

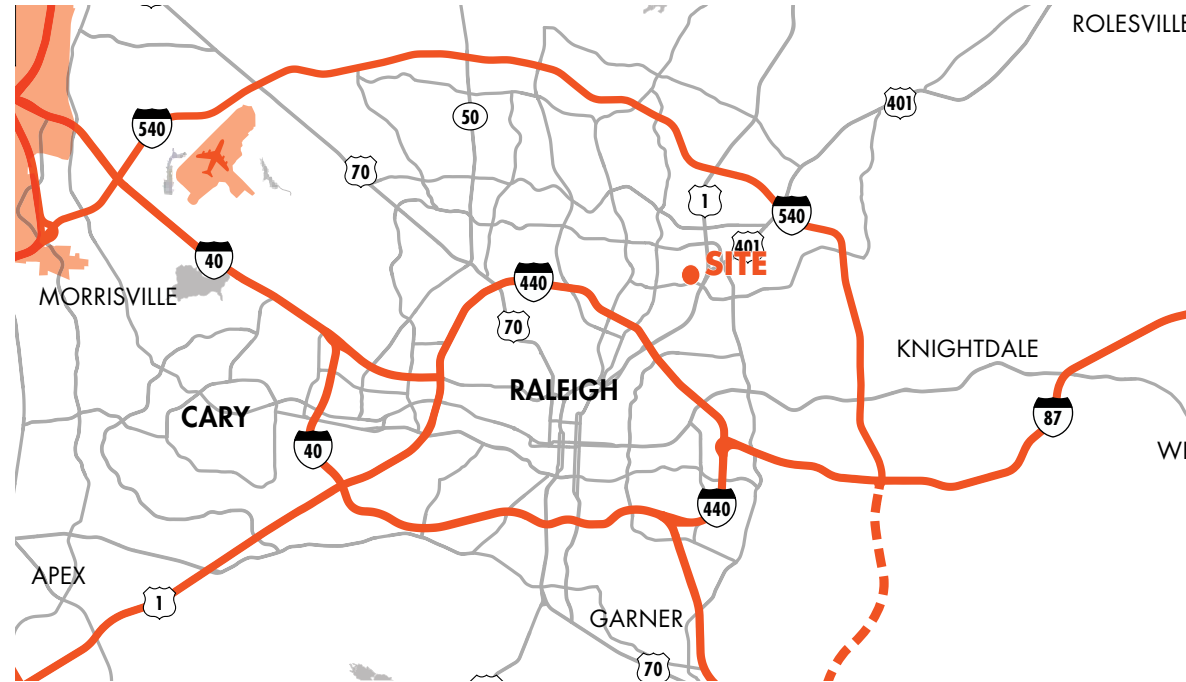
52 NORTH, BUILDING 1B

5265 CAPITAL BOULEVARD, RALEIGH, NC 27616

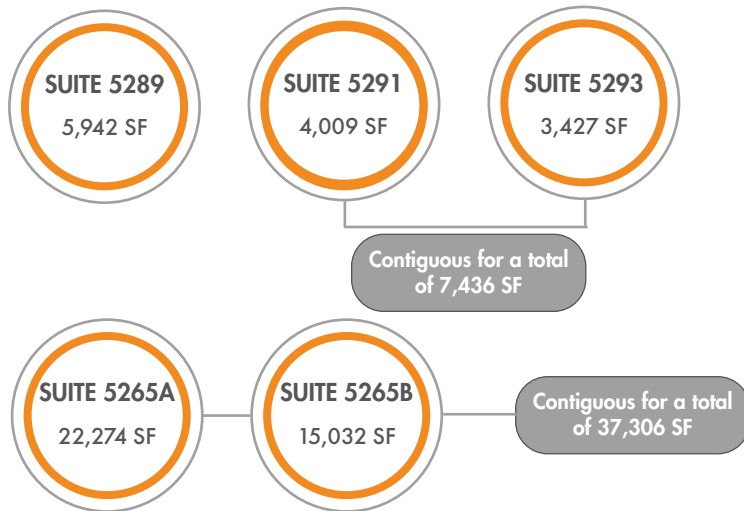
±3,427 - 50,663 SF WAREHOUSE/FLEX SPACE FOR LEASE

