

NORTH 540 GRESHAM LAKE OFFICES

3401 GRESHAM LAKE ROAD RALEIGH, NORTH CAROLINA 27615

±4,601 SF OFFICE SPACE FOR LEASE

BUILDING FEATURES

PROPERTY NAME	North 540 Distribution Center
ADDRESS	3401 Gresham Lake Road
CITY	Raleigh
STATE	NC
ZIPCODE	27615
COUNTY	Wake
DATE AVAILABLE	Immediately
LEASE RATE	\$9.95/SF NNN
BUILDING TYPE	Office and Warehouse
ZONING	Industrial Mixed Use ZONING LINK
NUMBER OF BUILDINGS	One (1)
TOTAL SF	240,211 SF
AVAILABLE SF	Suite 118: ±4,601 SF
NO. OF PARKING SPACES	See site plan
YEAR BUILT	Original - 1973 Expansion - 1982
SPRINKLER SYSTEM/TYPE	ESFR
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	City of Raleigh
ELECTRICAL PROVIDER	Progress Duke Energy



PROPERTY FEATURES

- Great access off of Gresham Lake Road to Capital Blvd providing immediate access to I-540.
- Close proximity to Triangle Town Center and other retail locations.
- In the heart of North Raleigh and close to many residential neighborhoods.

PROPERTY HIGHLIGHTS

- High parking ratio (7/1,000).
- Quality retail amenity base (3.37 MSF) within a 1.5 mile radius.
- Attractive brick and glass exterior.
- Well suited for a call center.

FOR MORE INFORMATION, PLEASE CONTACT:

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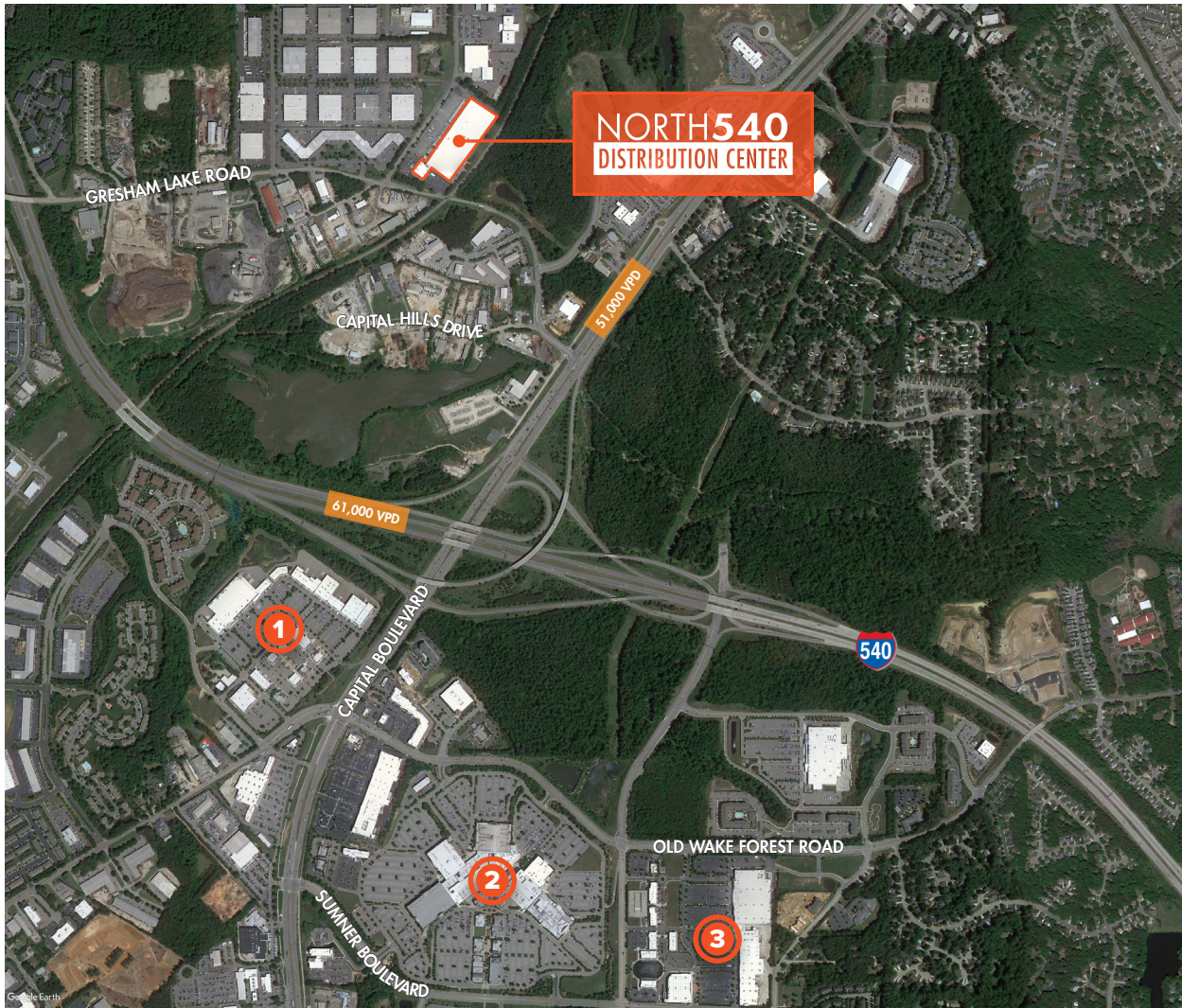
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NEARBY AMENITIES



