

8009-8013

# PURFOY ROAD

*RALEIGH-DURHAM, NC MSA*

*141,146 SF CLASS A INDUSTRIAL SPACE FOR LEASE OR SALE*

*LEASE RATE: \$8.95 PSF NNN*

*SALE PRICE: \$21,900,000*



## BUILDING FEATURES

ADDRESS	8009-8013 Purfoy Road
CITY	Fuquay-Varina (Raleigh-Durham MSA)
STATE	North Carolina
COUNTY	Wake
DATE AVAILABLE	Available
LEASE RATE	\$8.95 PSF NNN
TICAM	Estimated \$1.94 PSF
SALE PRICE	\$21,900,000
TAX PARCEL ID#	0666850668, 0666853364
BUILDING TYPE	Warehouse / Distribution
YEAR BUILT	1998
NO. OF ACRES	11.25 AC
ZONING	RLI Research Light Industrial
BUILDING DIMENSIONS	200' x 705'
TOTAL SF	141,146 SF
AVAILABLE SF	67,287 SF - 141,146 SF
OFFICE SF	Suite 8009: 2,945 SF Suite 8013: 2,720 SF Total Office: 5,665 SF

EXTERIOR WALL MATERIAL	Tilt-up concrete construction
ROOF	60 mil TPO roof (installed in 2023)
CEILING HEIGHT	30'
COLUMN SPACING	43.5' x 50'
FLOOR THICKNESS	5" reinforced concrete
SPRINKLER SYSTEM/TYPE	ESFR
LIGHTING	Suite 8009: Metal Halide Suite 8013: LED
ELECTRICAL	277/480 3 phase 1800 amps
PARKING	57 employee spaces
TRUCK COURT	Suite 8009 (rear-load): 165' deep with 65' concrete apron Suite 8013 (front-load): 108' deep with 65' concrete apron
LOADING DOCKS	Sixteen (16) dock-high positions Two (2) drive-in doors
UTILITIES	
NATURAL GAS	PSNC Energy
WATER & SEWER	Town of Fuquay-Varina
ELECTRIC	Duke Energy



