

INDUSTRIAL FOR LEASE

10601 WORLD TRADE BOULEVARD, RALEIGH, NC 27617

12,020 SF | MOVE-IN READY



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

LOCATION DESCRIPTION

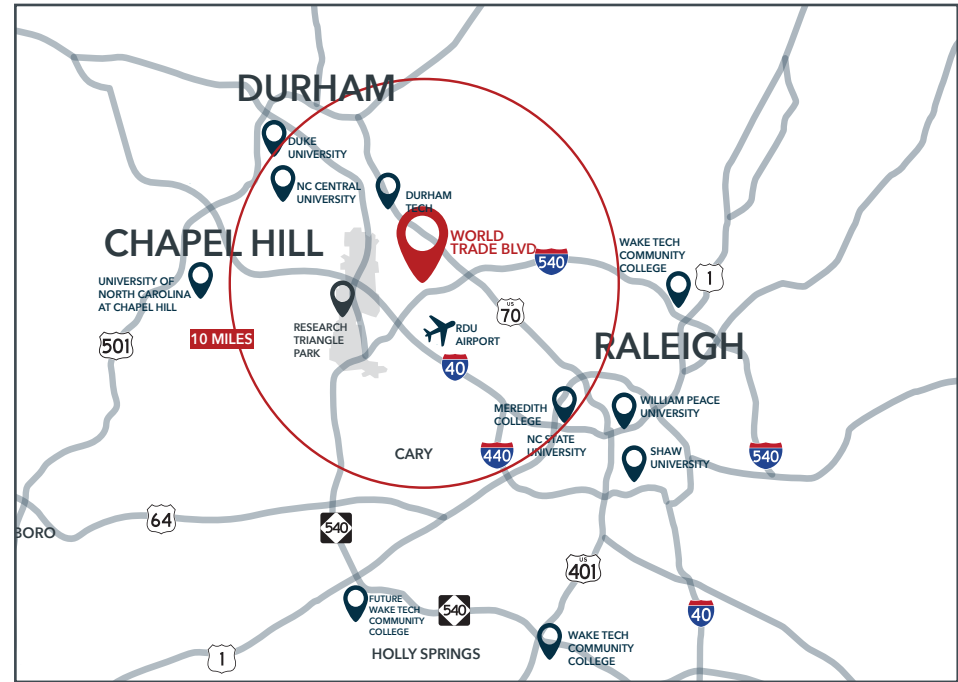
Located on World Trade Boulevard in Raleigh, this Class A flex industrial property offers an ideal position near the heart of the Triangle's RDU and Research Triangle Park corridor. The site provides convenient access to I-40 and I-540, supporting efficient regional connectivity and distribution. Its proximity to RDU International Airport and surrounding employment centers places users within a strong labor pool and a dense mix of industrial, office, and technology-driven businesses. This location is well suited for flex or light industrial users seeking functionality and long-term growth in a highly active submarket.

SPACE HIGHLIGHTS

- » Suite 111: 12,020 SF
- » 20' clear height
- » Dock-high door
- » 12' x 12' grade level door
- » One bay 100% HVAC
- » Move in ready