1 PLANTATION POINT

1.3 MILES

Life Time Fitness	Big Lots
The Athlete's Foot	Sweet Frog
Burlington	Garner Appliance & Mattress
Crab du Jour	Rising Sun Pools & Spas
Dollar Tree	Red Bowl Asian Bistro
BJ's	Triangle Swim School

2 TRIANGLE TOWN CENTER

1.8 MILES

Best Buy	Chili's Grill & Bar
Hobby Lobby	Saks Fifth Avenue
Belk	Barnes & Noble
Dillard's	Finish Line
Macy's	Men's Warehouse
Sears Auto Center	Talbot's
McDonald's	

3 POYNER PLACE

2.0 MILES

Great Clips	Cost Plus World Market
Target	Old Navy
Michael's	Ross
Ulta Beauty	Applebee's
Marshalls	Five Below

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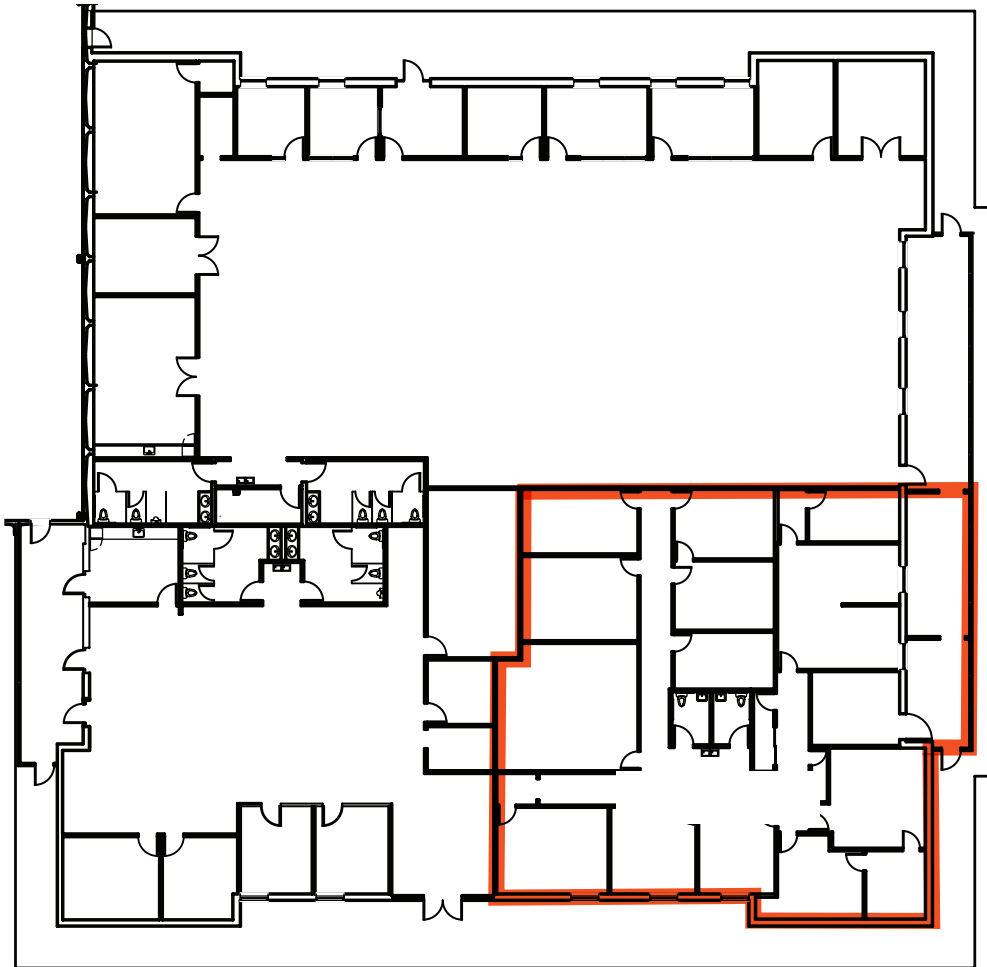
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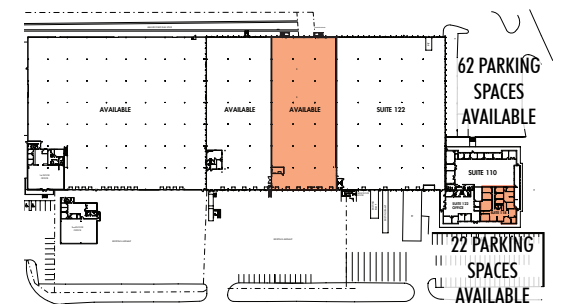
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FLOOR PLAN