SITE PLAN | 67,287 SF - 141,146 SF AVAILABLE



FLOOR PLAN | 67,287 SF - 141,146 SF AVAILABLE NOW

BUILDING INFORMATION

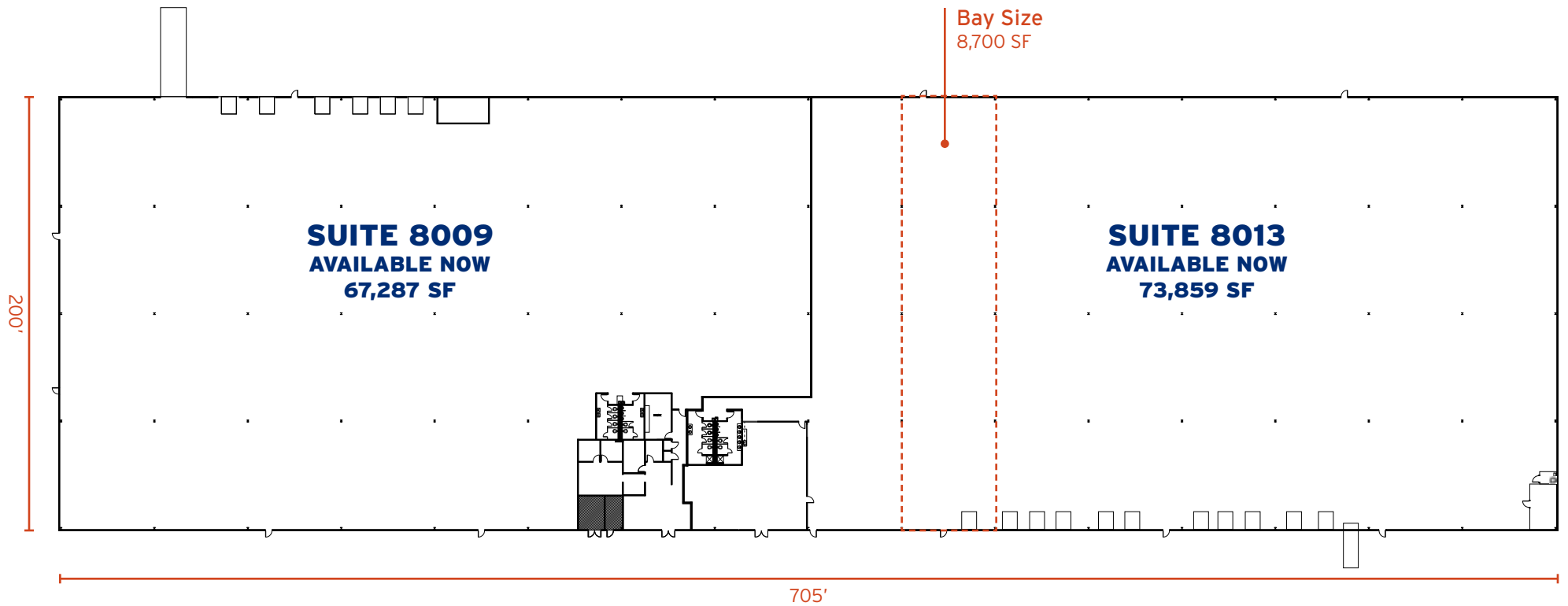
