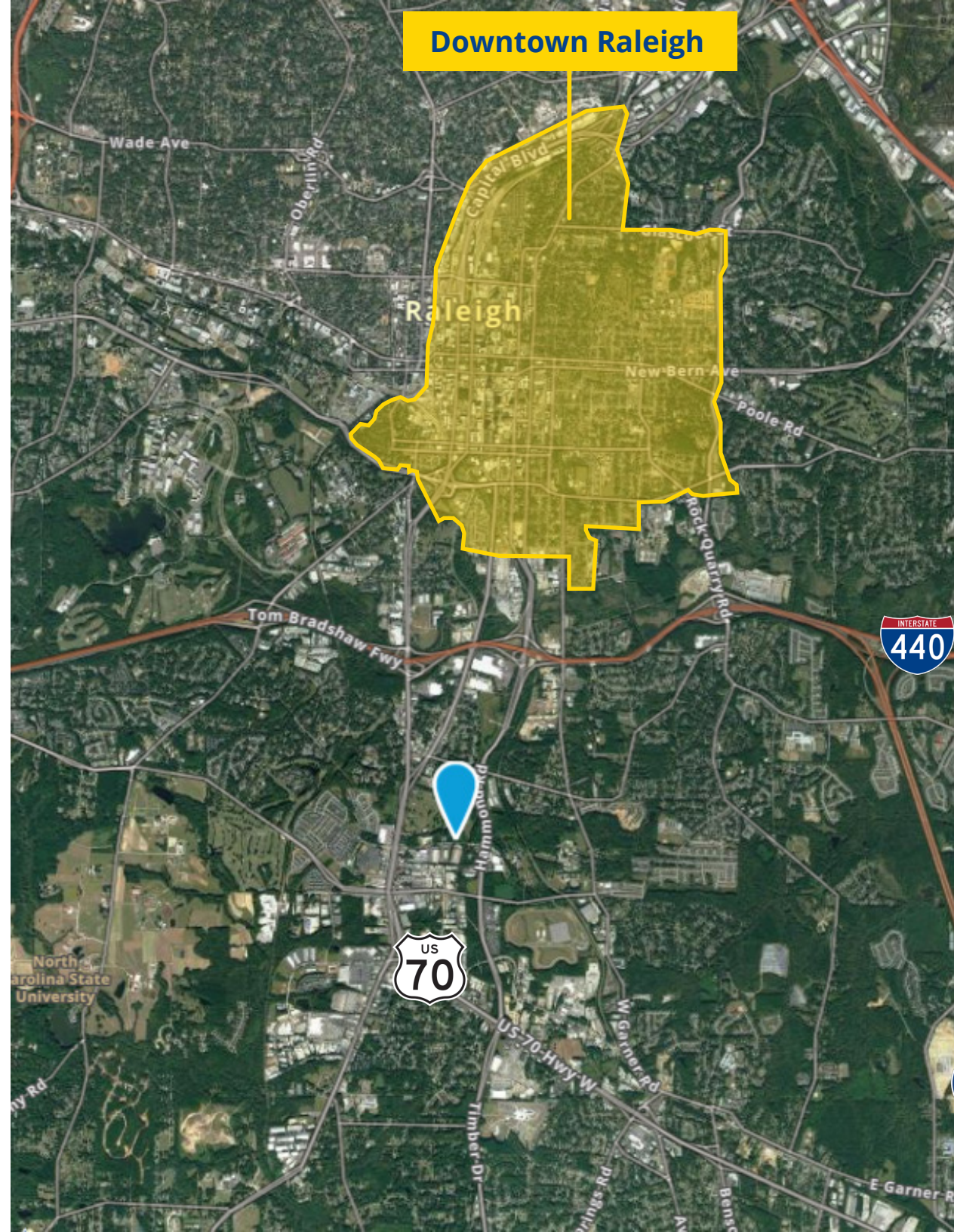


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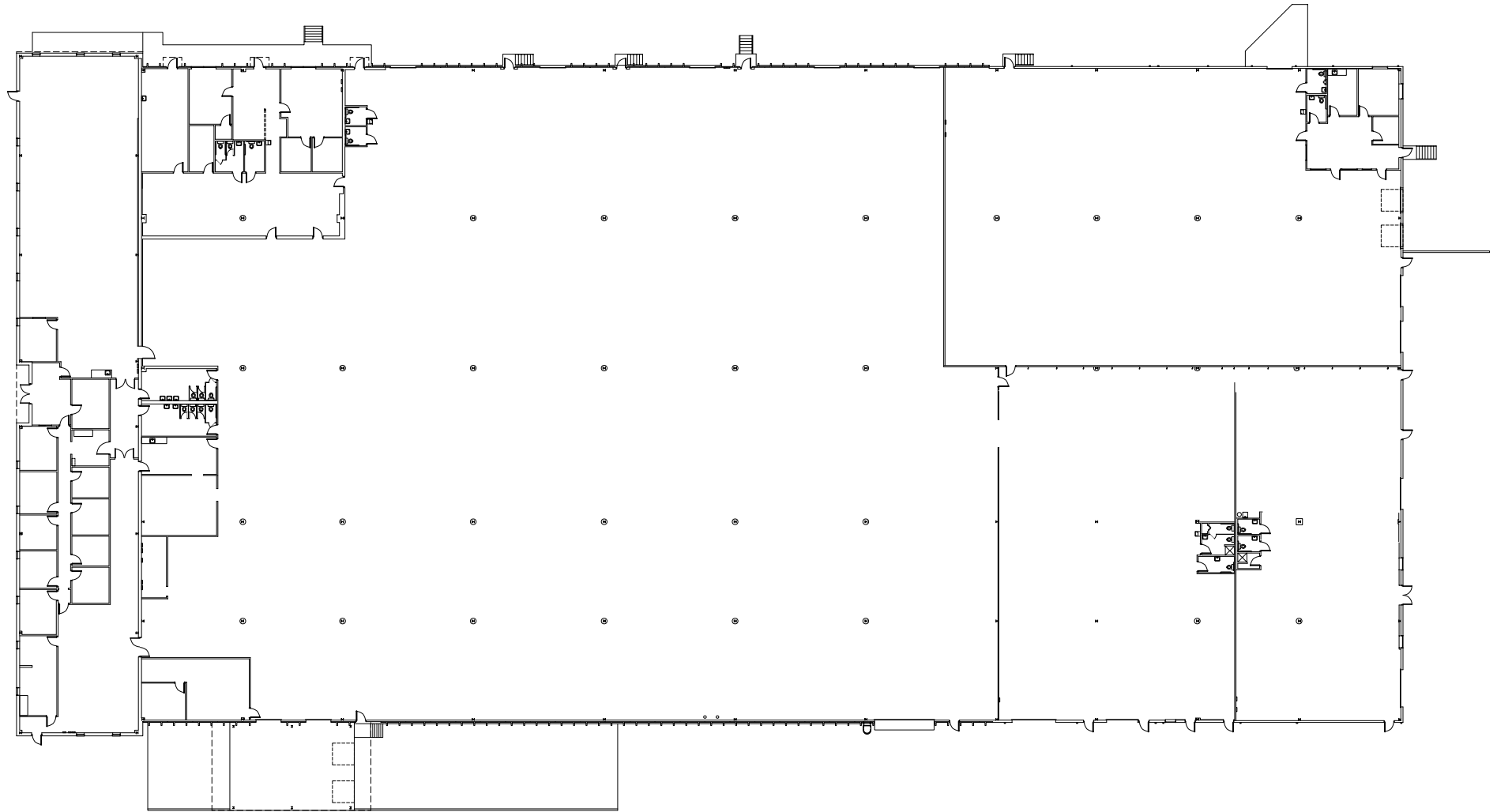
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# Property Specifications

Building Size	±95,046 SF
Available SF	±50,000-95,046 SF
Acreage	6.42
Zoning	IX-3
Rental Rate	Call Broker
Column Spacing	50'x40' & 33'x40'
Lighting	Motion Sensored LEDs
Sprinkler System	Wet NFP 13
Docks	Ten (10) (two covered platforms)
Drive-in	Five (5)
Clear Height	24'
County	Wake
Year Built	1992
Roofing	16 mil - TPO - 20 year (New)
Building Dimensions	445'x220'
Heating	Gas
Gas Provider	Dominion
Water/Sewer Provider	City of Raleigh
Power Provider	Duke Energy



# Floor Plan



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