

NEWLY DELIVERED FLEX/INDUSTRIAL SPACE AVAILABLE NOW



 VISIT WEBSITE

±8,800 SF - 115,000 SF FLEX/LIGHT INDUSTRIAL SPACE AVAILABLE

PARK OVERLOOK EAST

4000 - 4010 PARK OVERLOOK WAY | CARY, NC 27519



PARK HIGHLIGHTS

±163,600 SF Class A, Flex/Light Industrial Development



115,017
SF Available



24'
Clear Heights



ESFR
Sprinkler System



LOADING
Dock-High Doors



40' X 60'
Typ. Column Spacing



326
Auto Spaces

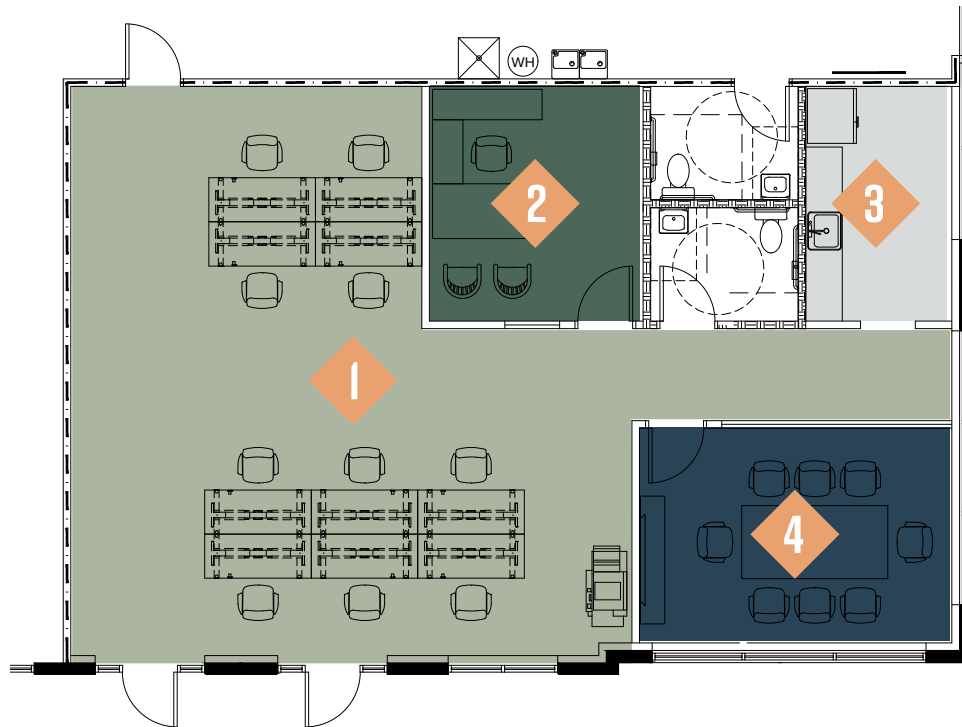
BUILDING 1 FEATURES

Address	4010 Park Overlook Way Cary, NC 27519
Available SF	±8,800 - 59,637 SF Suite 105-112: 41,737 SF Suite 117-120: 17,900 SF
Building SF	108,226 SF
Office SF	Build-to-Suit
Column Spacing	40' x 60' (typ.)
Clear Height	24'
Floor Thickness	6" concrete slab
Exterior	Masonry & Glass
Dock-High Doors	Sixteen (16) total dock doors Eight (8) 9'x10' & Eight (8) 10'x12'
Drive-In Doors	Up to Eight (8) ramped doors (10'x12')
Parking	2.0/1,000 326 Spaces
Timing	Shell Delivered



SPEC OFFICE SUITE

Spec Office Conceptual Plan



1
OPEN WORK
AREA

2
PRIVATE
OFFICE

3
BREAKROOM/
KITCHEN

4
CONFERENCE
ROOM



BUILDING 2 FEATURES

Address 4000 Park Overlook Way | Cary, NC 27519

Available SF ±8,800 - 55,380 SF

Building SF 55,380 SF

Office SF 1,391 SF Spec Office | Suite 107

Column Spacing 40' x 60' (typ.)

