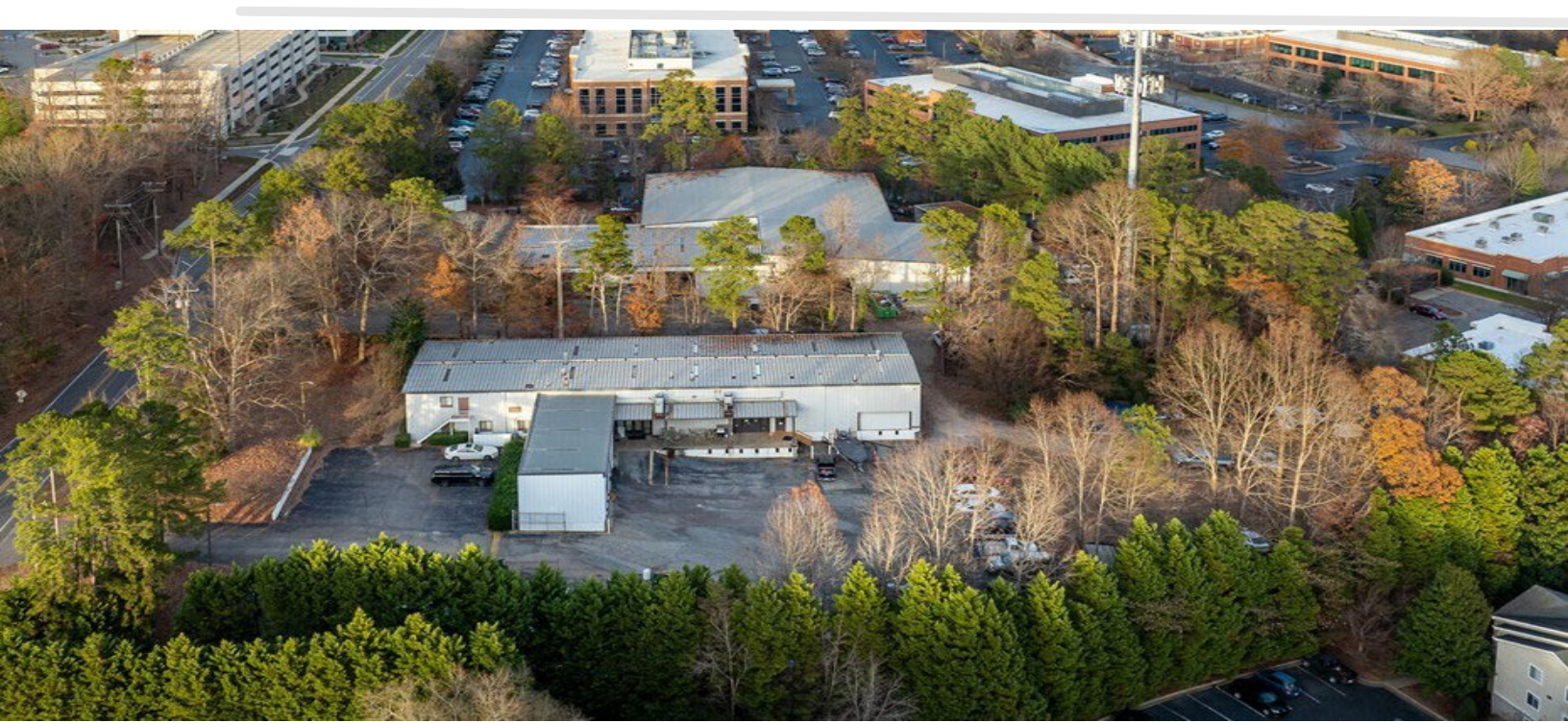


FOR SALE PRICE REDUCTION FOR FREESTANDING FLEX BUILDING

1310 Nowell Road, Raleigh,
NC 27607



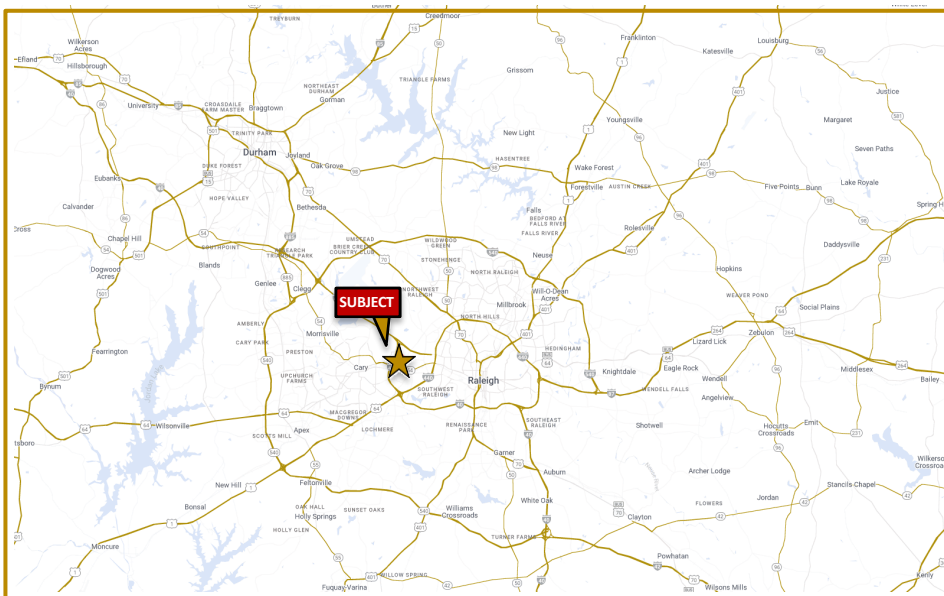
- Existing freestanding 16,914 SF flex/industrial building; * Substantial office component of which includes second story mezzanine square footage; See the link below providing a demolition scope and relative cost estimates for a good portion of this excess office SF
 - [Demolition Scope](#)
 - [Demolition Scope Pricing](#)
- Ideal for owner occupant
- Four dock high doors (Three - 7' W x 10' H, One - 15' W x 7' H), One drive-in door (7' W x 10' H)
- Power: Three – Phase; Capacity for 150 KVA and 8900 AMPS
- Metal construction
- Built in 1978; Original roof
- 50 existing parking spaces with rear excess acreage for excess parking and/or laydown if needed
- Total 2 acres; Preexisting site plan conceptual completed referencing an additional 5,000 – 10,000 SF building **OR** expanding the existing building footprint
- Excellent West Raleigh location with quick/easy ingress access to I-40 and I-440, Rd. and/or Trinity Rd.
- IX-3-PL Zoning



1310 Nowell Road , Raleigh, NC

PROPERTY FACTS

ADDRESS	1310 Nowell Rd Raleigh, NC 27607
SF RBA	16,570 SF
PROPERTY MIX	Office – 12,919 SF Warehouse – 1,563 SF Unfinished / Storage – 2,086 SF
YEAR BUILT	1978
VACANCY	Vacant at Sale
STORIES	2
CONSTRUCTION	Metal
BUILDING HEIGHT	20'
DOCKS	4
DRIVE INS	1
ACREAGE	2.00 AC
ZONING	IX-3-PL
PARKING	50 Spaces 2.88 / 1,000 SF



NEARBY DRIVERS



1.5 Miles



3 Miles

Downtown Raleigh

8 Miles

Raleigh-Durham
International Airport

9 Miles

Research Triangle Park

12 Miles

Durham, NC

20 Miles

CONTACT:

