

+70,000 SF INFILL WAREHOUSE **IDEAL CITY COUNTER WITH OUTDOOR STORAGE**

305 CHAPANOKE ROAD RALEIGH, NC 27603



PROPERTY FEATURES

- Rare single-tenant build-to-suit opportunity — up to 70,000 SF on a 7.9-acre site
- Up to 1.65 acres of secured truck court opportunity
- Ideal for city counter operations, will-call/customer pick-up with grade level access
- Dual frontage with direct access from both Chapanoke Road and Hammond Road
- Direct access to major interstates
 - US-401/Capital Boulevard (±0.5 mile)
 - I-40 (±1.0 mile)
 - I-440 (± 3.0 miles)
 - Downtown Raleigh (±3.0 miles)
 - I-540 (±7.0 miles)

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BUILDING FEATURES

ADDRESS	305 Chapanoke Road Raleigh, NC 27603
AVAILABLE	±70,000 SF
OFFICE SF	Build-to-Suit
BUILDING SIZE	±70,000 SF
CLEAR HEIGHT	32'
SPRINKLER SYSTEM	ESFR
COLUMN SPACING	50' x 52'5" typical with 60' speed bay
DOCK HIGH DOORS	13 (9'x10') doors
DRIVE-IN DOORS	2 (14' x 16') doors
PARKING	68 spaces
TRUCK COURT	130' with additional ±.65 acres of outdoor storage for up to 1.65 acres of secured storage
CONSTRUCTION	Concrete tilt wall
ON-SITE UTILITIES	Water: City of Raleigh Sewer: City of Raleigh Power: Duke Progress Energy Gas: PSNC Energy
LIGHTING & POWER	Per tenant's specifications
DELIVERING	Q4 2027



	U.S. 40/CAPITAL BLVD.	±0.5 MILES
	INTERSTATE 40	±1.0 MILES
	INTERSTATE 440	±3.0 MILES
	DOWNTOWN RALEIGH	±3.0 MILES
	INTERSTATE 540	±7.0 MILES

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SITE PLAN

