

NORTH 540 DISTRIBUTION CENTER

3401 GRESHAM LAKE ROAD RALEIGH, NORTH CAROLINA 27615

±67,200 - 160,050 SF INDUSTRIAL SPACE FOR LEASE

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE

BUILDING FEATURES

PROPERTY NAME	North 540 Distribution Center
ADDRESS	3401 Gresham Lake Road
CITY	Raleigh
STATE	North Carolina
COUNTY	Wake
DATE AVAILABLE	Immediately
LEASE RATE	Call for Details
TICAM	Estimate \$1.50/SF
TAX PARCEL ID #	008517
BUILDING TYPE	Warehouse/Distribution
ZONING	Industrial Mixed Use ZONING LINK
NUMBER OF BUILDINGS	One (1)
BUILDING DIMENSIONS	764' x 280'
TOTAL SF	240,211 SF
AVAILABLE SF	67,200 - 160,050 SF
OFFICE SF	942 SF included in the 67,200 SF suite Additional 4,601 SF of office space available nearby in the building
BAY SIZE	11,200 SF
EXTERIOR WALL MATERIAL	Concrete tilt wall and precast
ROOFING MATERIAL	White TPO
FENCING	Fenced in truck court
YEAR BUILT	1973
NO. OF ACRES	13.3 acres

TRUCK COURT DEPTH	170'
CEILING HEIGHT	30' (33' in the center)
LIGHTING	T-5
COLUMN SPACING	40' x 40'
SPRINKLER SYSTEM/TYPE	Wet System
LOADING DOCK	Twenty-nine (29) Dock-High Doors One (1) Drive-In
ELECTRICAL CAPACITY	3 phase, 277/480 volt
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	City of Raleigh
ELECTRICAL PROVIDER	Progress Duke Energy



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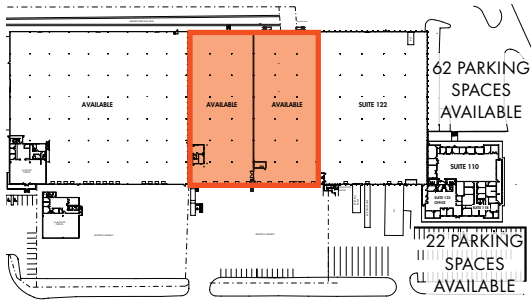
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INDUSTRIAL SPACE FOR LEASE

