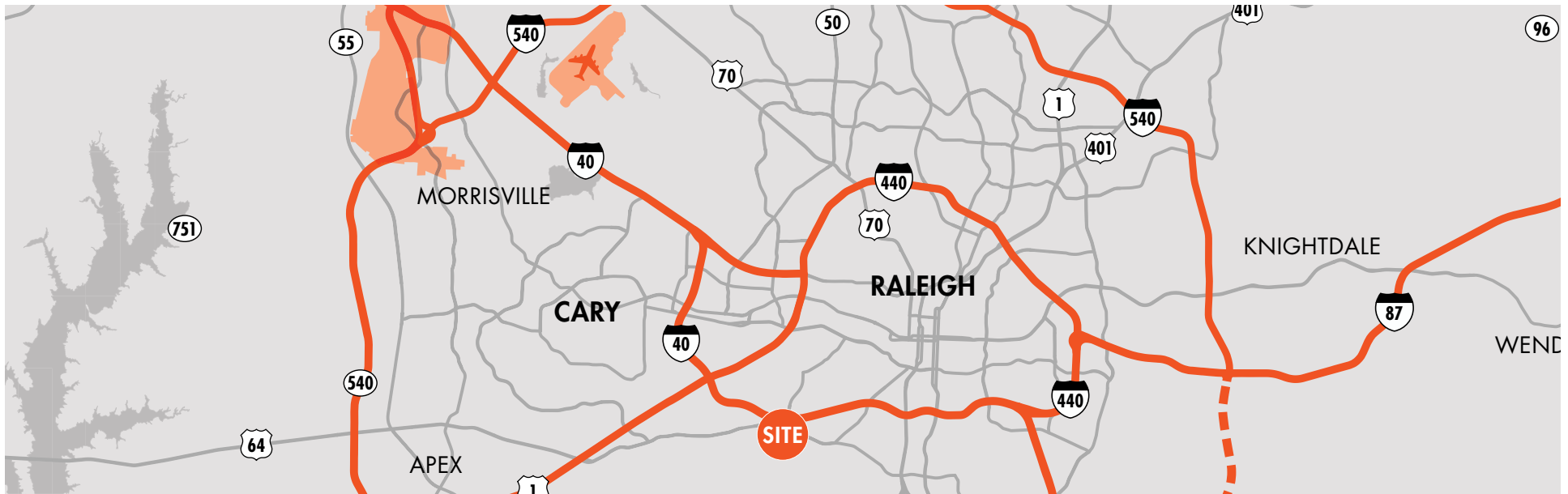


# 3800 TRYON ROAD

RALEIGH, NC 27606

±7,612 - 17,421 SF AVAILABLE FOR LEASE



## PROPERTY FEATURES

- Located in Southwest Raleigh at the corner of Tryon Road and Gorman Road just off I-40 exit 295
- Approximately 0.2 miles from I-40, 2.5 miles from I-440 and US Hwy 64, 3 miles to US Hwy 401, 7 miles to downtown Raleigh and 15 minutes to RDU International Airport
- Suite D - ±7,612 SF of flex/warehouse space @ \$11.00 PSF
- Suite E - ±17,421 SF of flex/warehouse space @ \$10.00 PSF

## BUILDING FEATURES

BUILDING SIZE	±62,060 SF
LOT SIZE	±6.89 acres
AVAILABLE SPACE	±17,421 SF
YEAR BUILT	1961, renovated in 1980
CLEAR HEIGHTS	12 - 22 feet
DOCK/DRIVE IN DOORS	3 dock doors & 6 drive in doors
ZONING	IX-3 PL ; Industrial Mixed Use
TIMING	Immediately
TICAM	\$2.00 PSF

FOR MORE INFORMATION, PLEASE CONTACT:

**JAMES MATTOX | 919.576.2696**  
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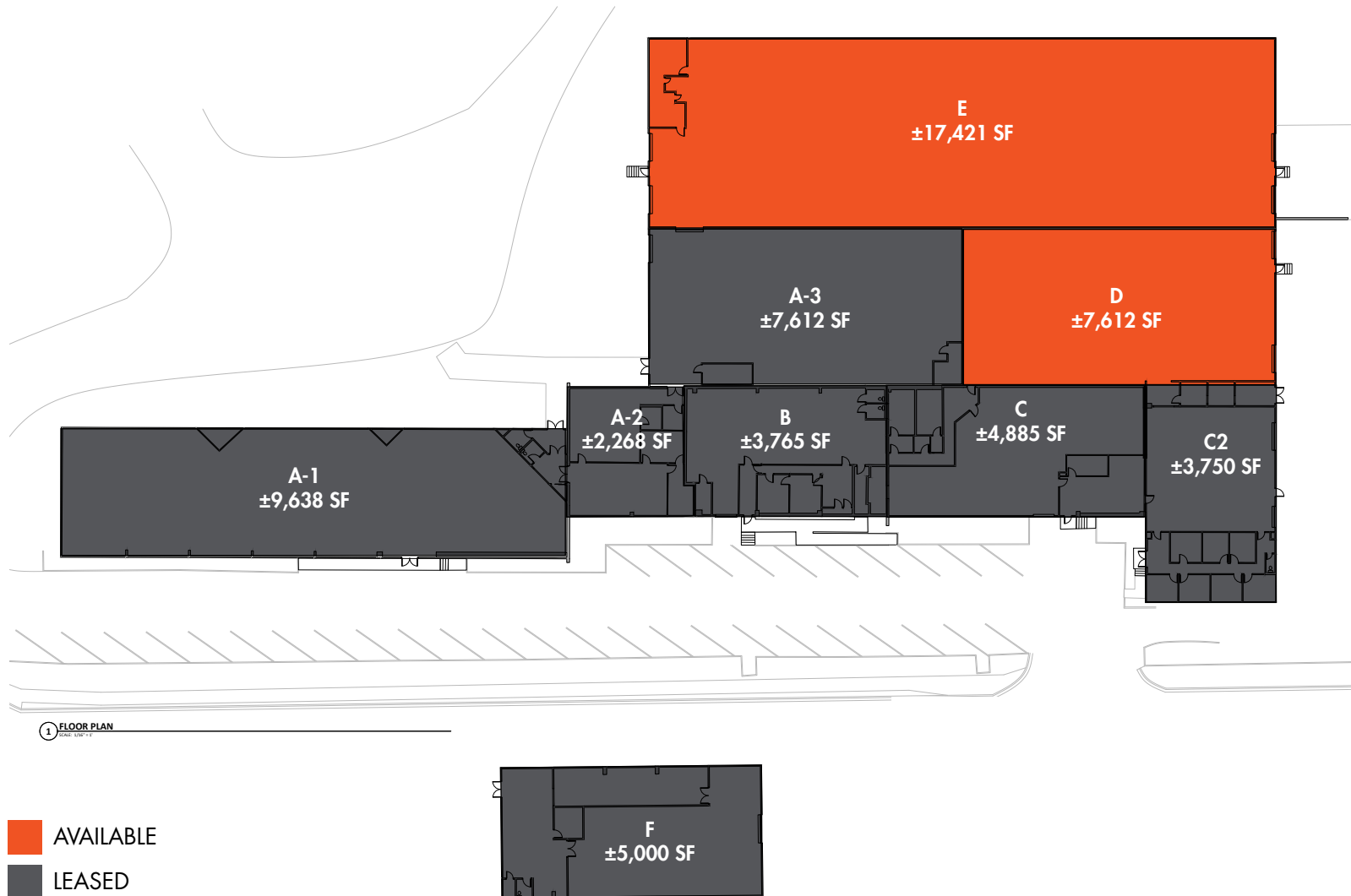
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## FLOOR PLAN