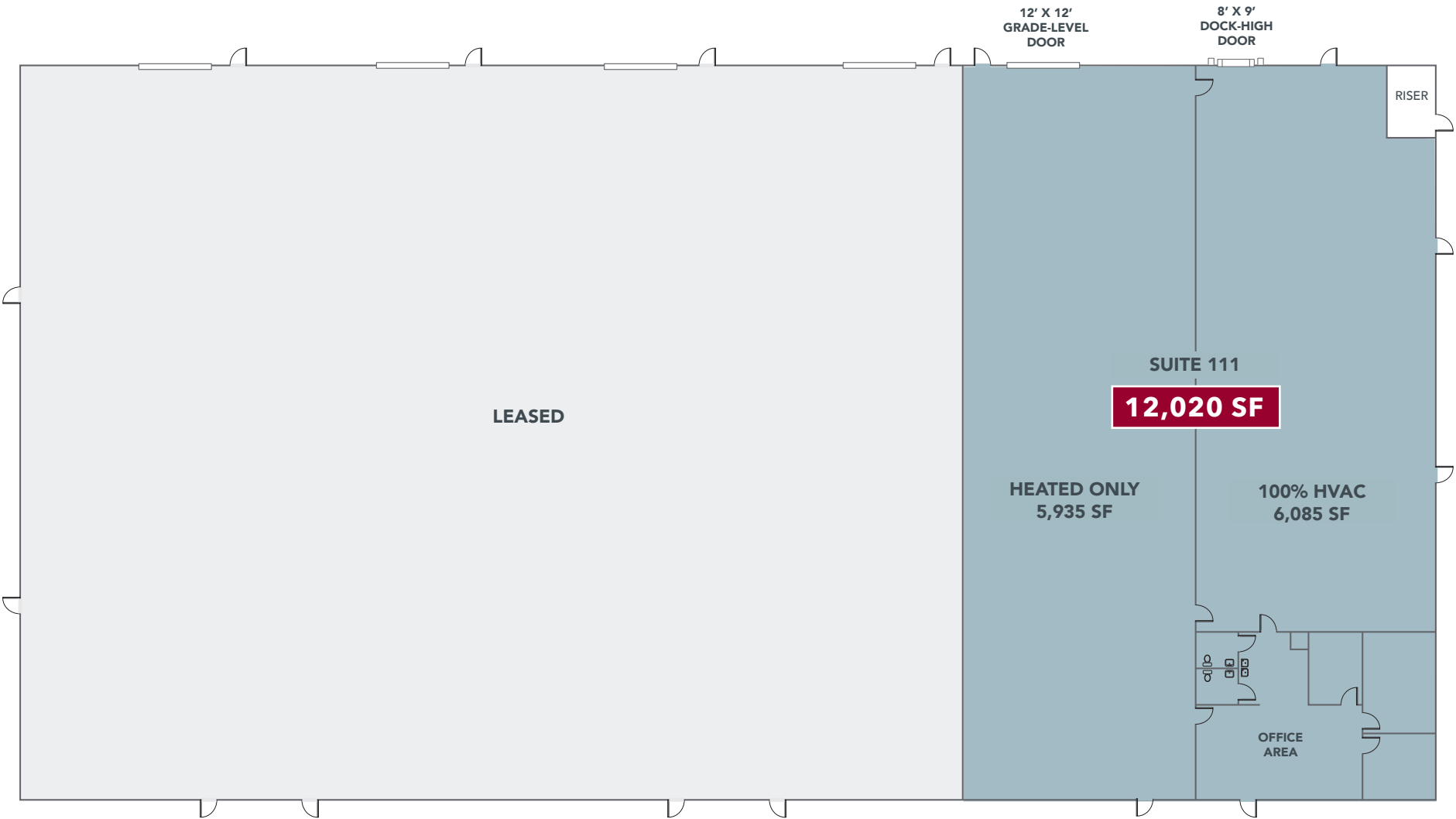
LEASE RATE

- » \$18.95/SF, NNN
- » TICAM: \$3.15/SF



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FLOOR PLAN