FLOOR PLAN

±67,200 SF



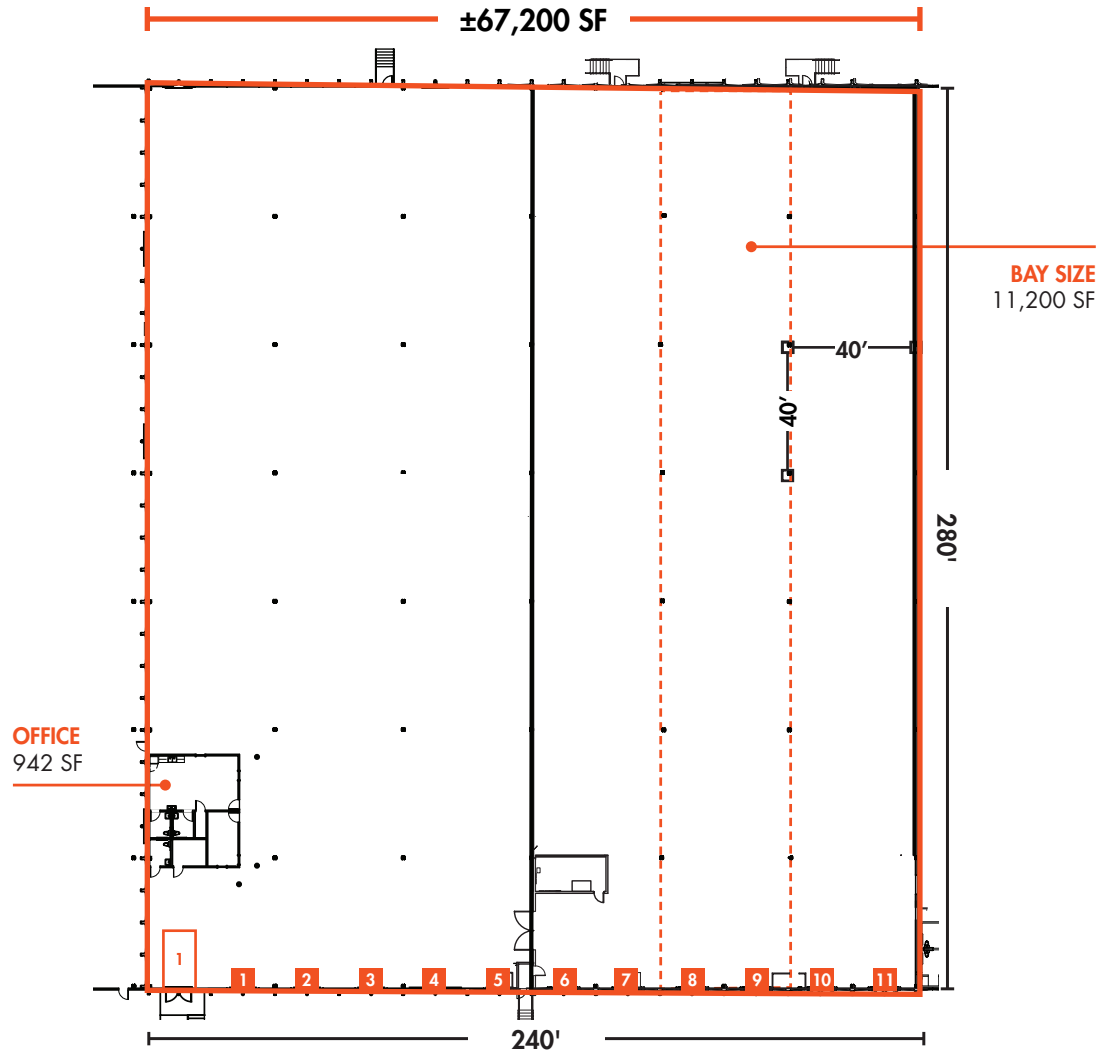
KEY:

Warehouse: 66,258 SF

Office: 942 SF

Dock Doors: 11

Drive In Door: 1



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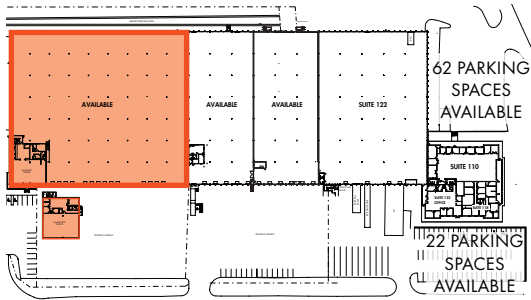
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INDUSTRIAL SPACE FOR LEASE