BUILDING FEATURES

PROPERTY TYPE	Warehouse/Flex
LOCATION	5265 Capital Boulevard, Raleigh, NC 27616
BUILDING SIZE	50,663 SF
FLOORS	One (1)
LEASE RATE	\$17.50 NNN
TICAM	\$4.00/SF
PARKING	4/1,000 SF
LOADING DOCKS	Multiple dock-high doors
CLEAR HEIGHT	18'



AVAILABLE SPACE*



LOCATION & NEARBY AMENITIES

- Building signage opportunity
- Prime location for warehouse or flex tenants
- Close proximity to shops, retail, and restaurants

***Entire Building Available at 50,663 SF**



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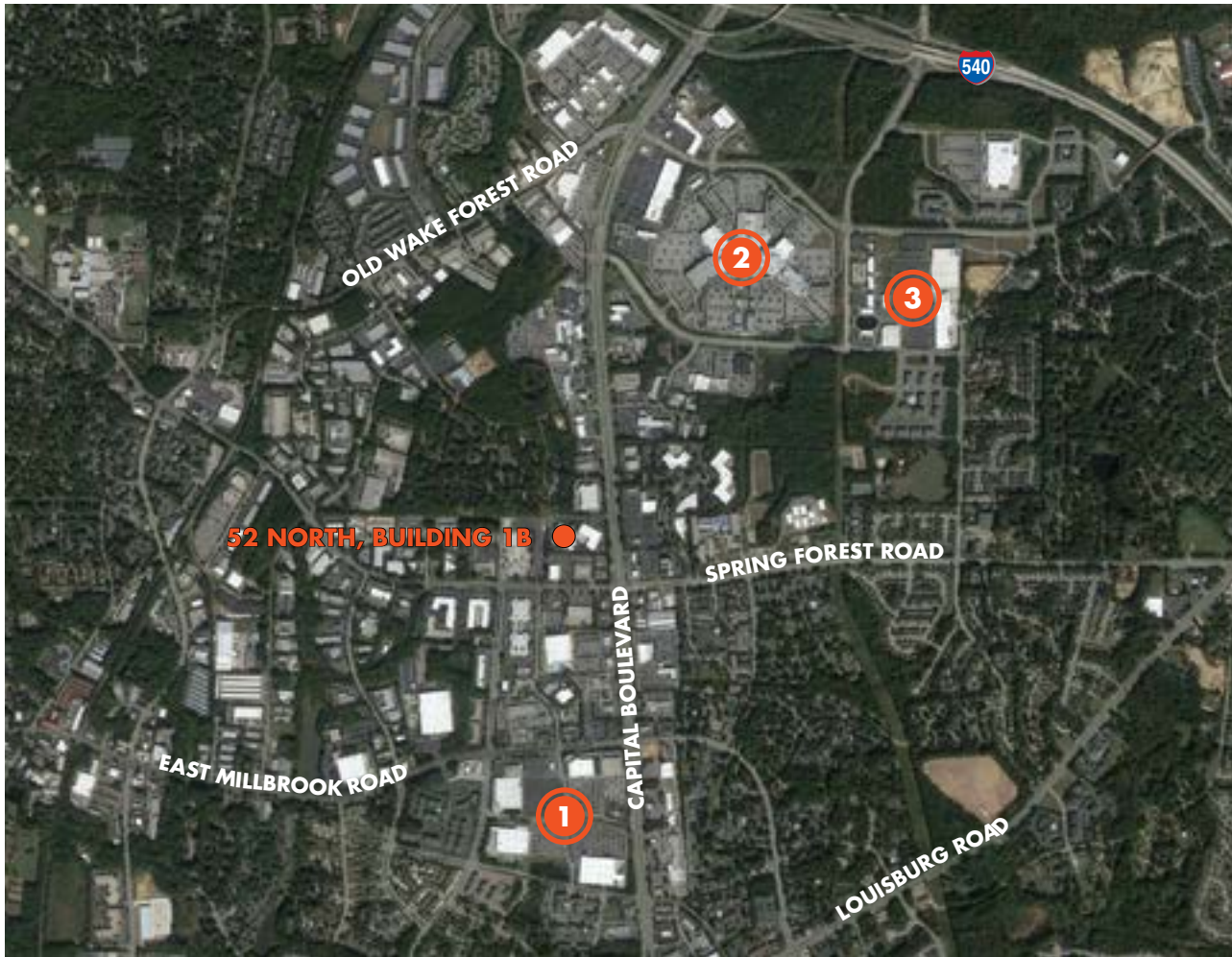
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NEARBY AMENITIES



