



2700 YONKERS ROAD
Raleigh, NC 27604

PROPERTY INFORMATION

Address:	2700 Yonkers Road, Raleigh, NC 27604
County:	Wake
Building Size:	±60,000 SF
Year Built/Renovated:	1984/2011
Acreage:	±5.84 acres
Construction:	Steel and Concrete
Zoning:	IX-3

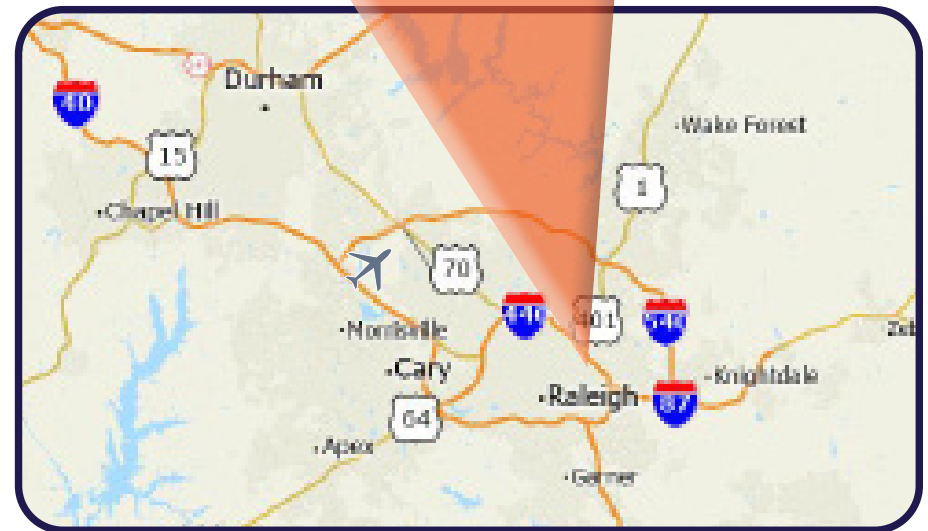
SPACE INFORMATION

Space Available:	±60,000 SF (divisible into smaller 15k to 30k SF spaces upon request and owner approval)
Date Available:	Now
Parking:	2.75/1,000 SF
Lease Rate:	\$12.00/SF
TICAM:	Contact Broker

HIGHLIGHTS

- Located on Yonkers Road, just off the I-440 exit for easy access
- Excellent signage visibility from I-440
- Fenced in outdoor storage area

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.