FLOOR PLAN

±95,102 SF

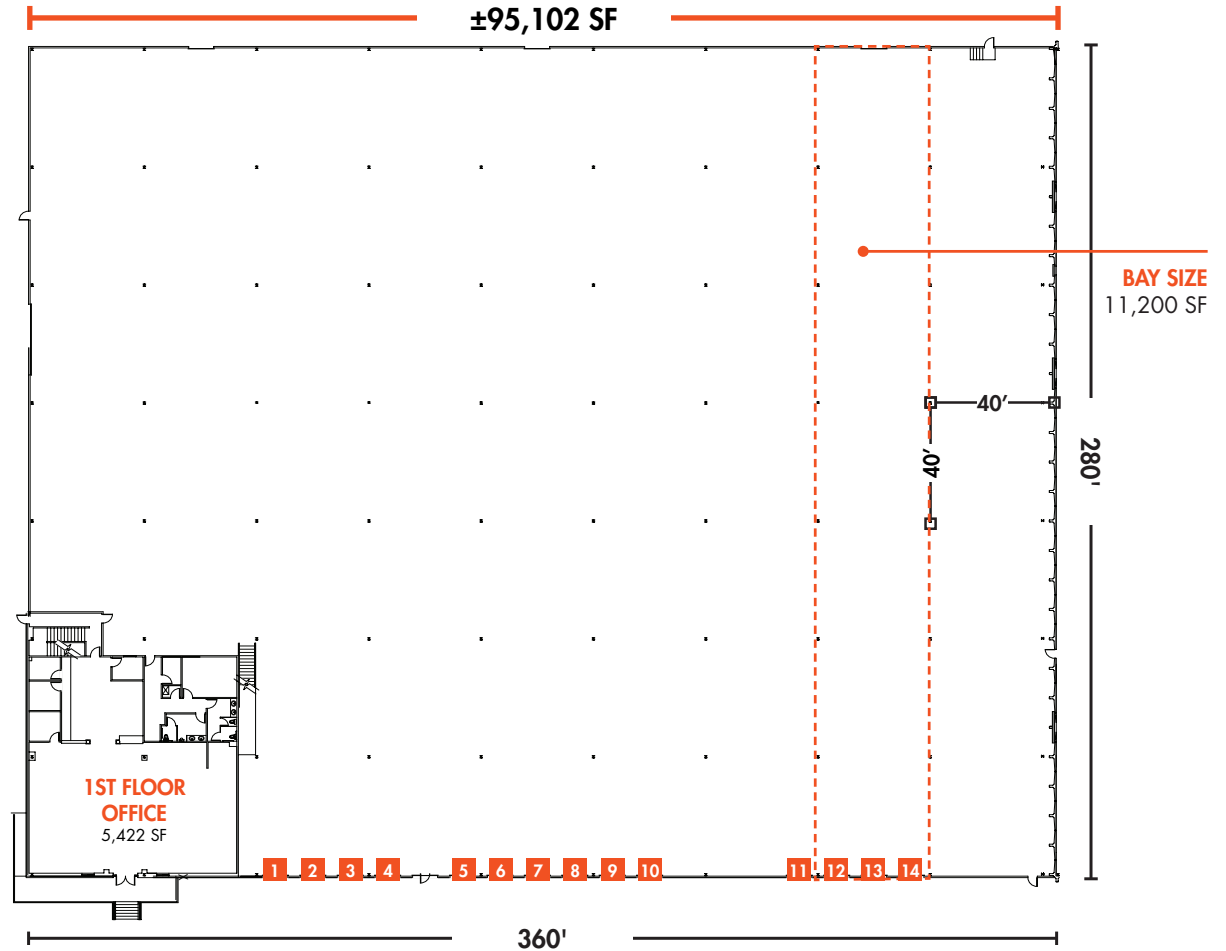
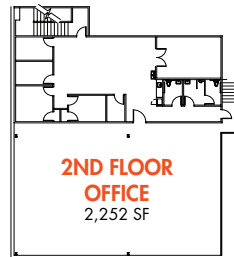


KEY:

Warehouse: 87,158 SF

Office: 7,674 SF

Dock Doors: 14



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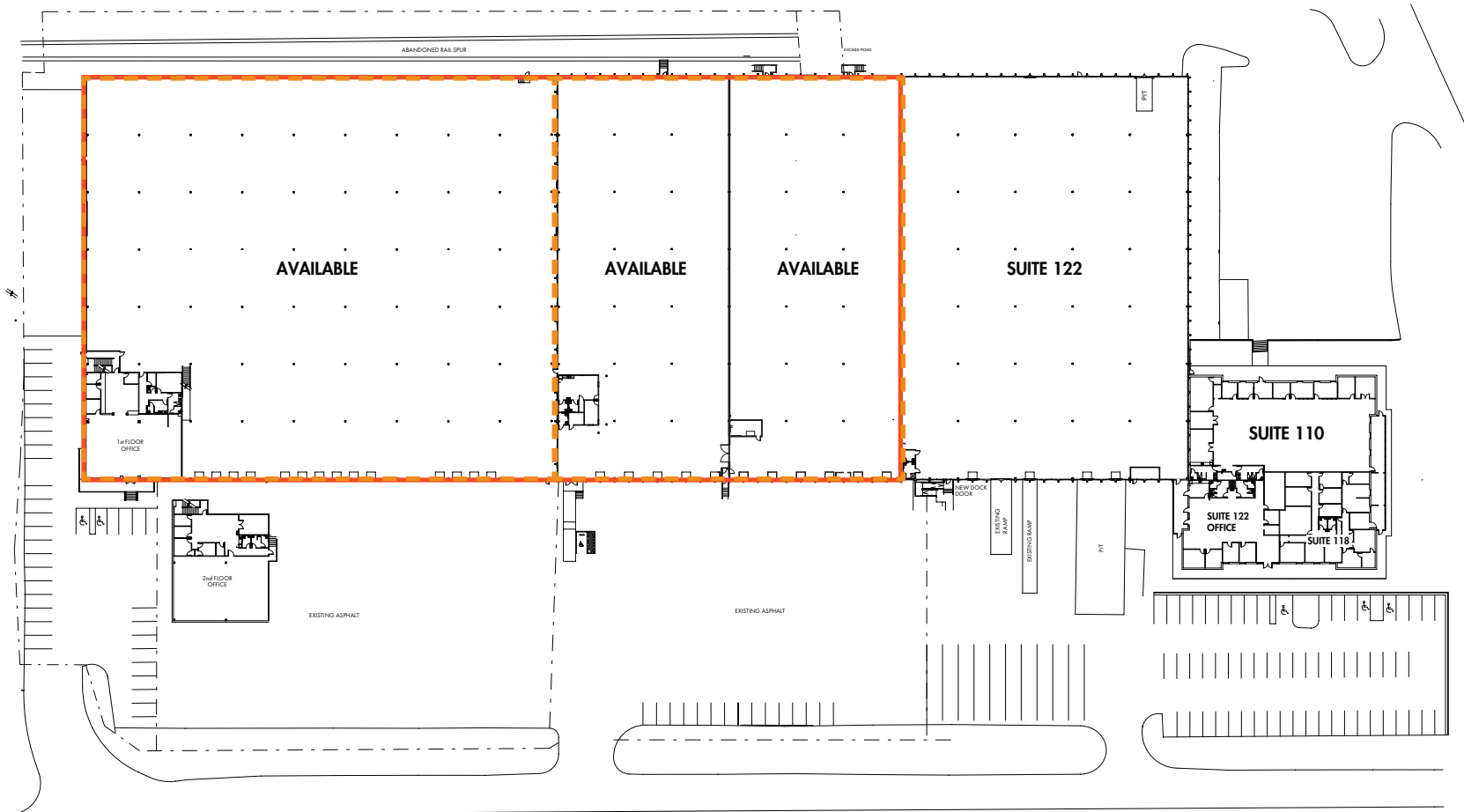
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SITE PLAN

±67,200 - 160,050 SF AVAILABLE



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AMENITIES



① PLANTATION POINT 1.3 MILES

- Life Time Fitness
- The Athlete's Foot
- Burlington
- Dollar Tree
- Pho Super 9
- BJ's
- Big Lots
- Sweet Frog
- Fogata Brava Grill and Tequila
- Garner Appliance & Mattress
- Rising Sun Pools & Spas
- Red Bowl Asian Bistro

② TRIANGLE TOWN CENTER 1.8 MILES

- Best Buy
- Hobby Lobby
- Sears
- Belk
- Dillard's
- Twisted Fork
- Macy's
- Sears Auto Center
- Charming Charlie
- McDonald's
- Chili's Grill & Bar
- Saks Fifth Avenue
- Barnes & Noble
- Zales
- Finish Line
- Jared
- Romano's Macaroni Grill
- Men's Warehouse

③ POYNER PLACE 2.0 MILES

- Great Clips
- Target
- CVS Pharmacy
- Ulta Beauty
- Pier 1
- Marshalls
- Cost Plus World Market
- Old Navy