- 1 CAPITAL CROSSING**
1.5 MILES
Lowe's Home Improvement
PetSmart
Chick-fil-A
Steak 'n Shake
Staples
Sam's Club

- 2 TRIANGLE TOWN CENTER**
3 MILES
Chili's
Moe's
Starbucks
Subway
Macaroni Grill
Loft
Dick's Sporting Goods
Macy's
Dillard's
Belk
Saks Fifth Avenue
Burger King
Arby's

- 3 POYNER PLACE**
3.5 MILES
CVS
Target
Starbucks
Applebee's
Old Navy
Five Below

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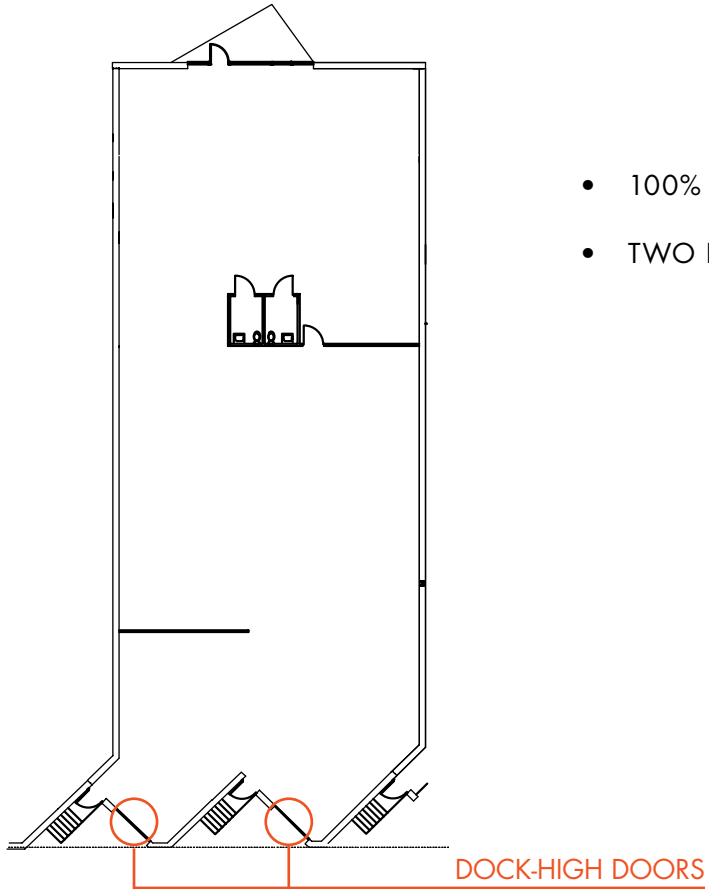
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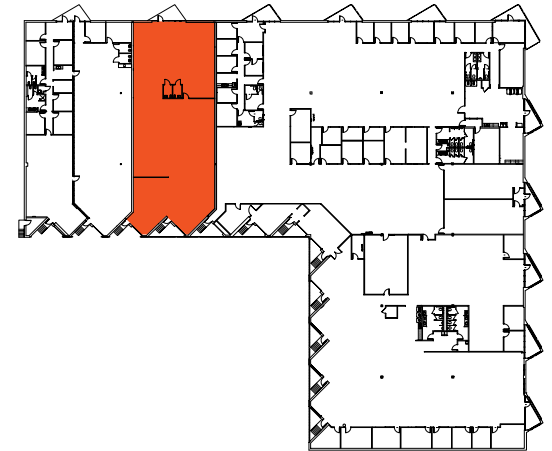
FLOOR PLAN

