



MACGREGOR YARDS II
118 MACKENAN DRIVE
CARY, NORTH CAROLINA 27511

OFFICE/FLEX SPACE FOR LEASE

±10,000 - 25,130 SF



MACGREGOR YARDS II

SPACE FOR LEASE

LOCATION & NEARBY AMENITIES

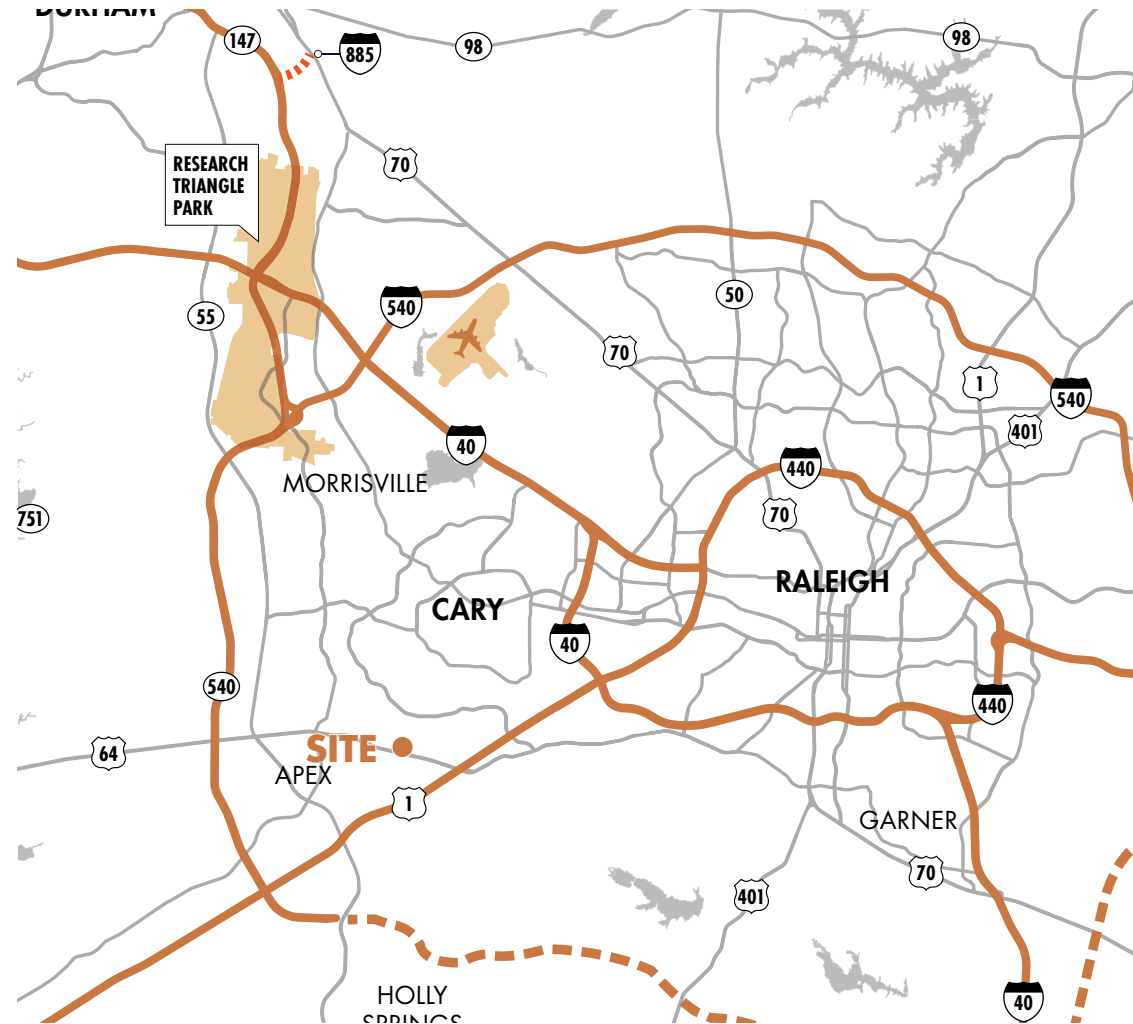
- Central Cary location with direct access to US-1 and Highway 64
- Close proximity to MacGregor Village, Waverly Place and Koka Booth Amphitheatre