4,601 SF



SUITE 118
4,601 SF



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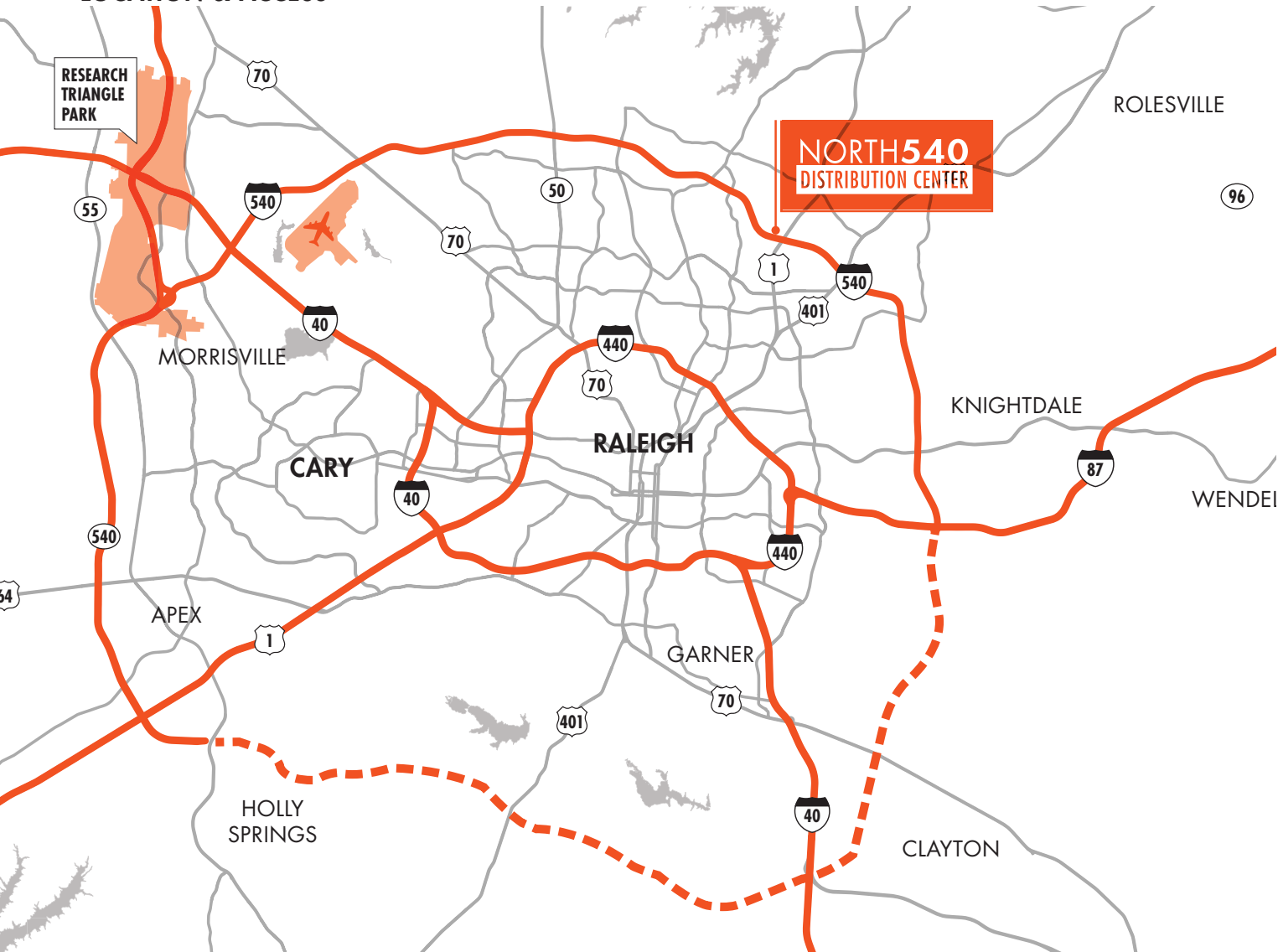
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LOCATION & ACCESS



