

WAREHOUSE FOR LEASE

6514 CHAPEL HILL ROAD

RALEIGH, NC 27607



NAITRI PROPERTIES

PROPERTY OVERVIEW

Warehouse space for lease located off the highly trafficked NC-54/Chapel Hill Road. Property benefits from direct access to major thoroughfares, including close proximity to both I-40 and I-440 providing seamless connectivity to Downtown Raleigh, Cary, Durham, and the Research Triangle Park.

ADDRESS	6514 Chapel Hill Road, Raleigh, NC 27607
BUILDING SIZE	Approximately 31,000 RSF
AVAILABLE SPACE	15,200 RSF Suite B: 3,200 RSF Suite C: 12,000 RSF
RENTAL RATE	\$10.75 PSF, Modified Gross
TICAM	\$0.88/SF
COLUMN SPACING	25' x 50'
CLEAR HEIGHT	18'
LIGHTING	All new LED
PARKING	Surface auto and trailer parking
DOCK HIGH DOORS	2 with levelers
DRIVE-IN DOORS	2 (12'x14')
POWER	3-phase available
ZONING	IX-3
ACREAGE	4.7 acres
HIGHLIGHTS	• Mostly Warehouse with small Mezzanine Office space • 4 interior gas heaters • 2 warehouse exhaust fans • Suite C: conditioned • Located off NC-54/Chapel Hill Road

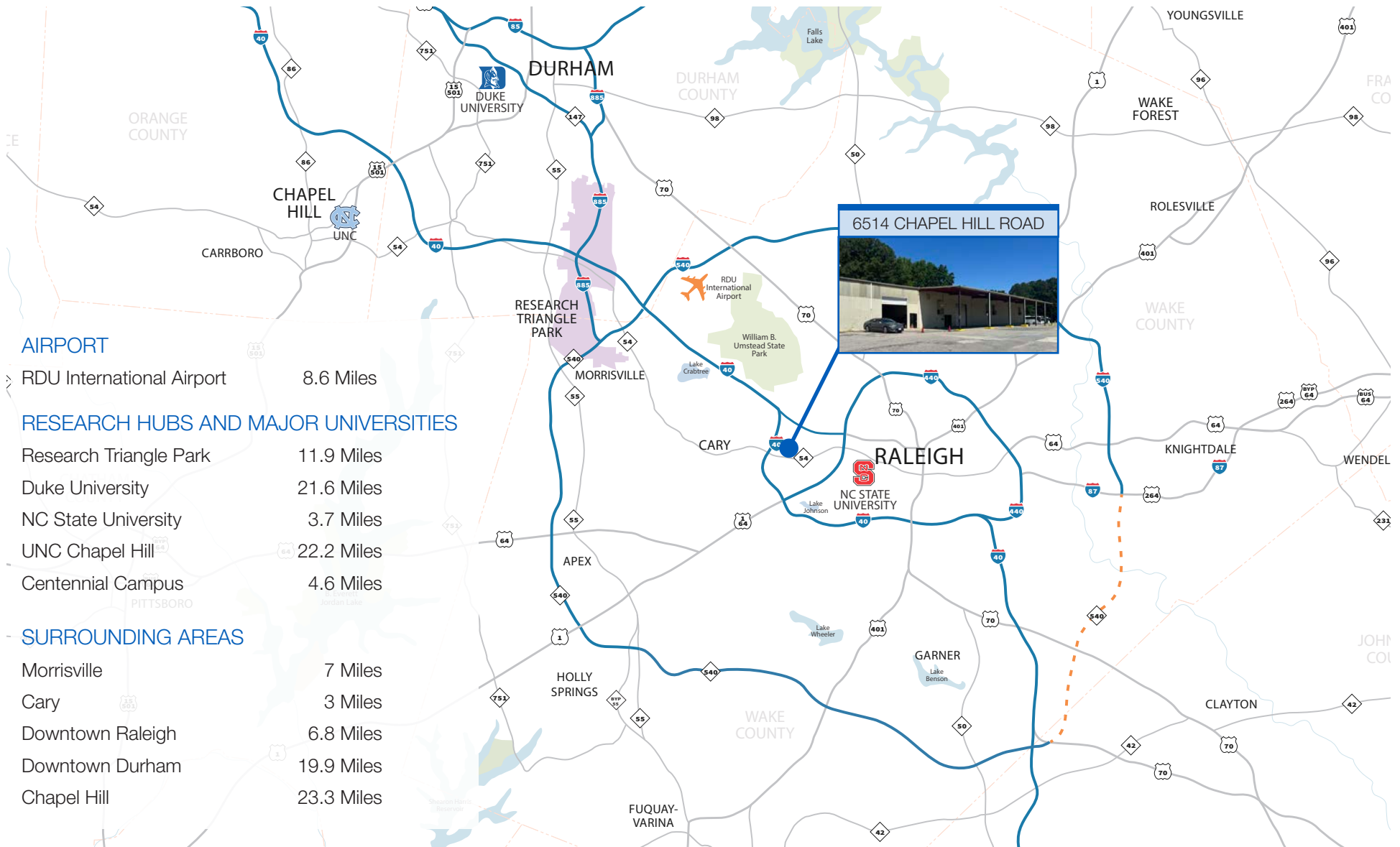
CONTACT

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THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com