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SITE PLAN

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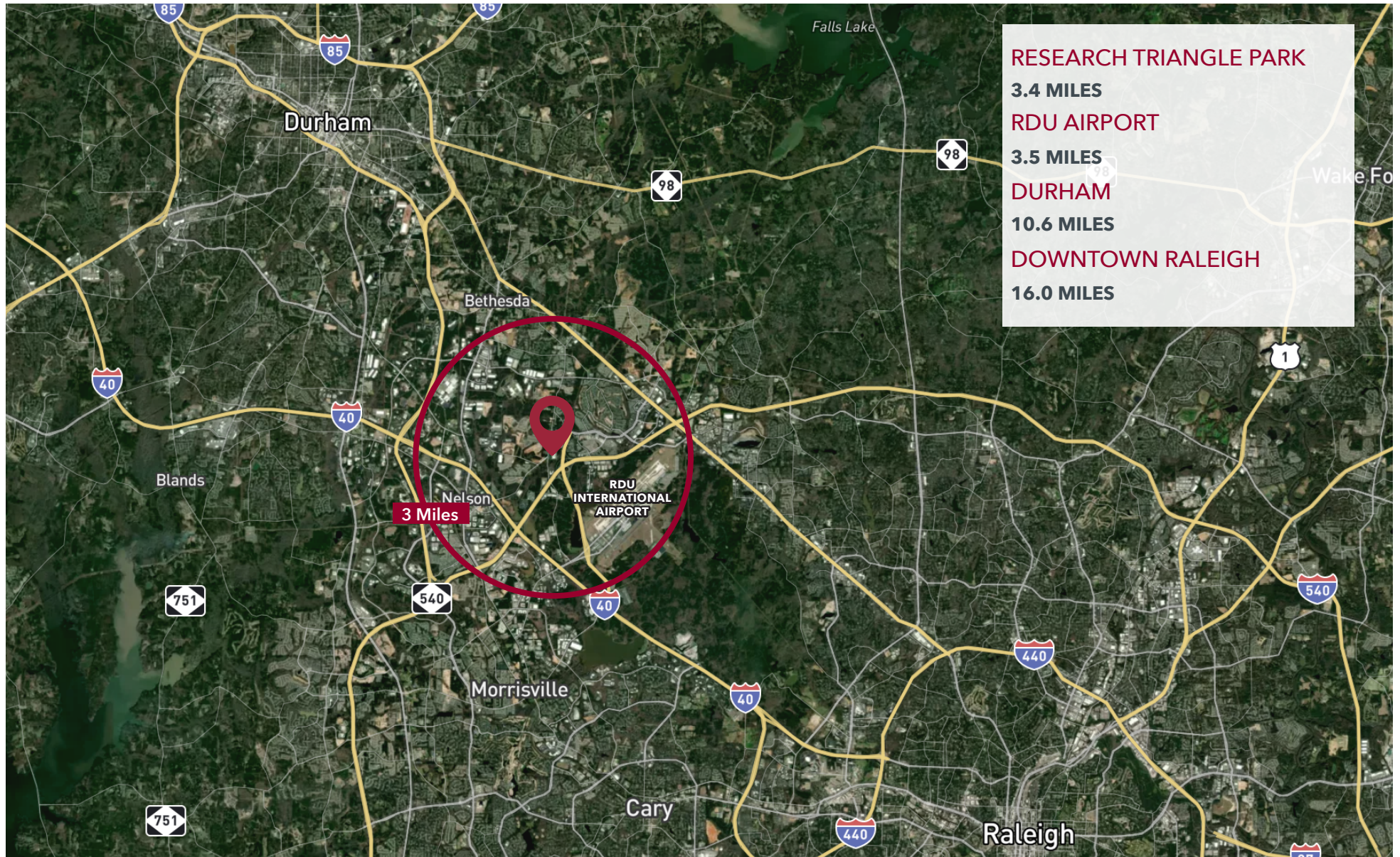


Zoning
IX-3 (RALEIGH)