SUITE 5289

±5,942 SF AVAILABLE 3/1/24



- 100% CONDITIONED WAREHOUSE
- TWO DOCK-HIGH DOORS



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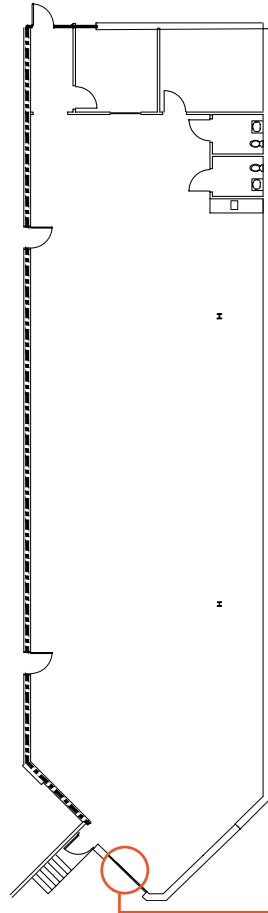
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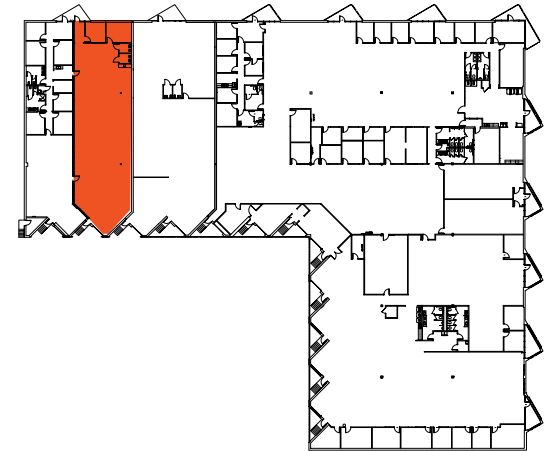
FLOOR PLAN

SUITES 5291

±4,009 SF AVAILABLE NOW



DOCK-HIGH DOOR



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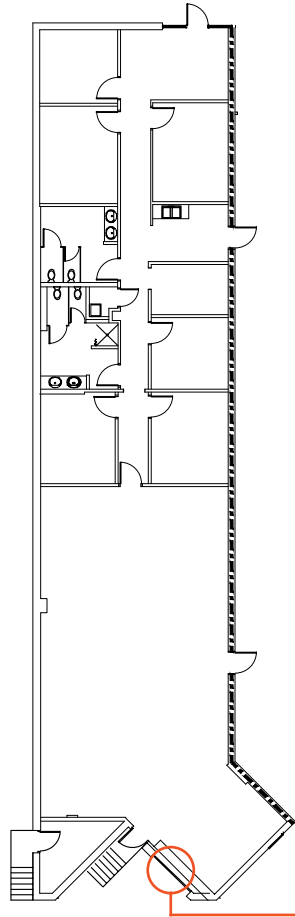
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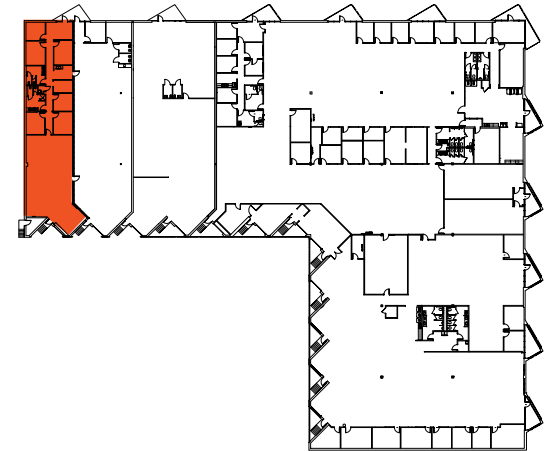
FLOOR PLAN