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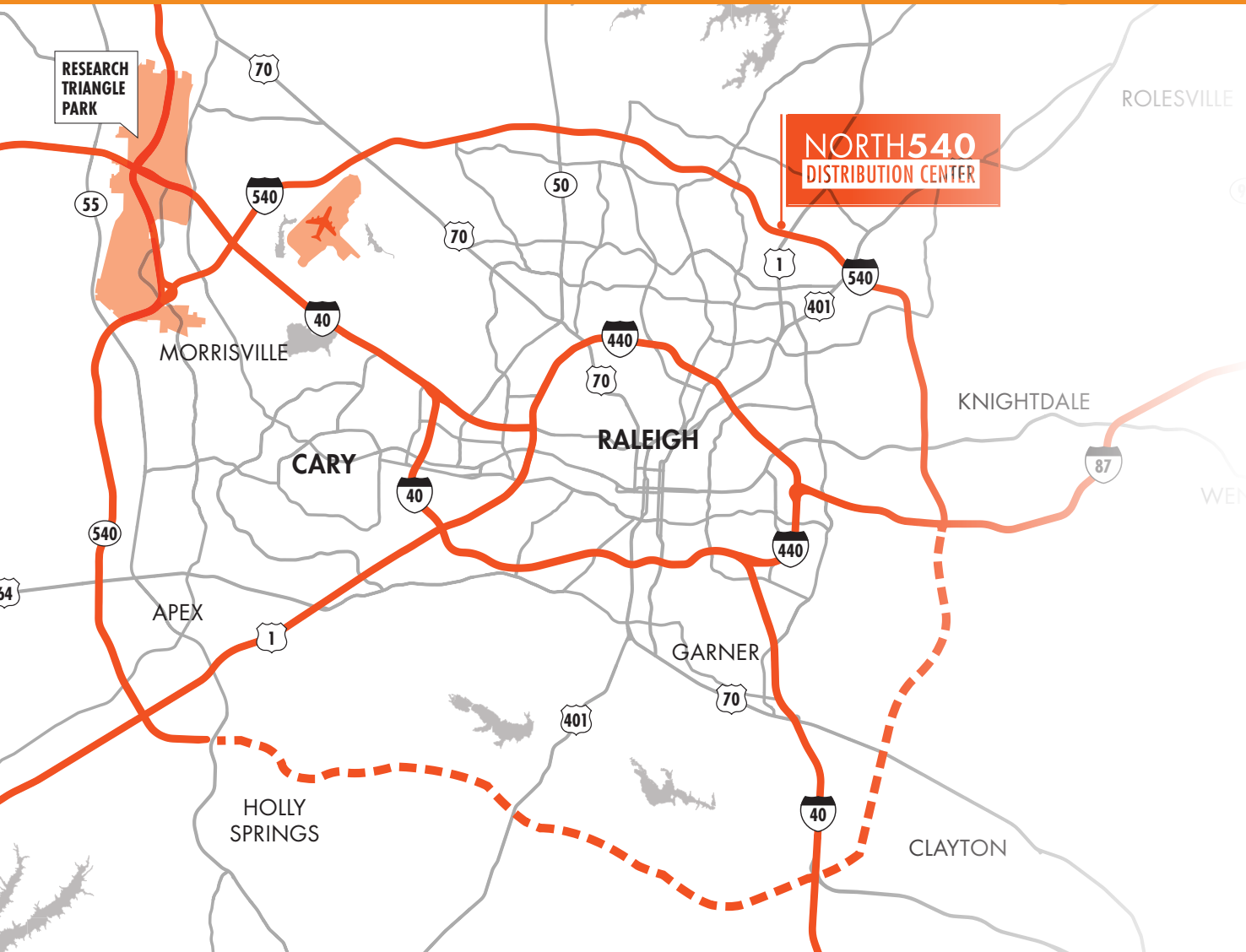
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LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	US Highway 1	<1 mile
	Interstate 540	1 mile
	Interstate 440	7 miles
	Interstate 40	12 miles
	Interstate 87	12 miles
	US Highway 401	14 miles
	Interstate 85	22 miles