PROPERTY FEATURES

- Attractive corporate office/flex setting
- Property upgrades underway
- Functional space with loading doors and a well-designed truck court
- Strong ownership prepared to execute

BUILDING STATS

PROPERTY TYPE	Flex
LOCATION	118 MacKenan Drive, Cary, NC 27511
BUILDING SIZE	50,591 SF
FLOORS	One (1)
LEASING RATE	\$18.50 NNN
TICAM	\$4.08/SF
LOADING DOCKS	Two dock-high doors
CLEAR HEIGHT	18'
PARKING	3.5/1,000 SF
POWER	277/480V 3-phase
AVAILABLE SPACE	Suite 200: 25,130 SF



For more information, please contact:

PATRICK BLACKLEY

Senior Vice President
 (919) 274 9323
 patrick.blackley@foundrycommercial.com

JANE DOGGETT, CCIM

Market Leader
 (919) 625 8828
 jane.doggett@foundrycommercial.com

JOHN KELLY, SIOR

Principal, Brokerage Services
 (919) 987 1005
 john.kelly@foundrycommercial.com

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 COMMERCIAL

2301 Sugar Bush Road, Suite 220
 Raleigh, NC 27612

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PROPERTY UPGRADES

RECENTLY COMPLETED

- Painted exterior of buildings
- Suite entry awnings installed
- Upgraded monument and directional signage

COMING SOON

- The Pocket Park – An outdoor tenant amenity area between both buildings



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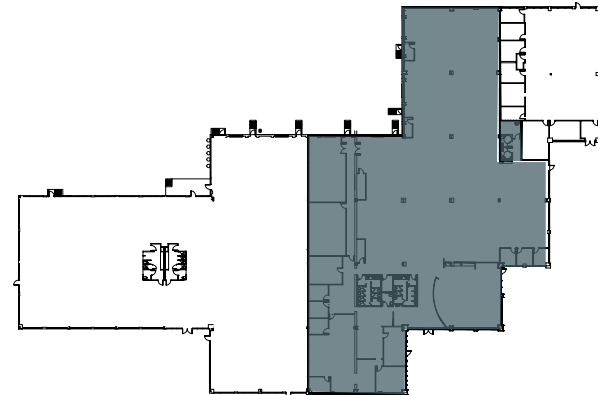
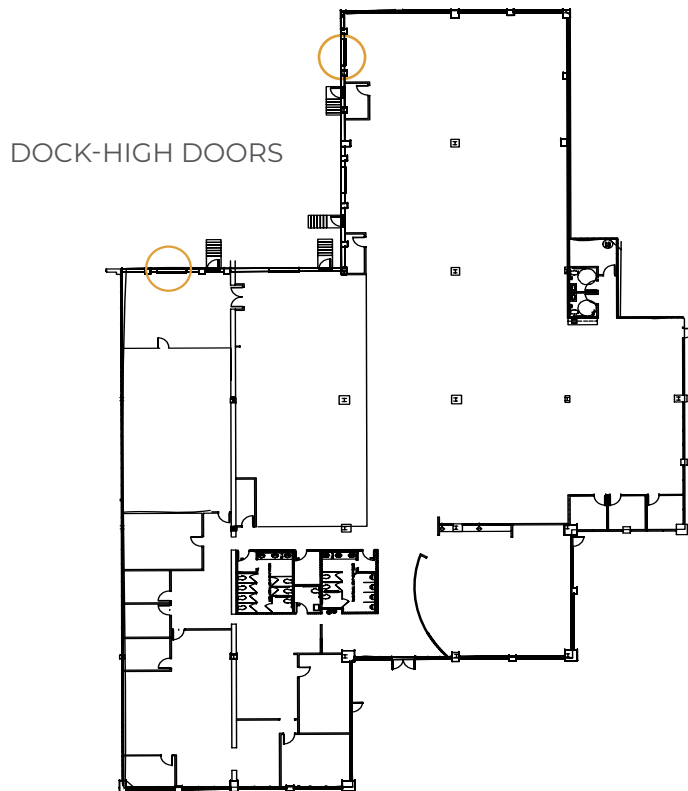
MACGREGOR YARDS II

SPACE FOR LEASE

SPACIOUS FLOORPLANS

FLOOR PLAN

SUITE 200 | ±25,130 SF



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