

INDUSTRIAL FOR LEASE



8621 BAREFOOT INDUSTRIAL RD

RALEIGH | NORTH CAROLINA, 27617

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

8621 Barefoot Industrial Road is a $\pm 8,750$ SF industrial property available for lease in Raleigh, NC, conveniently located off Glenwood Avenue and Ebenezer Church Road.

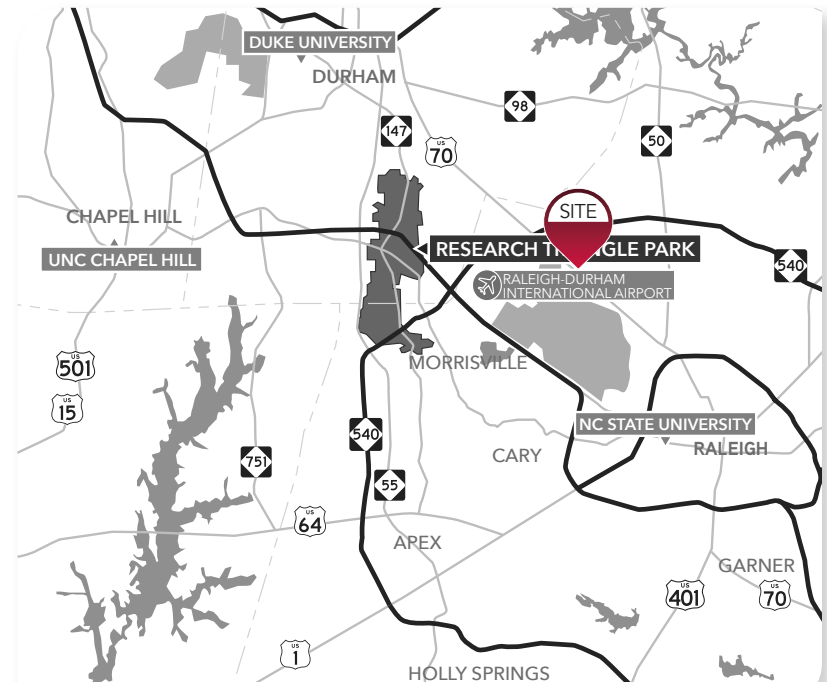
The offering includes 3,750 SF of fully conditioned upper-level industrial space. The building features shared dock-high and drive-in loading with adjacent space, providing efficient access for warehouse and distribution users. The property is well-suited for a variety of industrial users seeking functional space in a desirable Northwest Raleigh location.