SUITES 5293

±3,427 AVAILABLE NOW



DOCK-HIGH DOOR



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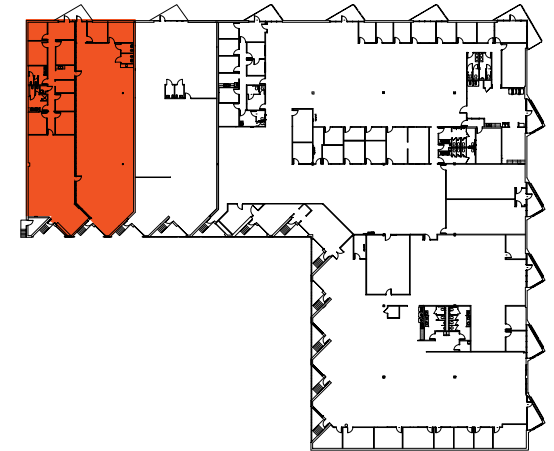
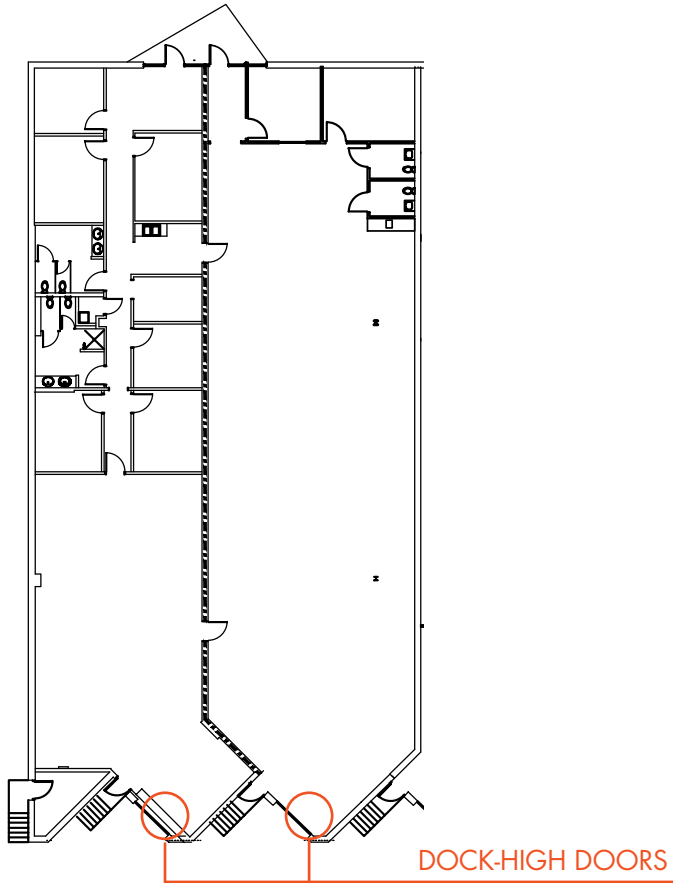
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FLOOR PLAN