Clear Hight 24'

Floor Thickness 6" concrete slab

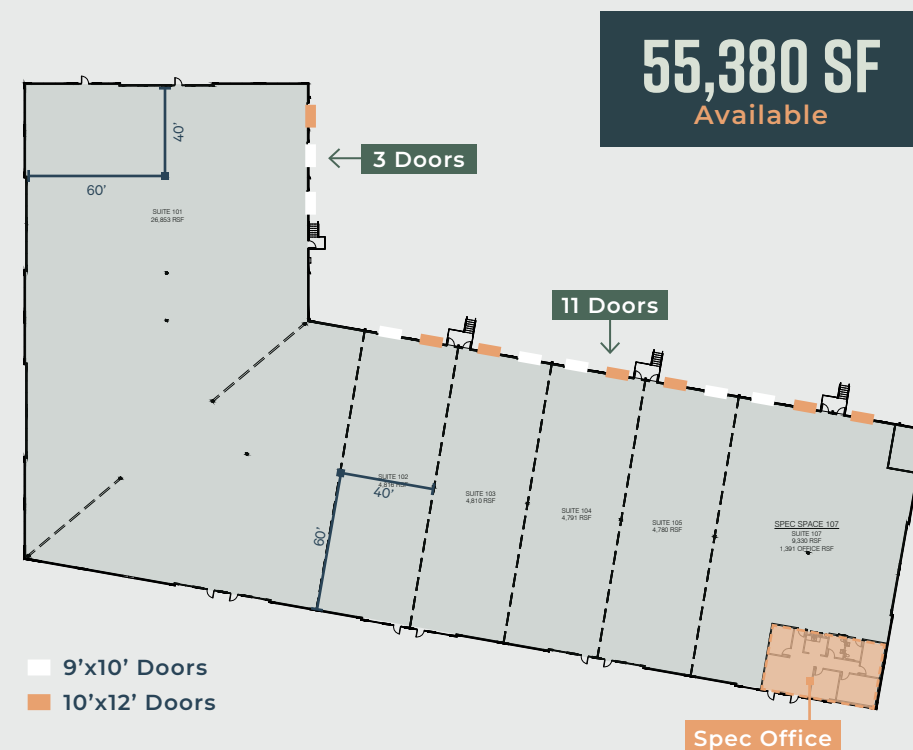
Exterior Masonry & Glass

Dock-High Doors Fourteen (14) total dock doors
Seven (7) 9'x10' & Seven (7) 10'x12'

Drive-In Doors Up to Seven (7) ramped doors (10'x12')

Parking 2.0/1,000 | 326 Spaces

Timing Shell Delivered



FLOOR PLAN

FLEX/LIGHT INDUSTRIAL SPACE AVAILABLE NOW

BUILDING 1

59,637 SF Available

BUILDING 2

55,380 SF Available

PARK AERIAL - DELIVERED Q4 2025

SHARED TRUCK COURT

BUILDING 1 FACADE



NEARBY AMENITIES

Conveniently located adjacent to Research Triangle Park along NC Highway 55, and minutes from major Triangle thoroughfares; I-540, I-40 and I-440



PRIME LOCATION & ACCESS

INTERSTATES

DISTANCE

 NC Hwy 55	< 1 Mile
 Interstate 540	3 Miles
 Interstate 40	7 Miles
 Interstate 440	18 Miles

AIRPORTS

DISTANCE

Raleigh-Durham International	11 Miles
Piedmont Triad International	75 Miles
Charlotte Douglas International	155 Miles



AREA DEMOGRAPHICS

REGIONAL ACCOLADES

#1 STATE FOR PROSPERITY CUP AWARDS

Site Selection, 2021, 2022 & 2023

#1 STATE OF THE YEAR FOR ECONOMIC DEVELOPMENT Business Facilities, January 2023

#2 BEST STATE FOR BUSINESS CNBC, 2024

#2 STATE FOR INBOUND MOVES IN 2023

Atlas Van Lines, January 2024

#2 BEST-PERFORMING CITY IN THE U.S (RALEIGH)

Milken Institute, February 2024

#2 HOTTEST HOUSING MARKET IN THE U.S (RALEIGH)

U.S. News, February 2024

30 MINS

15 MINS

DURHAM

WAKE FOREST

CHAPEL HILL

CARY

RALEIGH

GARNER

HOLLY SPRINGS



POPULATION

15 MINS | 330,728
30 MINS | 1,458,206



LABOR FORCE

15 MINS | 192,300
30 MINS | 837,838



AVG. INCOME

15 MINS | \$146,780
30 MINS | \$135,468



HOUSEHOLDS

15 MINS | 133,225
30 MINS | 584,733

PARK OVERLOOK EAST

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[VISIT WEBSITE](#)

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