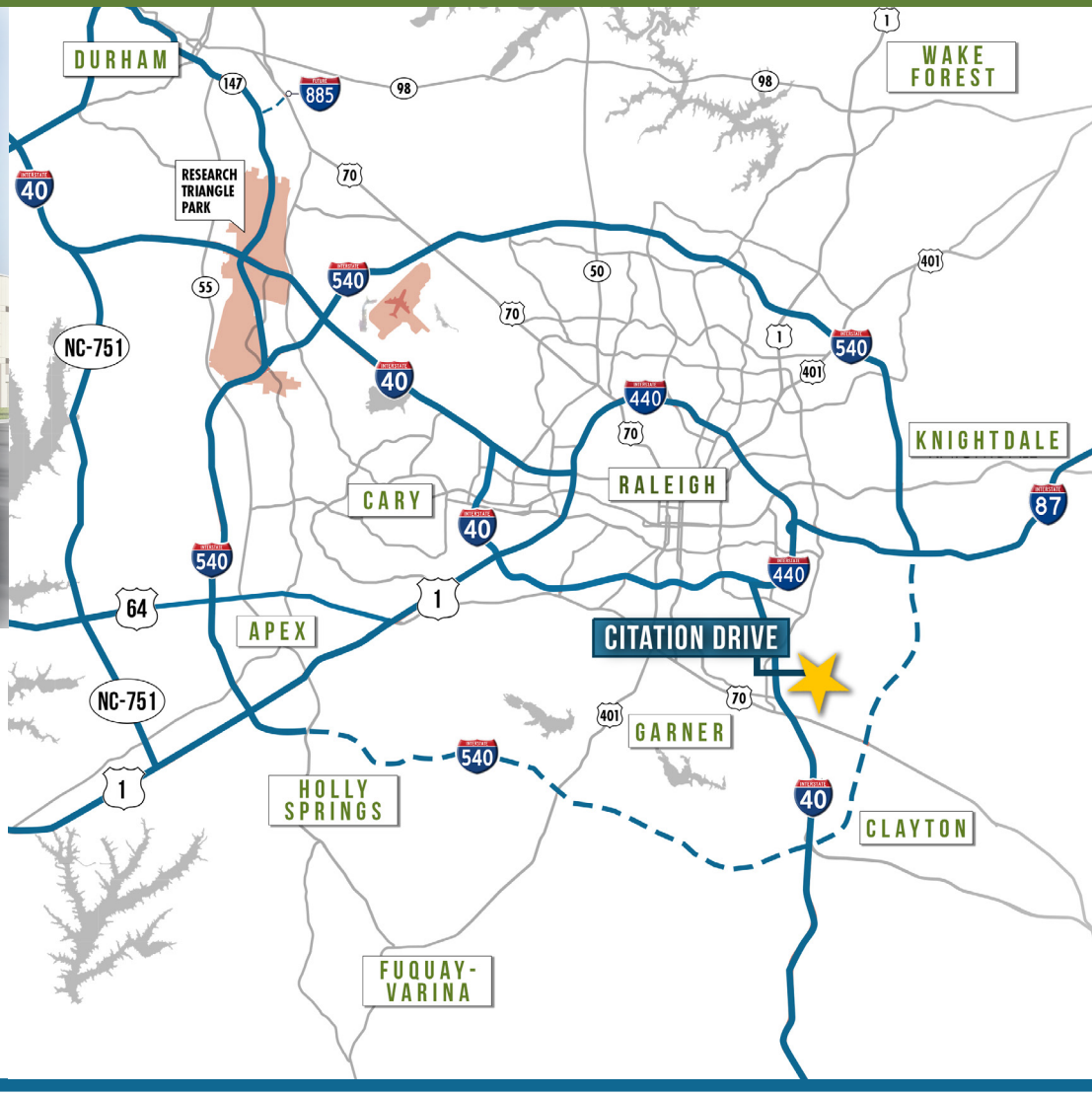
2004 CITATION DRIVE

±16,750 - 108,000 SF INDUSTRIAL FACILITY

RALEIGH, NC 27523

BUILDING FEATURES



- ±16,750 - 108,000 SF available near the intersection of I-40 and Jones Sausage Road
- Small bay infill distribution/city-counter space
- Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors
- 25 minutes to Research Triangle Park and RDU
- ESFR Sprinkler System

FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON
704.926.1405 (d) | 704.654.9880 (m) | tim.robertson@beacondevelopment.com
500 E. Morehead Street, Suite 200 | Charlotte, NC 28202
www.beacondevelopment.com

WALKER GORHAM
505.350.1948 (d) | 984.200.3186 (o) | walker@beacondevelopment.com
702 Oberlin Road, Suite 350 | Raleigh, NC 27605
www.beacondevelopment.com

BEACON PARTNERS

All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.

2004 CITATION DRIVE

±16,750 - 108,000 SF INDUSTRIAL FACILITY

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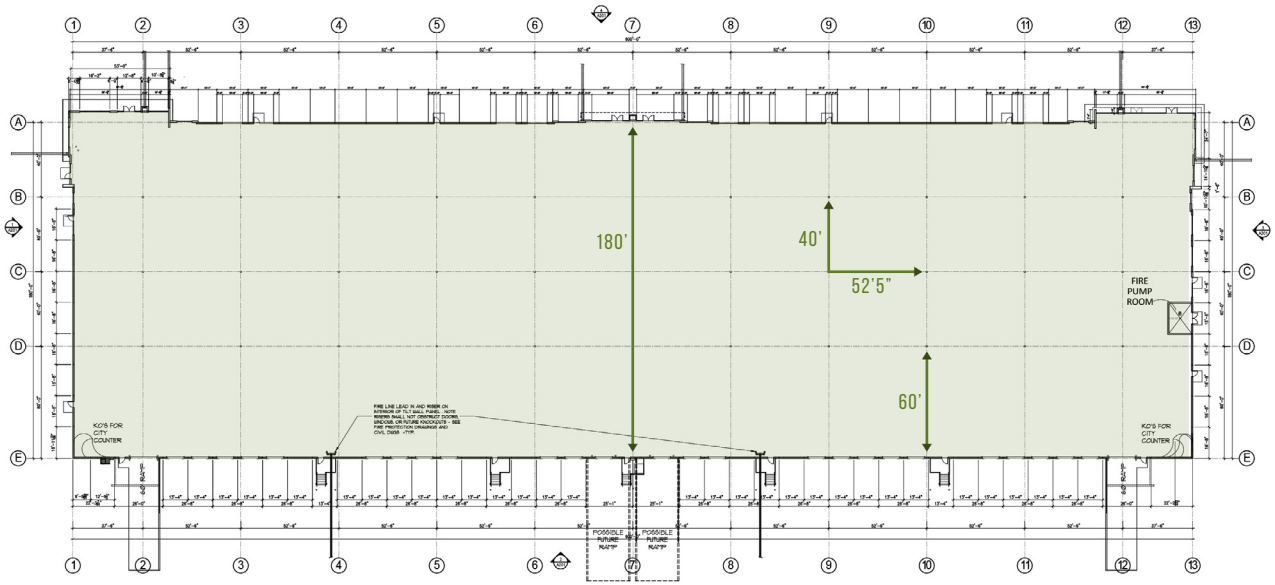
BUILDING PLAN



LOCATION	I-40 via Exit 303 Raleigh, NC 27529
COUNTY	Wake
OFFICE SF	Build-to-Suit
CLEAR HEIGHT	30'
FIRE PROTECTION	ESFR
BUILDING SF	±16,750 - 108,000 SF
COLUMN SPACING	40' x 52'6" typical; 60' speed bay
BUILDING DEPTH	180'
TRUCK COURT	Full Concrete Truck Courts
CAR PARKING	137 Spaces
CONSTRUCTION	
WALLS:	Tilt concrete
UTILITIES	
WATER:	City of Raleigh
SEWER:	City of Raleigh
POWER:	Duke Progress Energy
GAS:	PSNC Energy

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