TOTAL SPACE  
141,146 SF

OFFICE  
5,665 SF

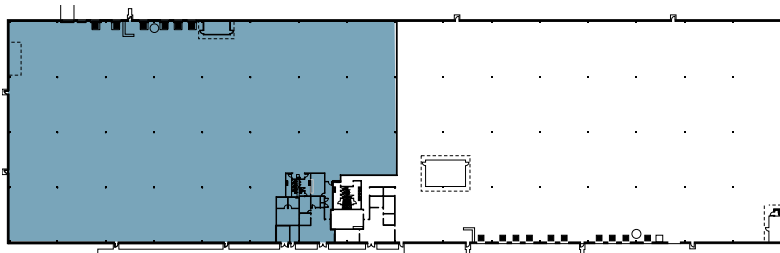
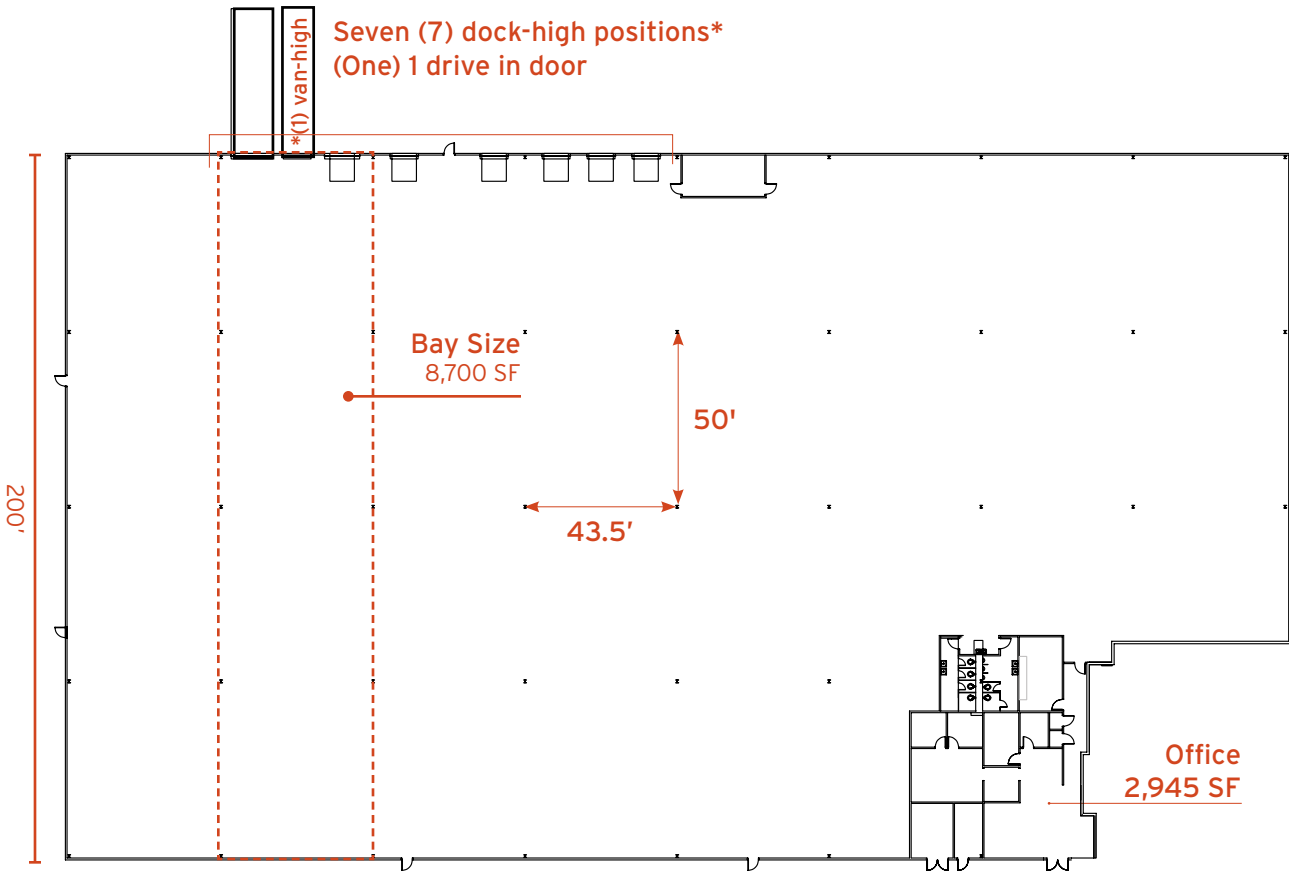
WAREHOUSE  
135,481 SF