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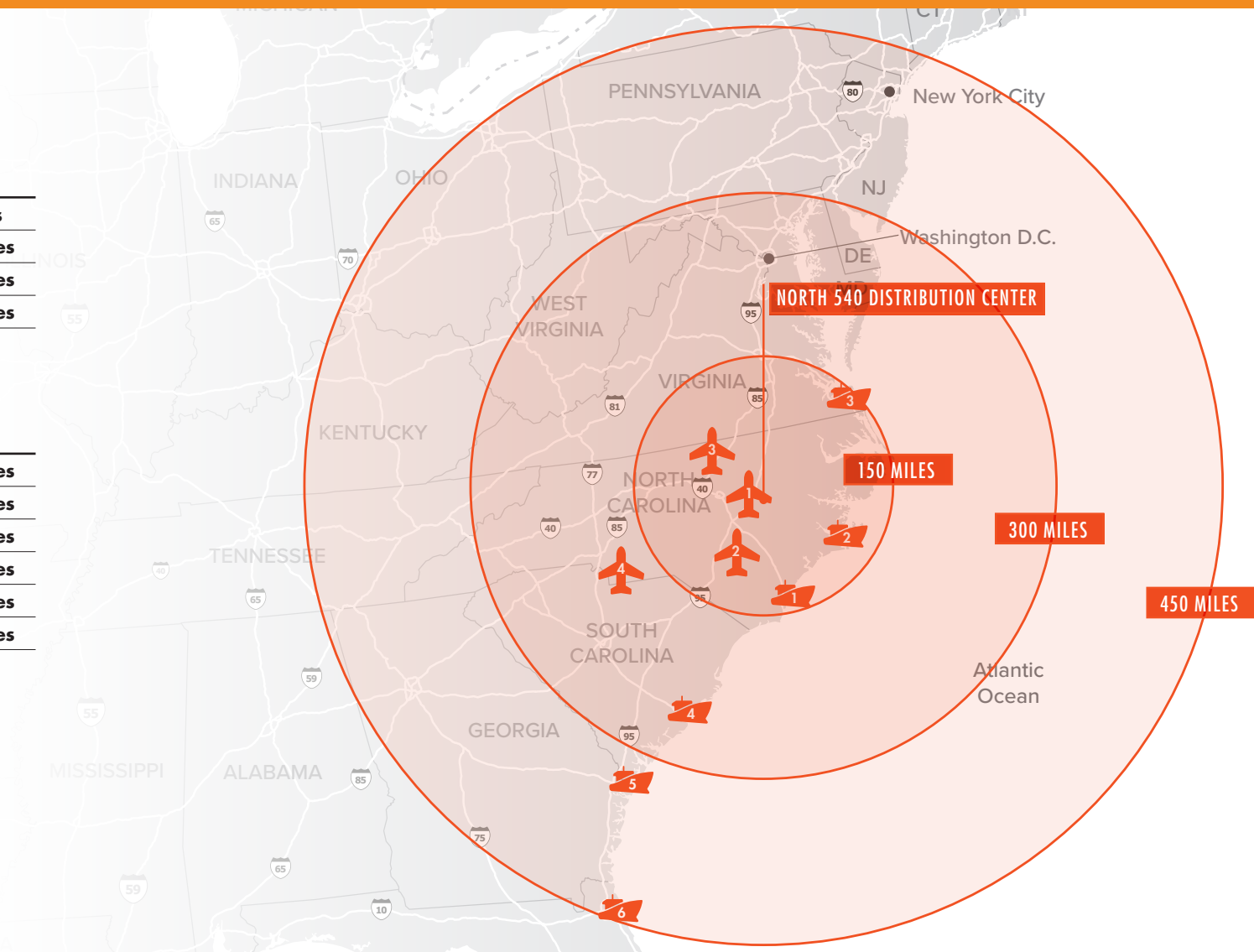
AIRPORTS

1	Raleigh-Durham International	15 miles
2	Fayetteville Regional	114 miles
3	Piedmont Triad International	104 miles
4	Charlotte Douglas International	185 miles



SEAPORTS

1	Wilmington, NC	176 miles
2	Morehead City, NC	173 miles
3	Norfolk, VA	145 miles
4	Charleston, SC	286 miles
5	Savannah, GA	328 miles
6	Jacksonville, FL	461 miles



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