HIGHLIGHTS

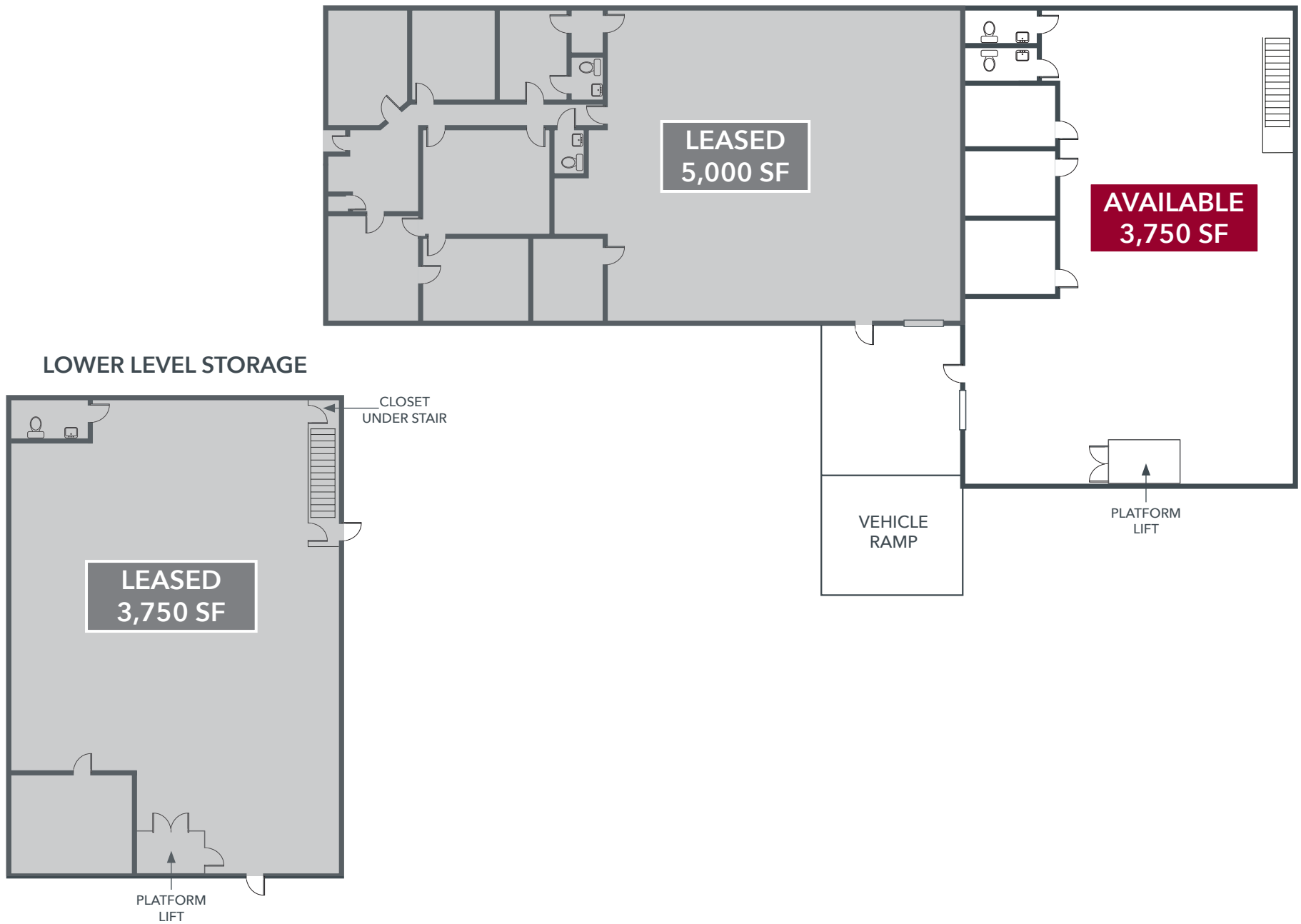
- » $\pm 3,750$ SF Industrial Space Available for Lease | Upper Level
- » Fully Conditioned Warehouse with Backup Generator
- » Shared Dock-High and Drive-In Door
- » Gas Heat
- » 600 AMP, 480 V
- » Convenient Access to Glenwood Avenue and Ebenezer Church Road
- » Traffic Counts: 46,000 VPD on Glenwood Ave | 7,700 VPD on Ebenezer Church Rd

LEASE RATE

- » Upper Level: \$16/SF, NNN
- » TICAM: \$2.98/SF (estimate)