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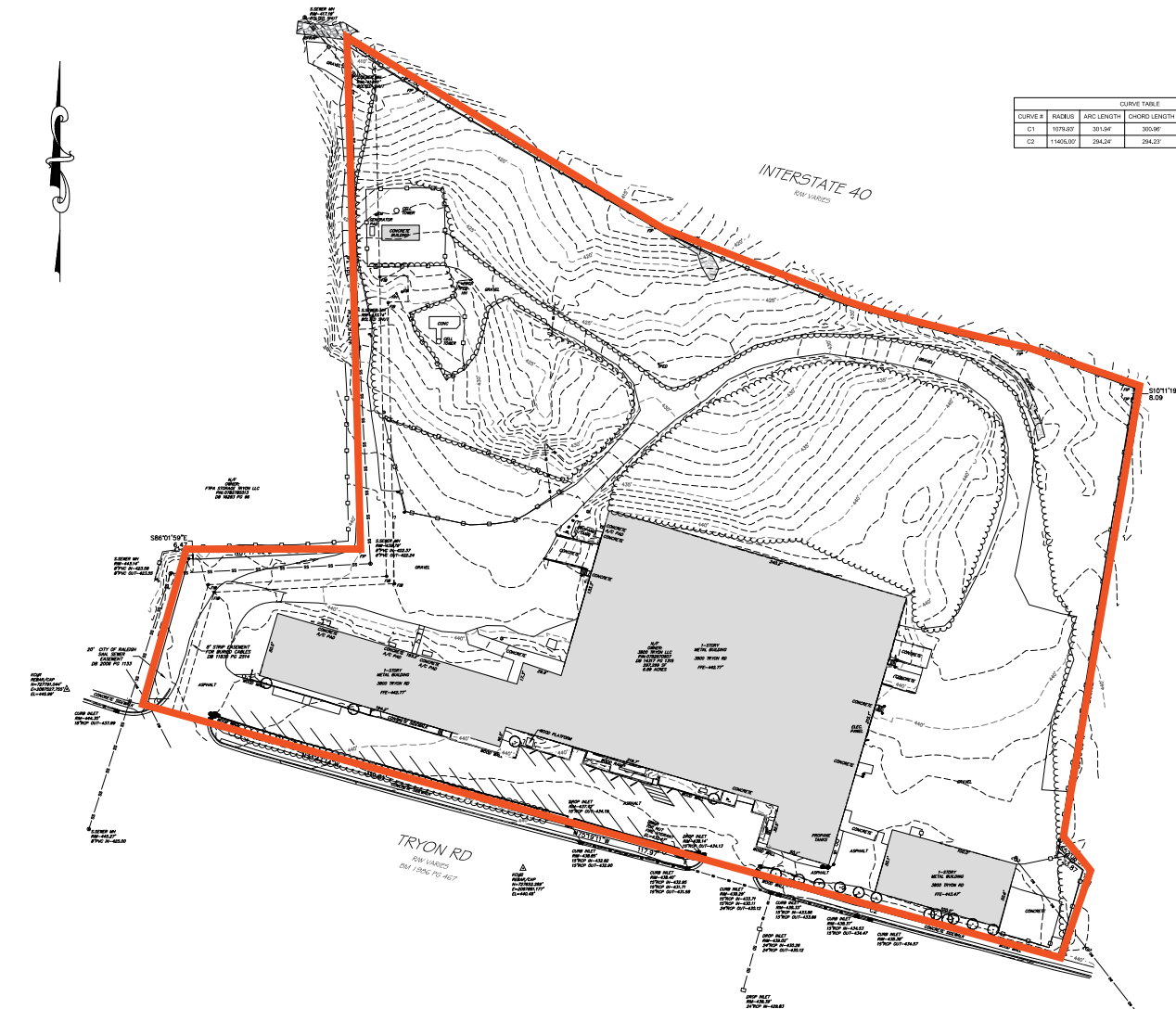
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CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1079.93'	301.94'	300.96'	S71°49'00"E
C2	11405.00'	294.24'	294.23'	N74°50'50"W

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE.

2. AREA SHOWN HEREIN COMPILED BY COORDINATE METHOD.

3. THE BASES OF THE BEARING SHOWN HEREIN ARE BASES ON NA83 BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED IN OCTOBER 2018.