LOADING  
Sixteen (16) 8x9' dock high doors  
One (1) 10'x10' dock high door  
One (1) 9x10' van high door  
Two (2) 12'x14' drive-in doors

TRAILER  
POSITIONS  
15



**SUITE 8009 | 67,287 SF AVAILABLE NOW**



**SUITE 8009 INFORMATION**

67,287 SF  
AVAILABLE NOW

2,945 SF  
OFFICE

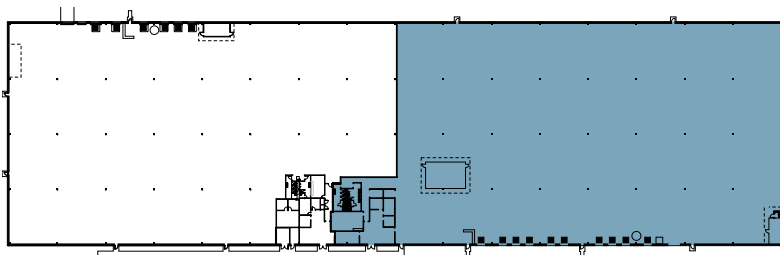
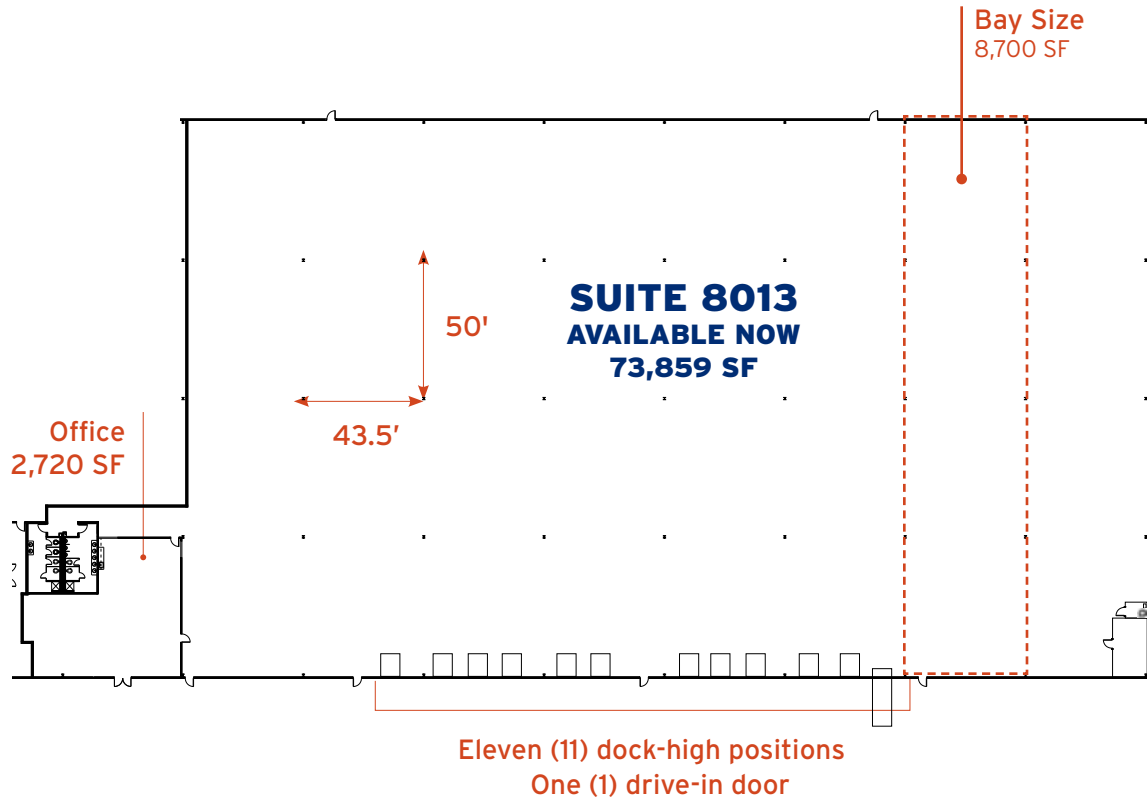
64,342 SF  
WAREHOUSE

Six (6) 8' x 9' dock-high doors  
One (1) 9' x 10' van-high dock door  
One (1) 12' x 14' drive-in doors

**LOADING**

15 trailer positions  
**TRAILER STORAGE**

**SUITE 8013 | 73,859 SF AVAILABLE NOW**



**SUITE 8013 INFORMATION**

73,859 SF  
AVAILABLE NOW

2,720 SF  
OFFICE

71,139 SF  
WAREHOUSE

Ten (10) 8' x 9' dock-high doors  
One (1) 10' x 10' dock-high door  
One (1) 12' x 14' drive-in door