INTERSTATES

Uninterrupted distribution to every major market in the United States

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

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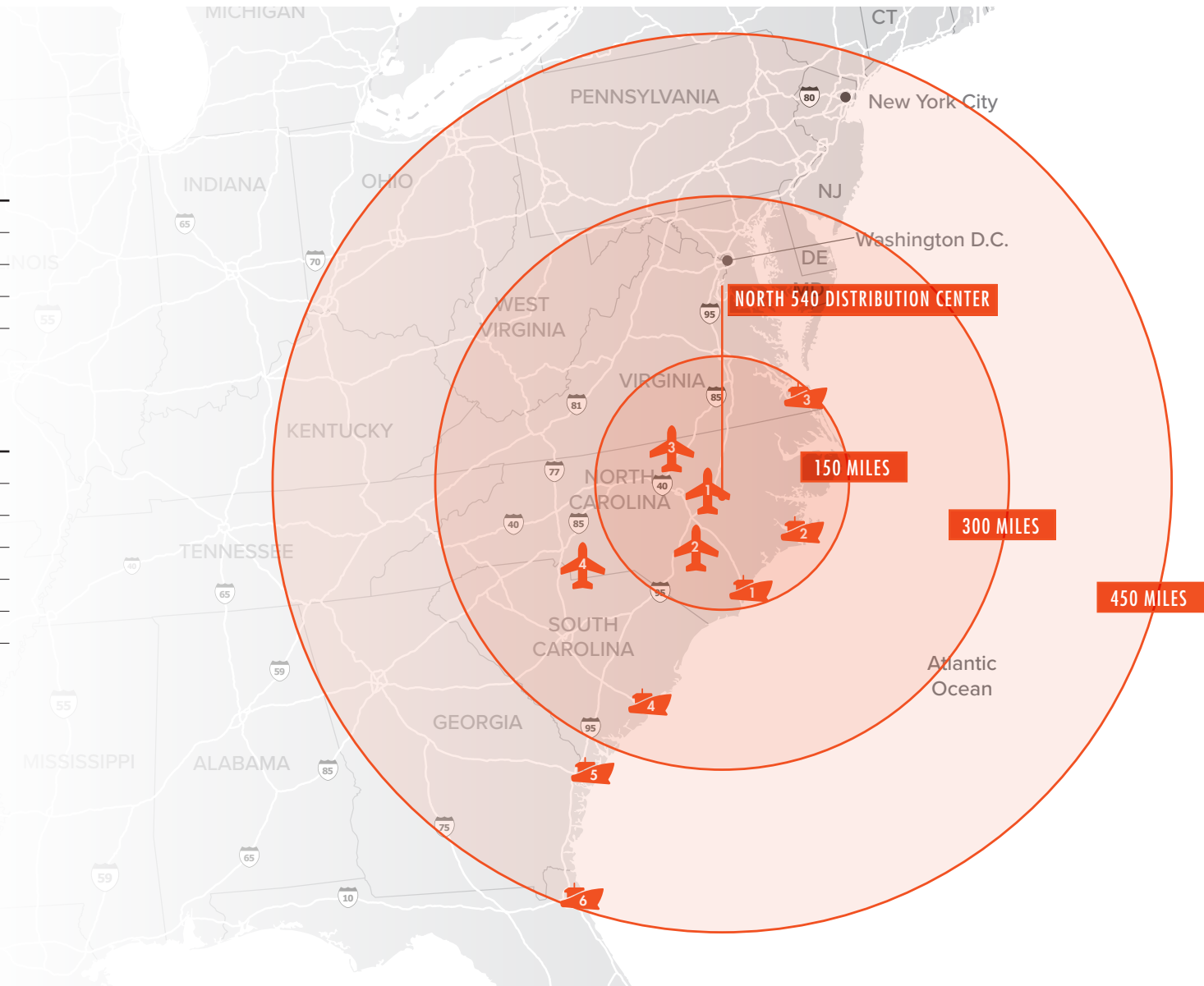
AIRPORTS

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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