4. ELEVATIONS SHOWN HEREIN BASED ON NORTH AMERICAN DATUM 1983 (NAD83) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED IN OCTOBER 2018.

5. SUBJECT PROPERTIES KNOWN AS PARCEL NUMBERS: AS SHOWN

OWNER INFORMATION:  
3000 TRYON LLC  
3000 TRYON RD.  
RALEIGH, NC 27612

6. CONTOUR INTERIOR IS ONE FOOT (1').

7. BOUNDARY AND EASEMENT INFORMATION SHOWN HEREIN IS BASED UPON AN ALTA/ACSM LAND SURVEY ENTITLED "3000 TRYON, LLC" PREPARED BY JAY P. PHELPS JR. PROFESSIONAL SURVEYOR, DATED NOVEMBER 3, 2011.

SURVEY CONTROL		SPRINKLER HEAD	
BOUNDARY MONITORING		VALVE CONTROL VALVE	
BOLLARD		WATER MAIN	
TRUCK MOUNTS		WELL	
STREET LIGHT		WELL LARGE ROOF	
CLEANOUT		SEE SYMBOL & SIZE	
ONE WAY DIRECTIONAL UNIT		WOODLINE	
TRAFFIC HAZARD		FENCE	
ELECT. HANDHOLE		STORM DRAIN PIPE	
HANDHOLE		SANITARY MAIN PIPE	
LIGHT POLE		GAZ LINE	
UTILITY POLE		POWER LINE	
GROUND LIGHT		TELEPHONE LINE	
PAV. IN CHARGE		UNKNOWN UTILITY	
YARD LIGHT		UNKNOWN UTILITY	
SIGNAL MANHOLE		OVERHEAD WIRE	
TELEPHONE MANHOLE			
COMMUNICATIONS MANHOLE			
SEWER MANHOLE			
ELECTRIC MANHOLE			
MANHOLE			
WATER MANHOLE			

I, JAMES M. CELLENTHIN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION; THAT THIS MAP DOES NOT REPRESENT AN OFFICIAL BOUNDARY SURVEY AND HAS NOT BEEN PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_

PRELIMINARY  
JAMES M. GELLENTHIN, NC PLS No. L-3860

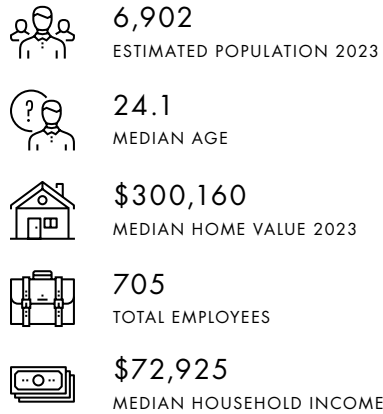
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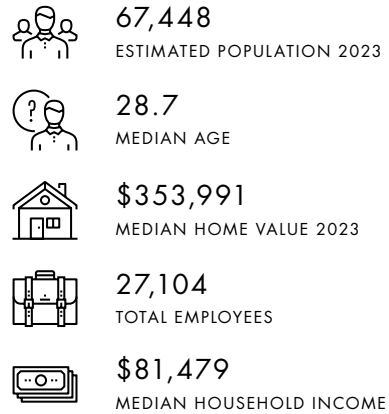
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## DEMOGRAPHICS