Parking
68 SPACES

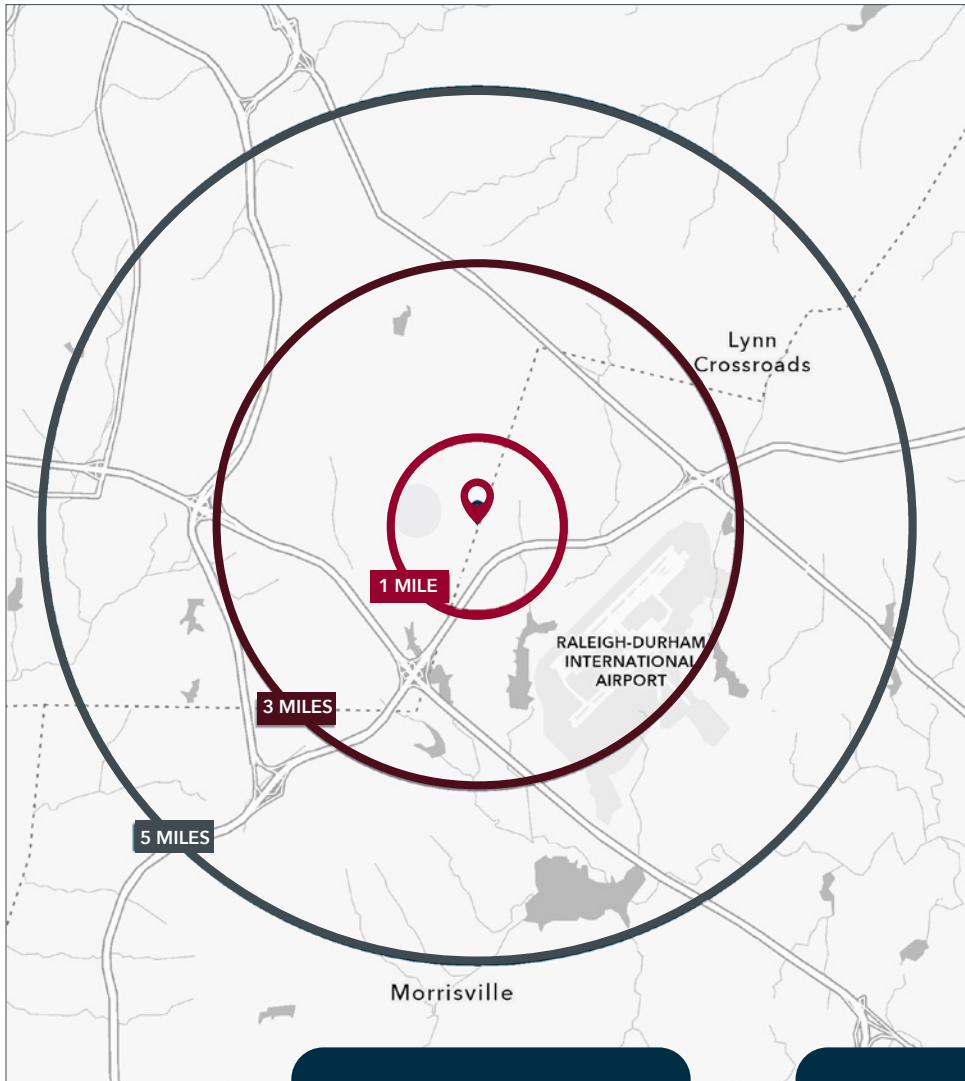
Acres
4.21

AREA OVERVIEW

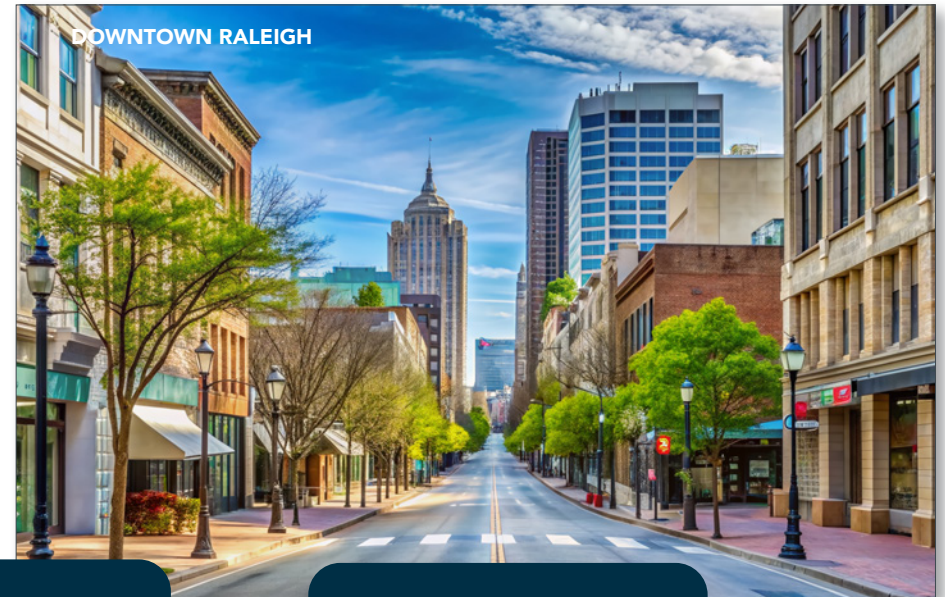


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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2025)	7,070	40,518	107,832
Daytime Population	11,028	88,508	240,943
Number of Businesses	148	2,303	5,321
Number of Employees	2,393	40,536	83,313
Bachelor's Degree of Higher	69.1%	66.7%	67.5%



#1

TOP METRO FOR BEST
BUSINESS CLIMATE (RALEIGH)
(BUSINESS FACILITIES 2025)

#1

STATE FOR BUSINESS
(NORTH CAROLINA)
(CNBC 2025)

#1

BEST PERFORMING
LARGE CITY (RALEIGH)
(MILKEN INSTITUTE - 2025)

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