SUITES 5291, 5293

±7,436 SF



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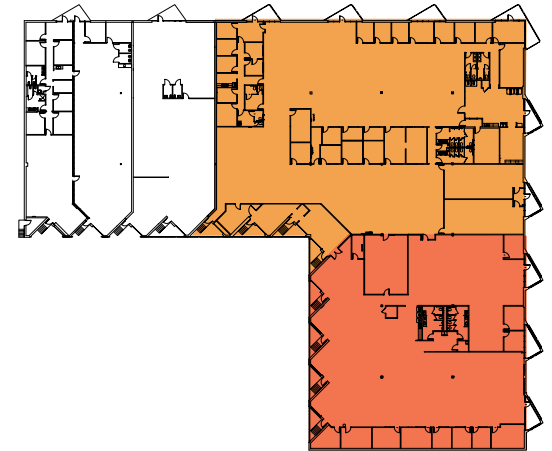
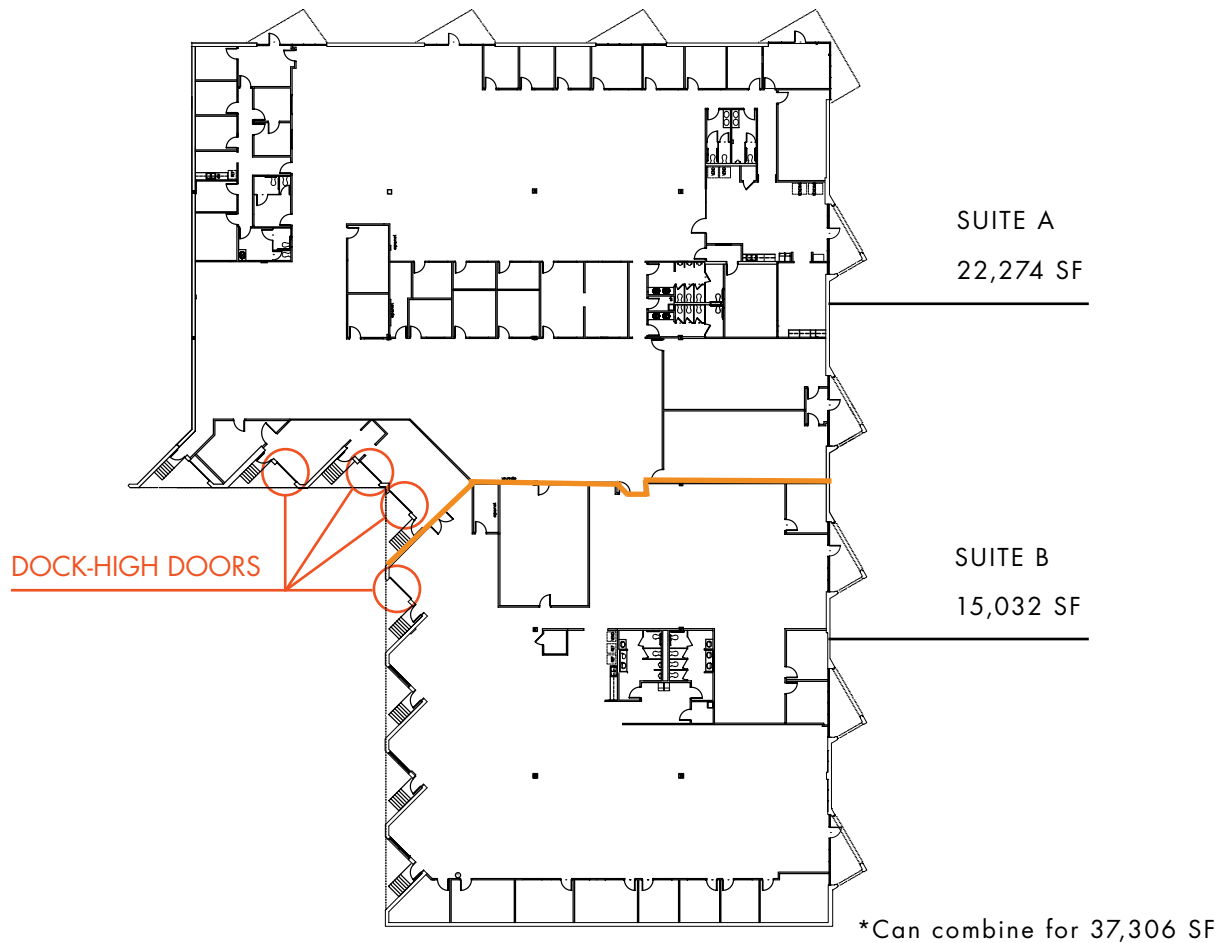
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FLOOR PLAN

SUITE 5265A - 22,274 SF*

SUITE 5265B - 15,032 SF*

AVAILABLE 5/1/24



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