REGIONAL OVERVIEW



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AERIAL



6514 CHAPEL HILL ROAD



Chapel Hill Road

Hillsborough Street

SURROUNDING HIGHWAYS

NC-54	Fronts
I-40	2 Minutes
I-440	7 Minutes

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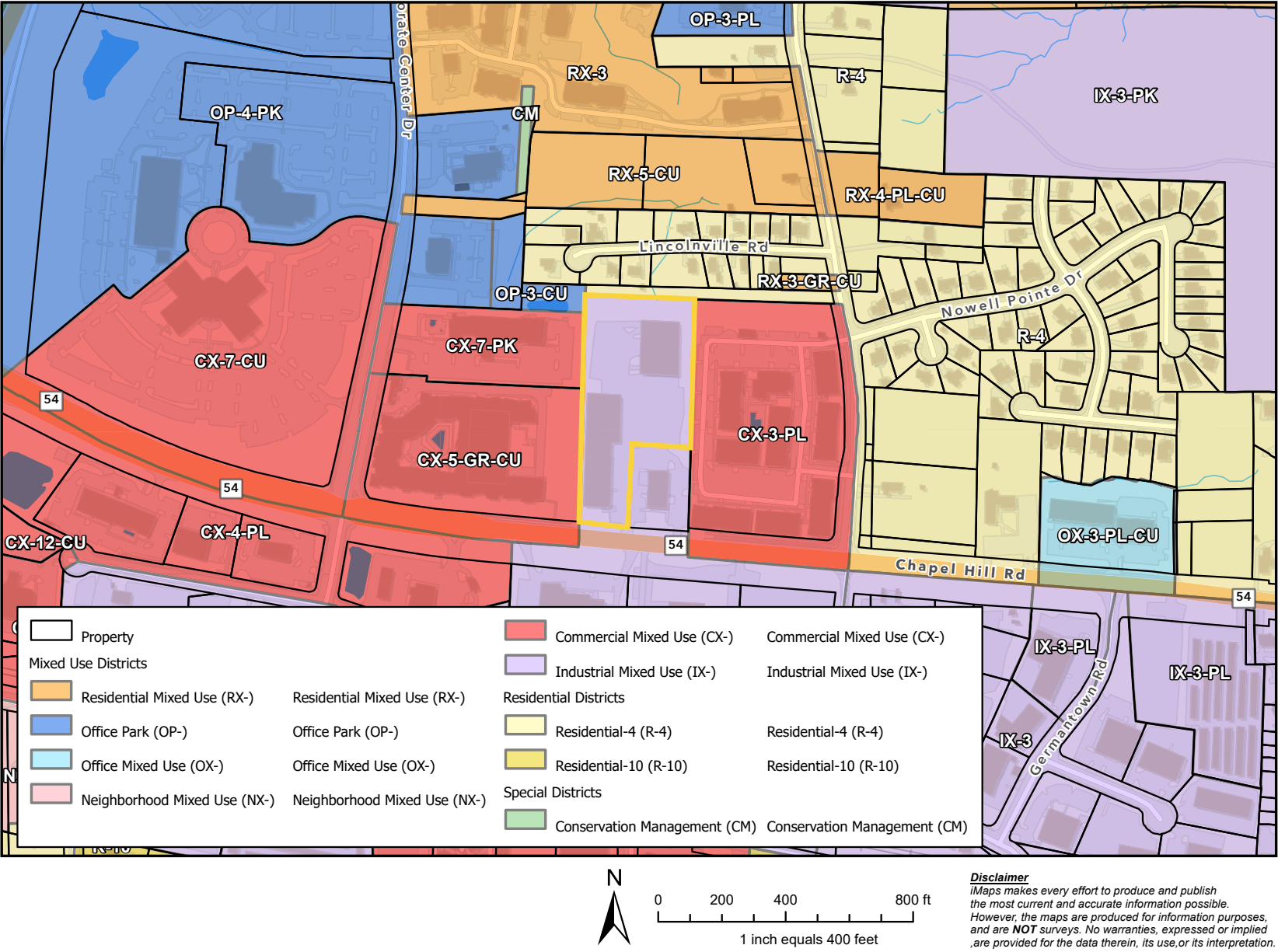
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ZONING MAP