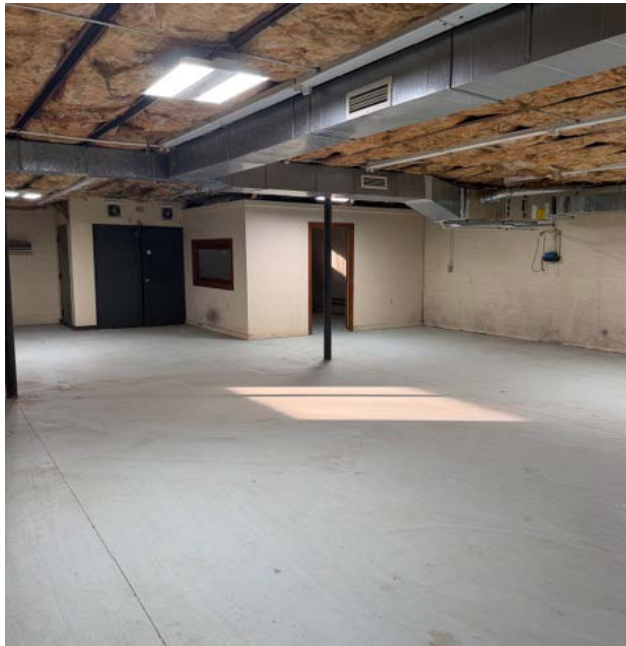
FLOOR PLAN



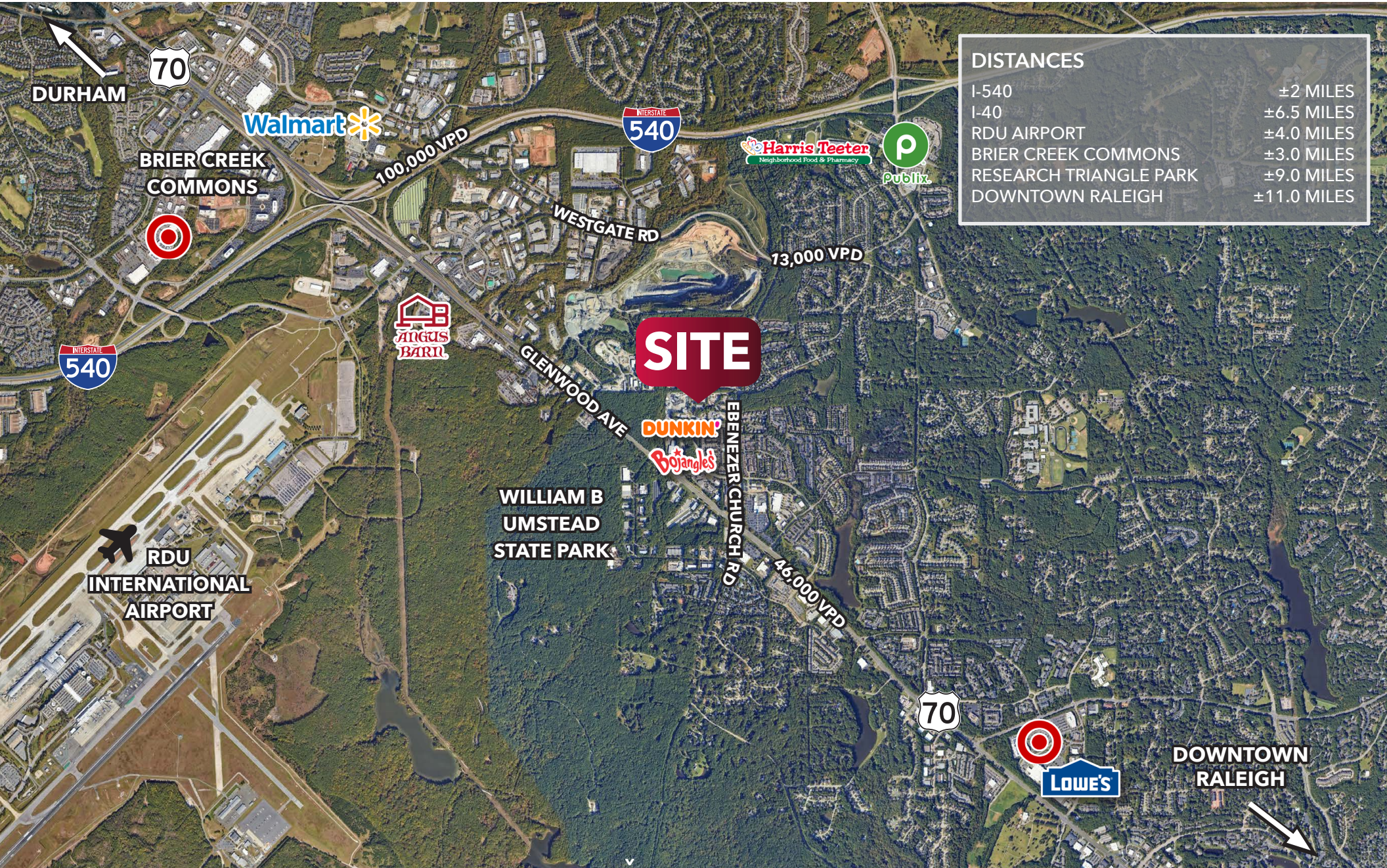
PHOTOS



PHOTOS

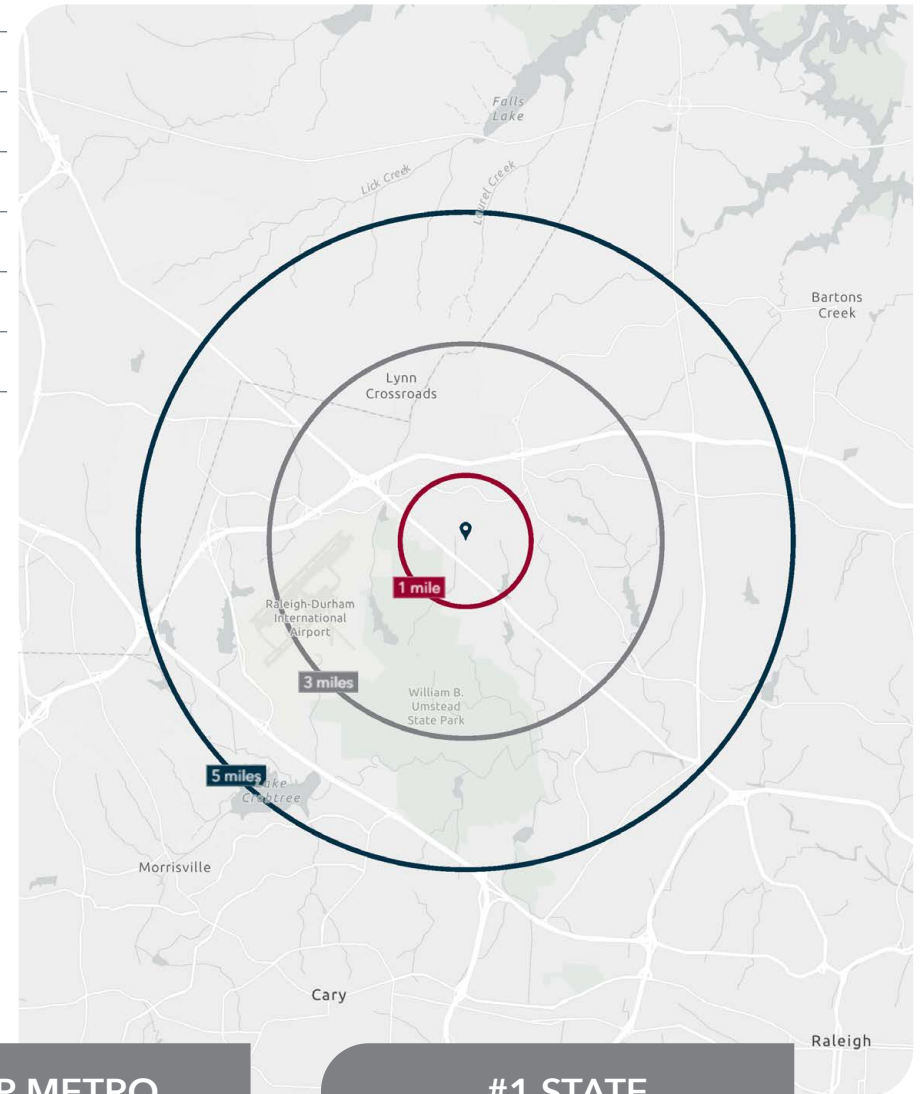


AREA OVERVIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	6,462	52,187	124,143
Daytime Population	10,418	51,372	129,873
# of Businesses	522	2,076	5,147
# of Employees	6,119	22,304	56,257
Average Household Income	\$154,369	\$147,472	\$157,109
Average Home Value	\$593,227	\$589,692	\$615,843
Bachelor's Degree or Higher	71.4%	66.1%	68.3%



**#1 BEST
PERFORMING LARGE
CITY (RALEIGH)**
Milken Institute, 2025

**#1 TOP METRO
FOR BEST BUSINESS
CLIMATE (RALEIGH)**
Business Facilities, 2025

**#1 STATE
FOR BUSINESS
(NORTH CAROLINA)**
CNBC, 2025

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