**LOADING**

## LOCATION AND ACCESS

### DRIVE TIMES

**7 MILES**

FUTURE INTERSTATE 540

**12 MILES**

US HIGHWAY 1

**15 MILES**

INTERSTATE 40

**17 MILES**

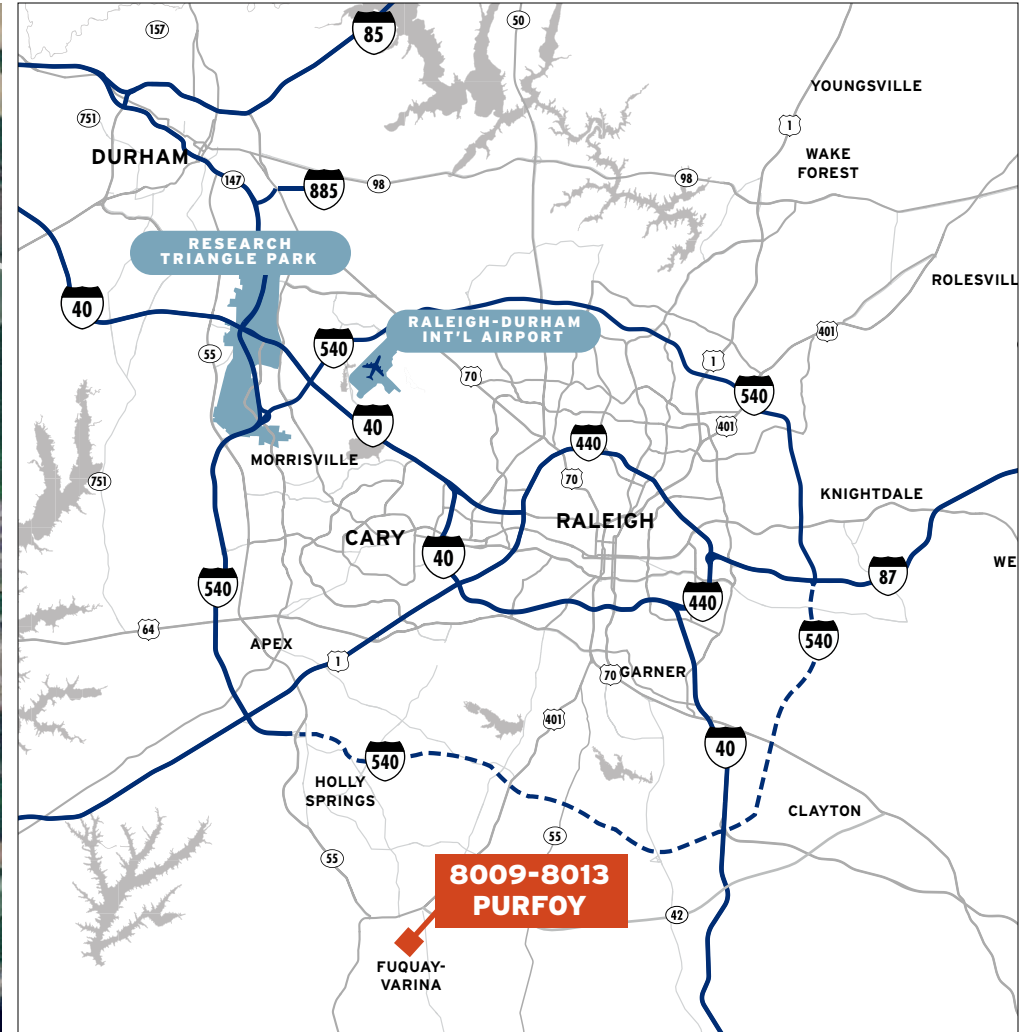
DOWNTOWN RALEIGH

**23 MILES**

INTERSTATE 95

**29 MILES**

RALEIGH-DURHAM INTERNATIONAL





LOCATION + ACCESS

AIRPORTS & SEAPORTS



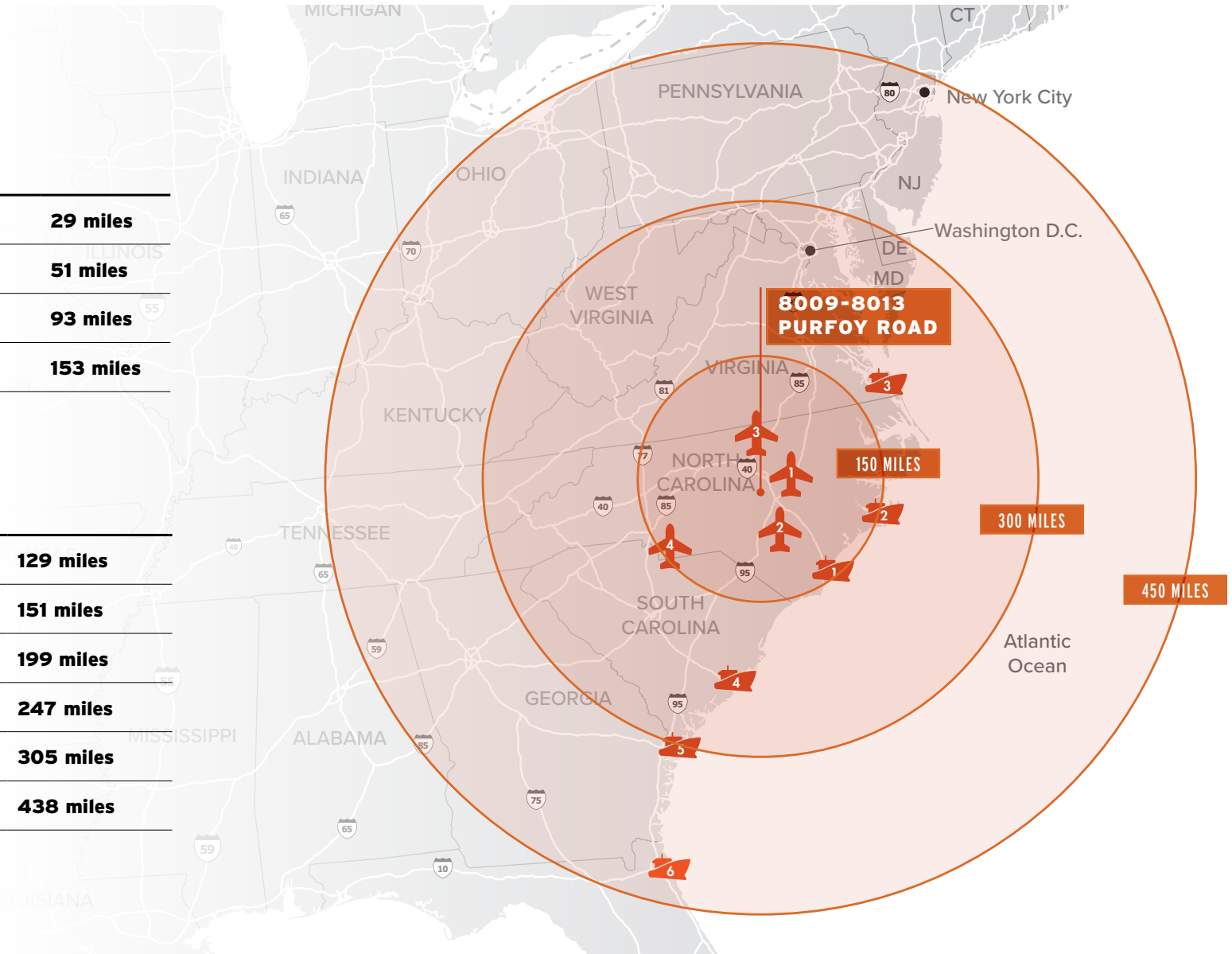
**AIRPORTS**

- |          |                                 |                  |
|----------|---------------------------------|------------------|
| <b>1</b> | Raleigh-Durham International    | <b>29 miles</b>  |
| <b>2</b> | Fayetteville Regional           | <b>51 miles</b>  |
| <b>3</b> | Piedmont Triad International    | <b>93 miles</b>  |
| <b>4</b> | Charlotte Douglas International | <b>153 miles</b> |



**SEAPORTS**

- |          |                   |                  |
|----------|-------------------|------------------|
| <b>1</b> | Wilmington, NC    | <b>129 miles</b> |
| <b>2</b> | Morehead City, NC | <b>151 miles</b> |
| <b>3</b> | Norfolk, VA       | <b>199 miles</b> |
| <b>4</b> | Charleston, SC    | <b>247 miles</b> |
| <b>5</b> | Savannah, GA      | <b>305 miles</b> |
| <b>6</b> | Jacksonville, FL  | <b>438 miles</b> |





## CONTACT US

OWNED + OPERATED BY  
**EDGEWATER**  
VENTURES

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