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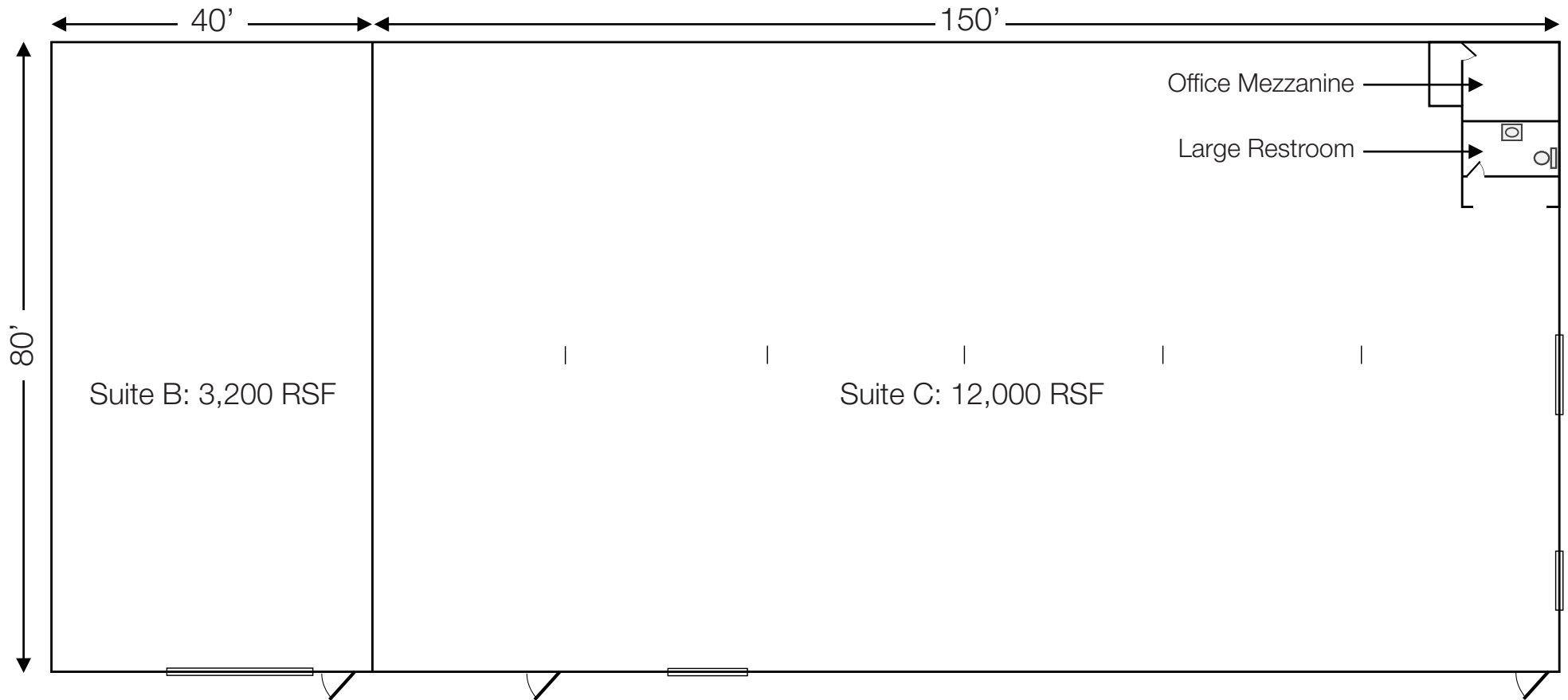
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FLOOR PLAN



CLICK OR
SCAN FOR
VIRTUAL TOUR



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AMENITIES

A wide variety of amenities are conveniently located within a 3-mile radius of this building, including numerous restaurants, banks, retail shops, everyday services, and entertainment.

DINING

Brewery Bhavana
Bru's Public House
Chick-Fil-A
China King
Chipotle
Cold Stone Creamery
Colletta
Crawford Brothers
CRU Food & Wine Bar
Dairy Queen
Doc B's Restaurant
Dram & Draught
Greek Fiesta
HoneyBaked Ham
Jason's Deli
Jersey Mike's
M Sushi Cary
McDonald's
Noodles & Company
Ole Time Barbecue
Outback Steakhouse
Paris Baguette
Penn Station
Sports & Social
Starbucks
Subway

Taco Addicts
Tropical Smoothie
Wade Café

SHOPPING/SERVICES

Altar'd State
Arhaus
AT&T
Athleta
Bailey's
Bath & Body Works
Best Buy
Burlington
Carter's
Chase Bank
Dick's Sporting Goods
Dollar Tree
Five Below
Food Lion
Free People
Harris Teeter
HomeGoods
Kendra Scott
Lululemon
Madewell
Marshall's
Nike