FLOOR PLAN

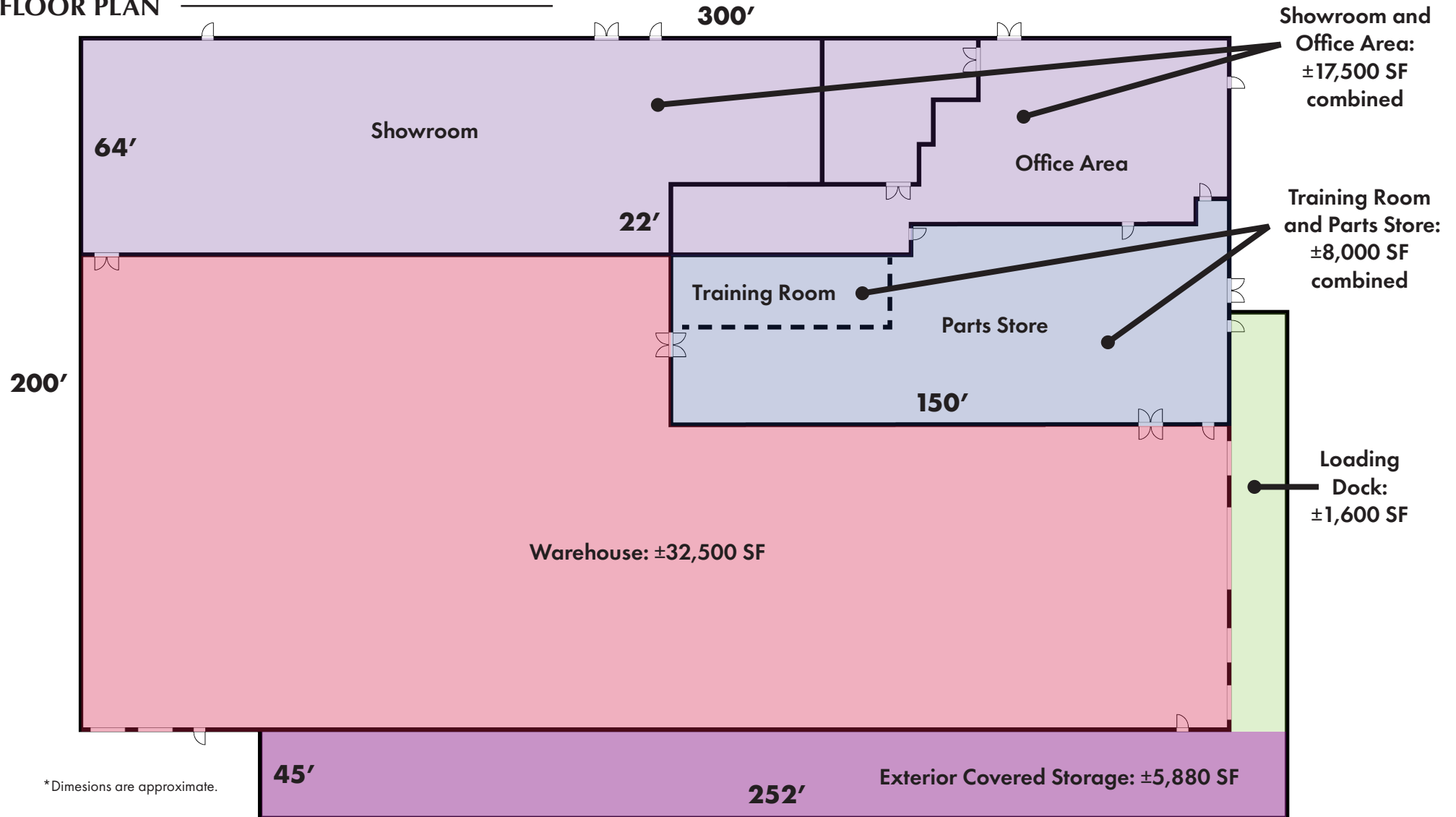


Exhibit B:

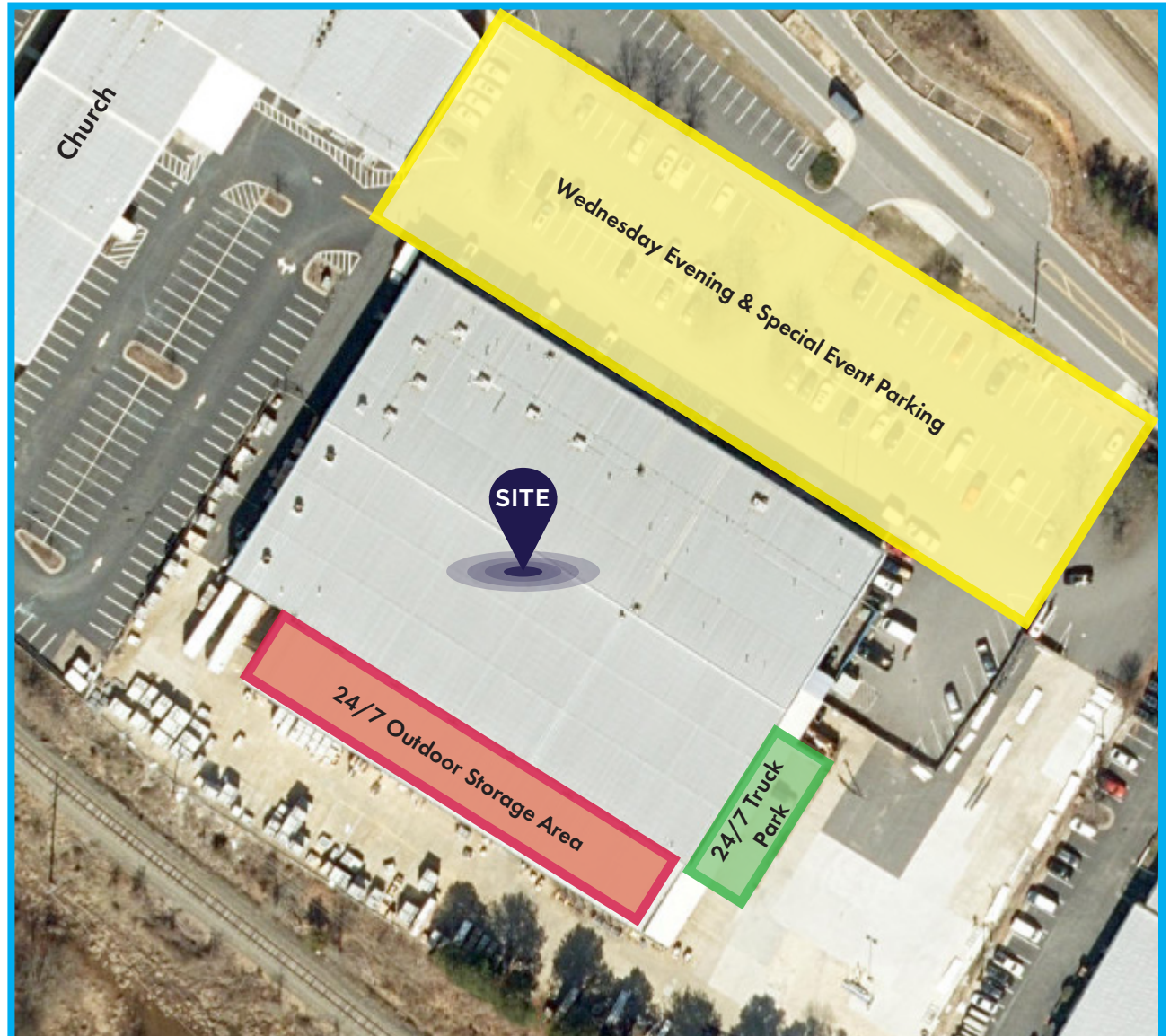
Parking limitations for Church services/events

****Sundays 7am-2pm (and up to 6x per year special events) - Church uses all parking around all sides of building except **Green** and **Red** boxes.****

Wednesday (5pm-10pm) and other occasional evening event church parking.

Subtenant 24/7 Truck parking limited to this area.

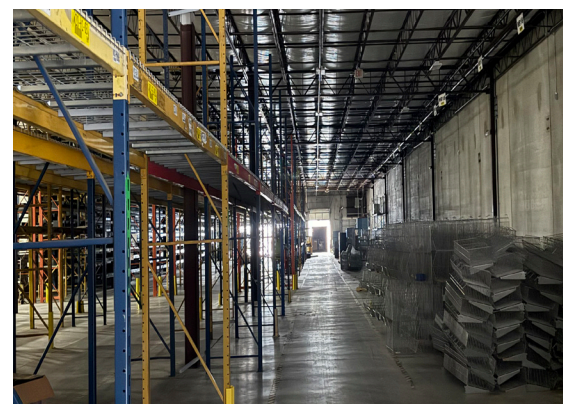
Outdoor Storage area - Available to subtenant 24/7