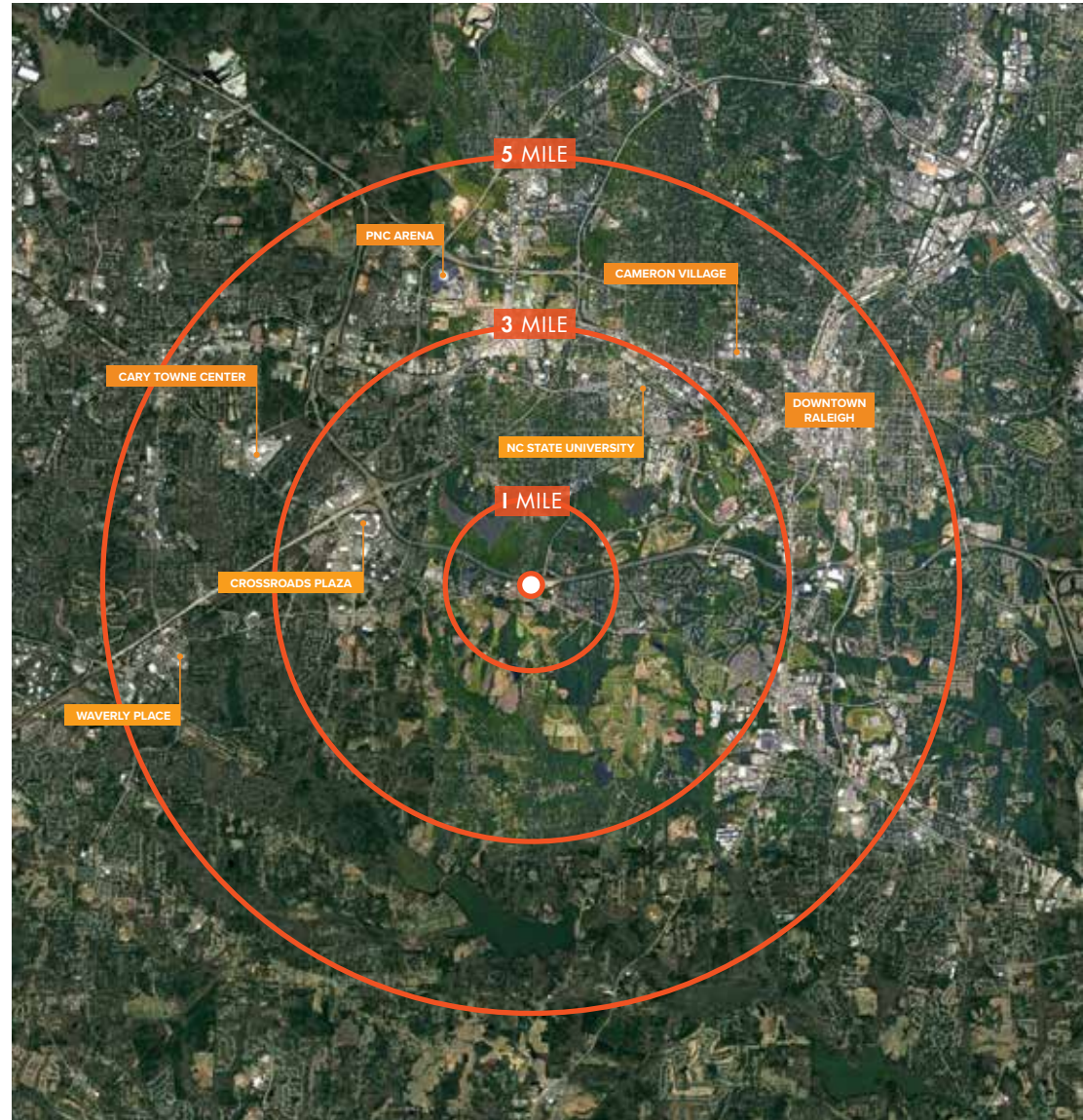
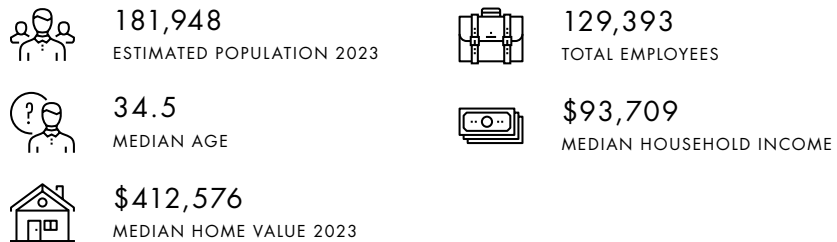
### 1 MILE RADIUS



### 3 MILE RADIUS



### 5 MILE RADIUS



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## PHOTOS



REAR PARKING AREA



SUITE E



SUITE E



SUITE E

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