O'Reilly Auto Parts
Petco
Plato's Closet
Play it Again Sports
Pottery Barn
Rack Room Shoes
REI
Sephora
Sheetz
Southern Tide
Sports Clips
Truist
Ulta
Wells Fargo
Williams Sonoma

The Agency Bar & Social
WakeMed Soccer Park

HOTELS

Four Points
Hampton Inn & Suites
Holiday Inn Express & Suites
Home2 Suites
Hyatt Place
Ramada
The Mayton

ENTERTAINMENT

Dave & Buster's
Drive Shack
Lenovo Center
Music & Arts Center
North Carolina Museum of Art
North Carolina State Fair Grounds
Paragon Theaters
PBR Cowboy Bar
Sports & Social

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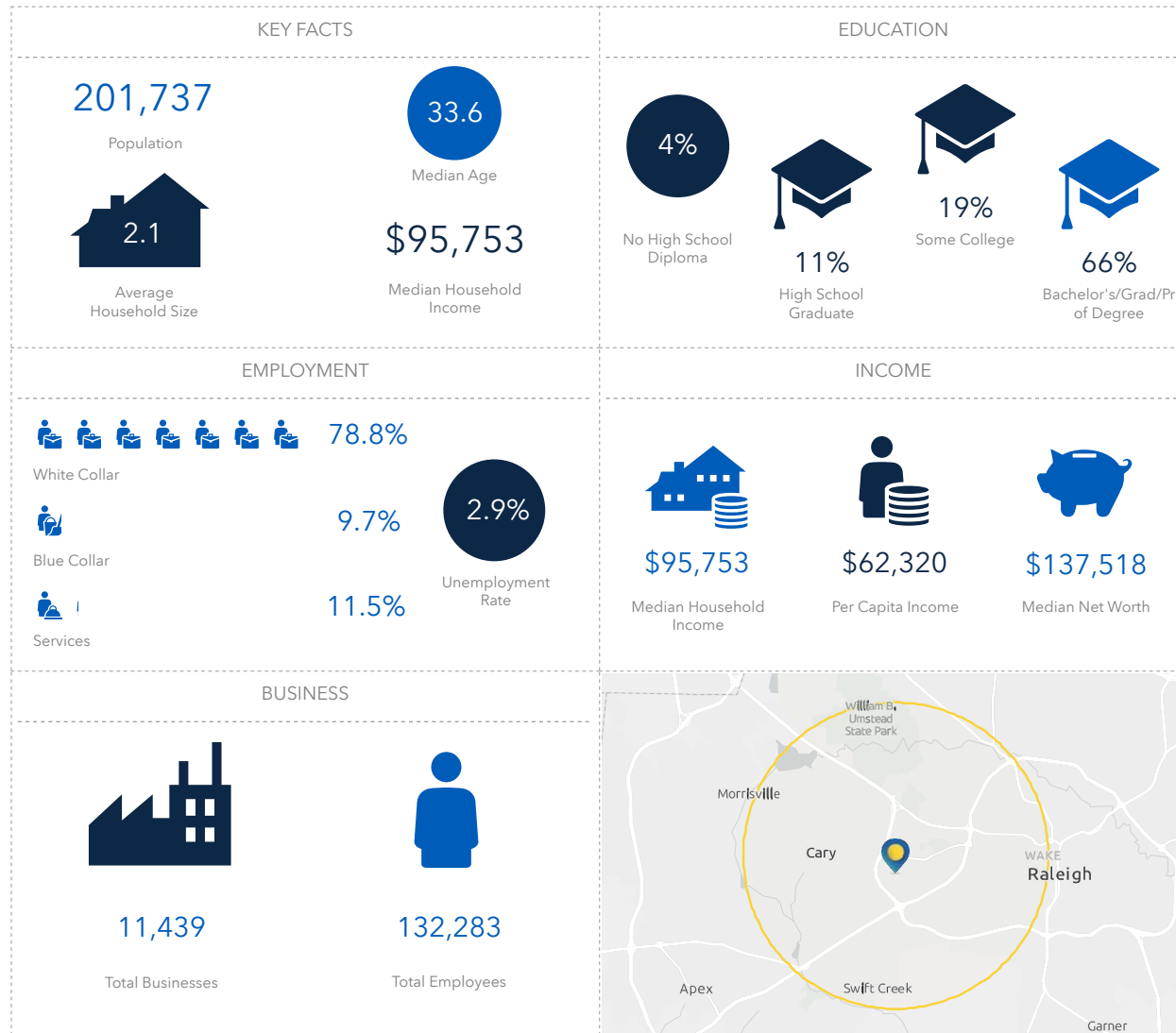
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DEMOGRAPHICS

5 MILE



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