PROPERTY PHOTOS



PROPERTY PHOTOS CONT. _____



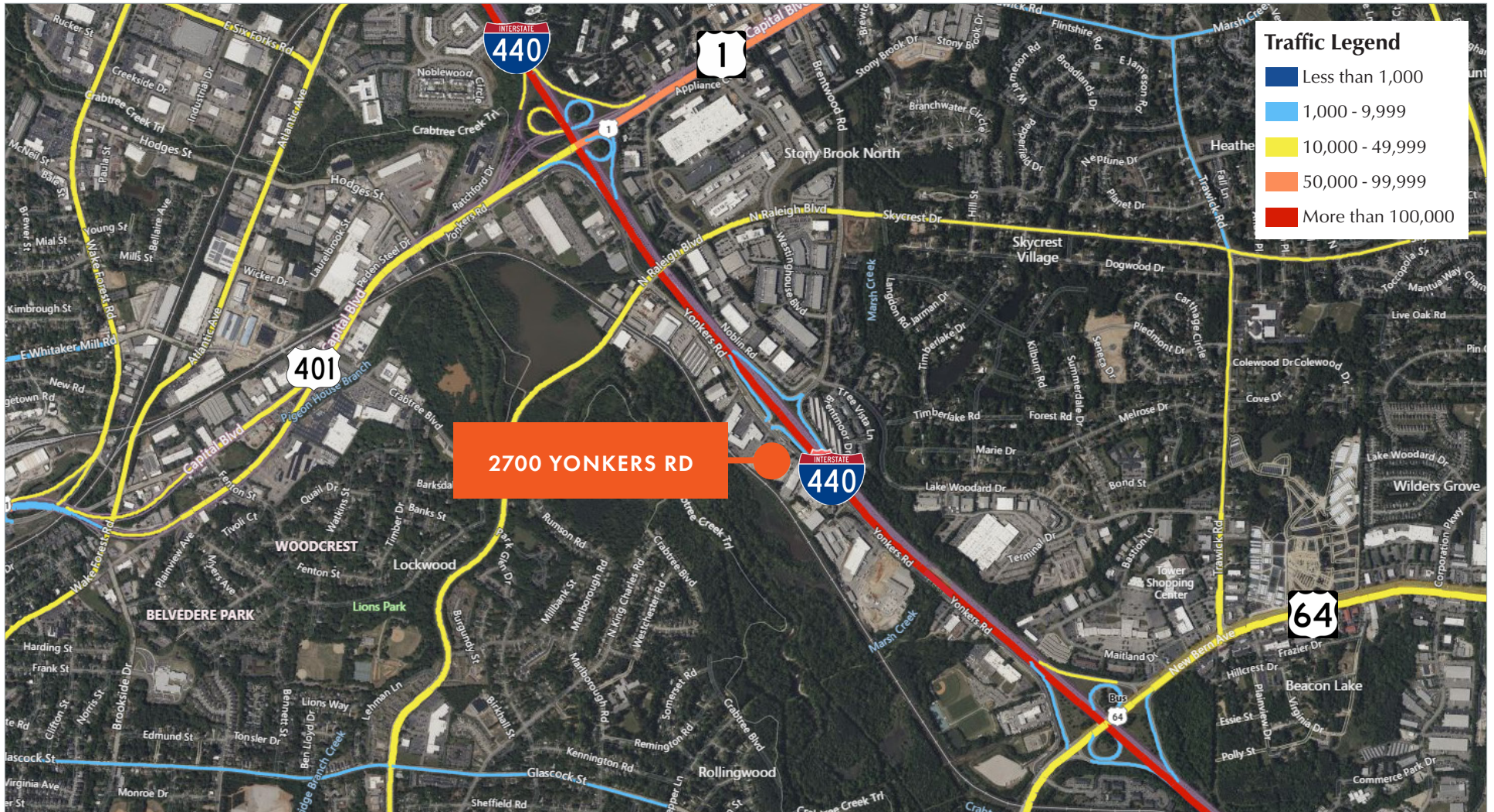
GREYSON TAVOLACCI
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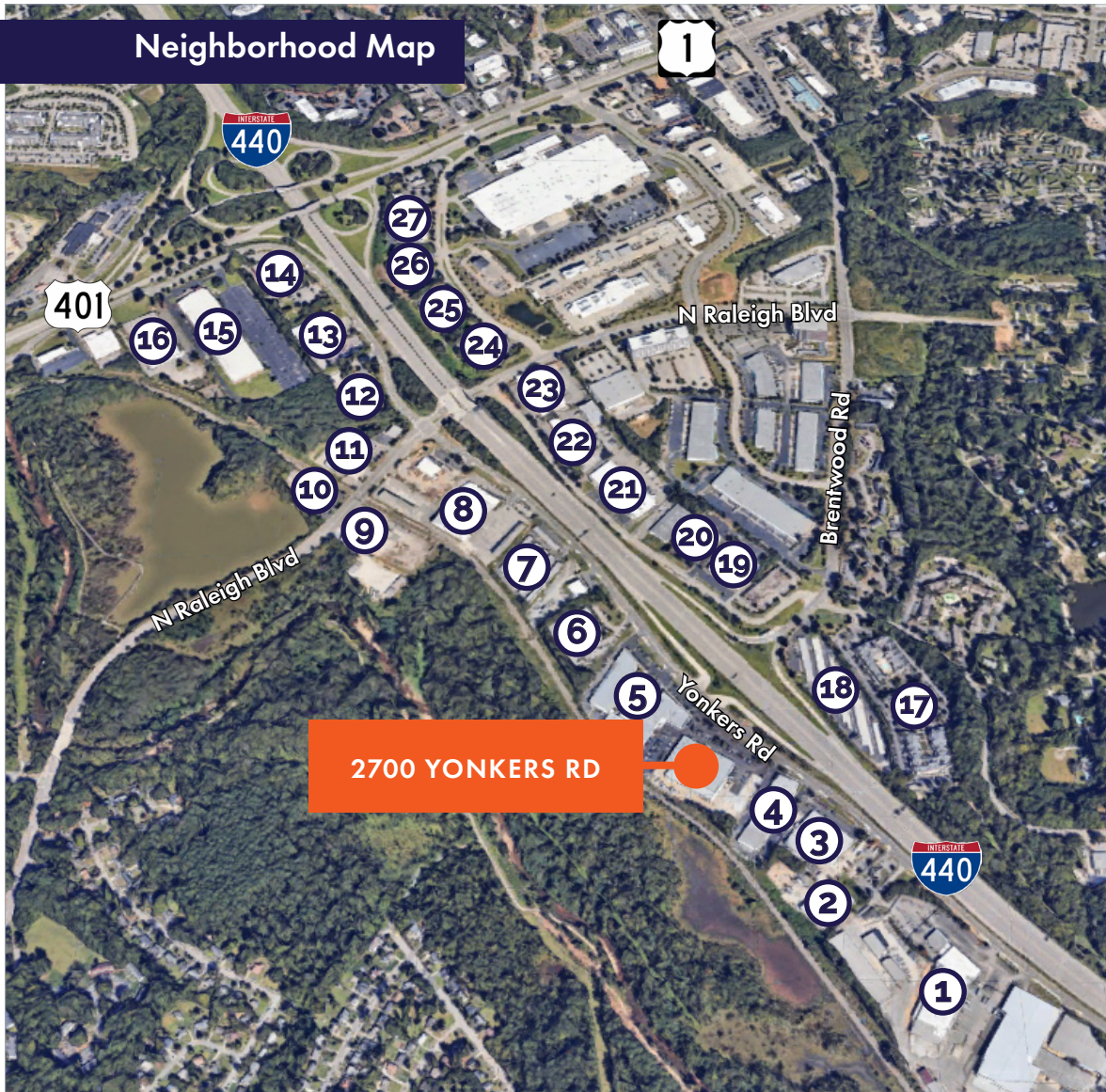


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TRAFFIC MAP



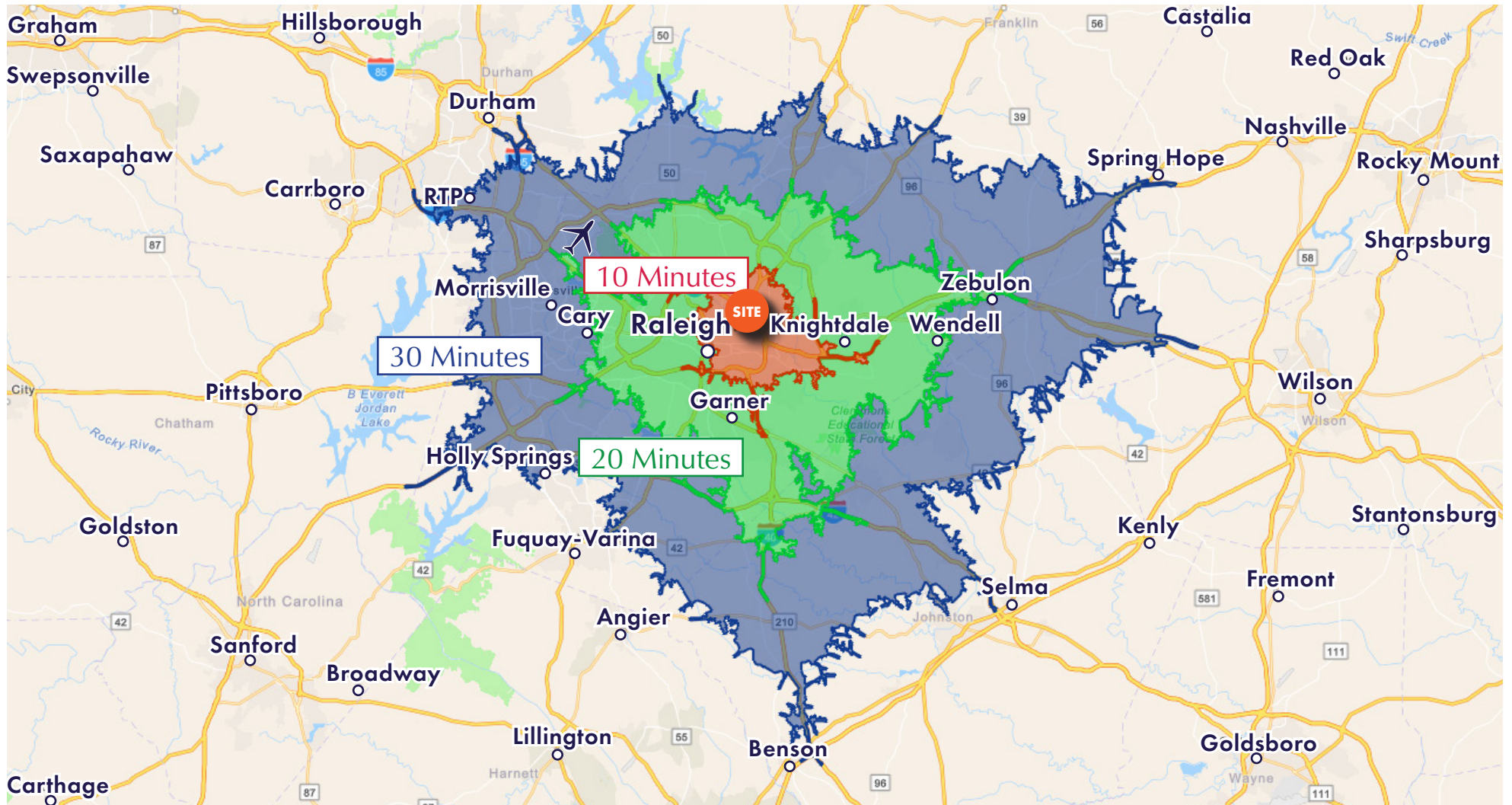
Neighborhood Map



1. Builders First Source
2. Factory Motor Parts
3. Virginia Air Distributors
4. Tar River Arms, Blue Sky Services Real Estate, Just Brakes
5. Cross Assembly
6. CED Raleigh, Carolina Chain & Cable
7. Public Storage
8. ABC Supply Co Inc.
9. United Rentals
10. Cabinets To Go
11. Catholic Parish Outreach Food Pantry
12. Yandle-Witherspoon Supply Inc.
13. Maynor Service Center
14. SECU
15. NC Department of Public Safety
16. Electrosch Electronic Products
17. Brentmoor Apartments
18. STORAGEMAX
19. ADI Global Distribution
20. Mosaic Home Interiors
21. Capital Electric
22. Craig's Lamp and Shade
23. East Coast Metal Distributors
24. MainStay Suites - Raleigh North
25. Quality Inn & Suites - Raleigh North
26. Raleigh MEPS
27. Motel 6 - Raleigh North



DRIVE TIME MAP



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