Bryan Everett, SIOR
bryan@nci-prop.com
919.740.9309



FOR SALE FREESTANDING FLEX BUILDING

1310 Nowell Road, Raleigh,
NC 27607



- PIN # 0774953525
- \$15,329 Annual Taxes
- Price estimates available for interior demolition i.e. reverting portion(s) of existing office (first and/or second floor) back to warehouse as needed
- Excellent opportunity for variety of industrial uses including laydown, outside storage, excess parking, and/or various assembly classification type users
- Asking Price: ~~\$3,875,000~~ **\$3,250,000**

FOR SALE

1310 Nowell Road, Raleigh
NC 27607



RALEIGH SPORTS & ENTERTAINMENT DISTRICT



- Lenovo Center set for multi-million dollar upgrade
- Phase 1 set to begin in late 2025
 - 200k SF of retail & entertainment
 - 150k SF of office space
 - 150 room hotel
 - 500+ apartments
 - 2 parking garages
 - 4,300 seat music venue
- This project represents a significant investment in the city of Raleigh, aiming to create a dynamic destination for residents and visitors alike

C O N T A C T:

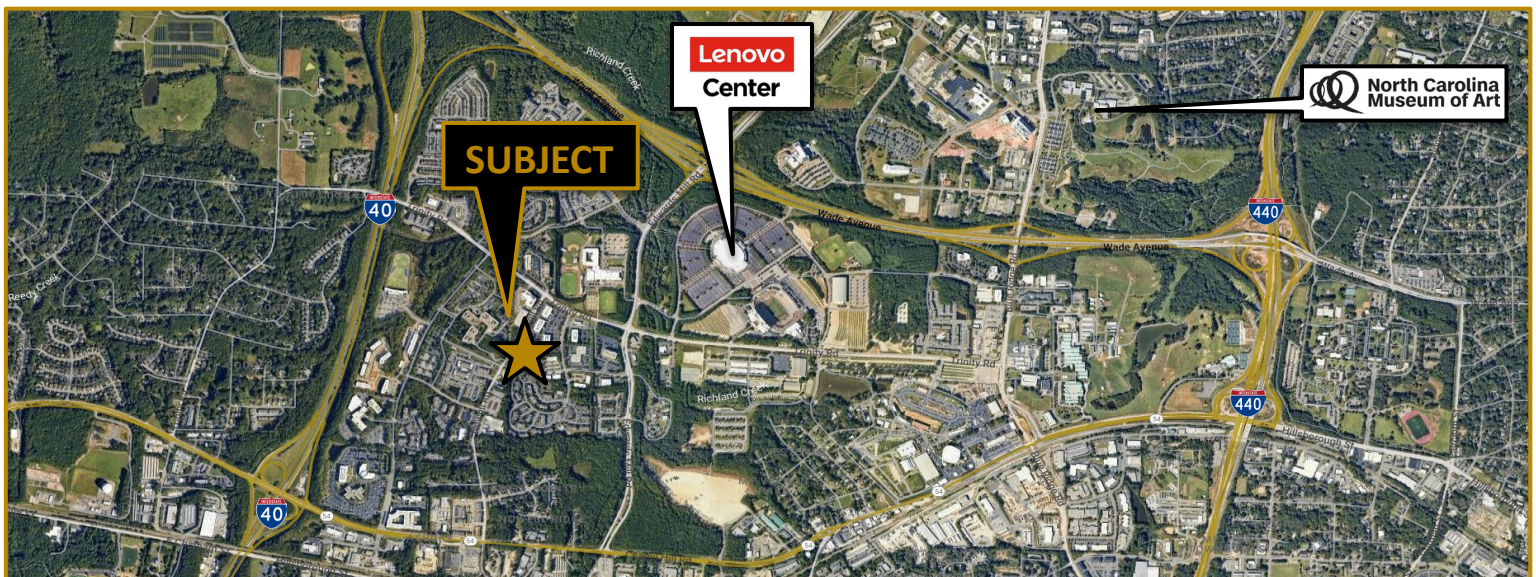
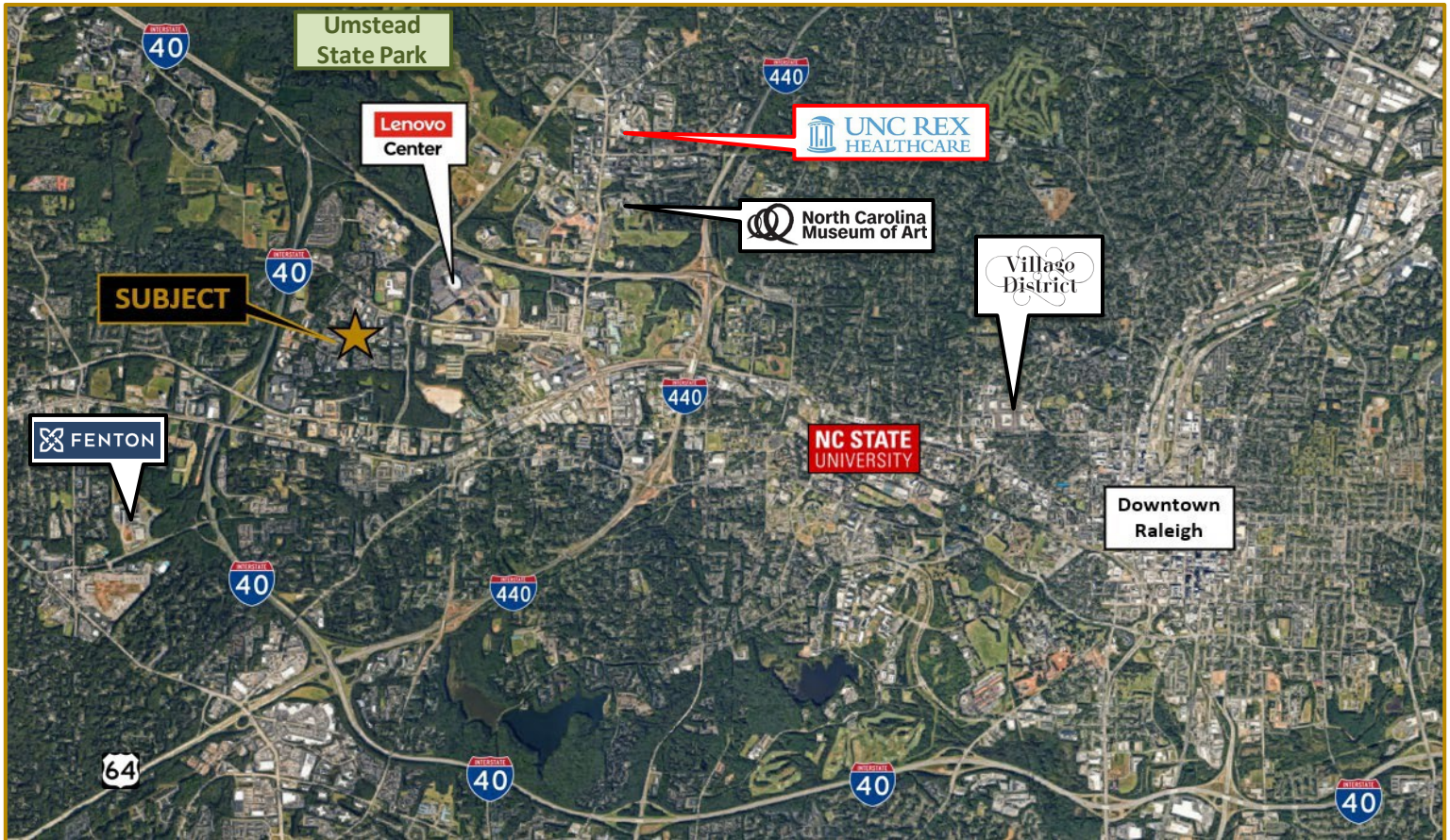
Bryan Everett, SIOR

919.740.9309

bryan@nci-prop.com

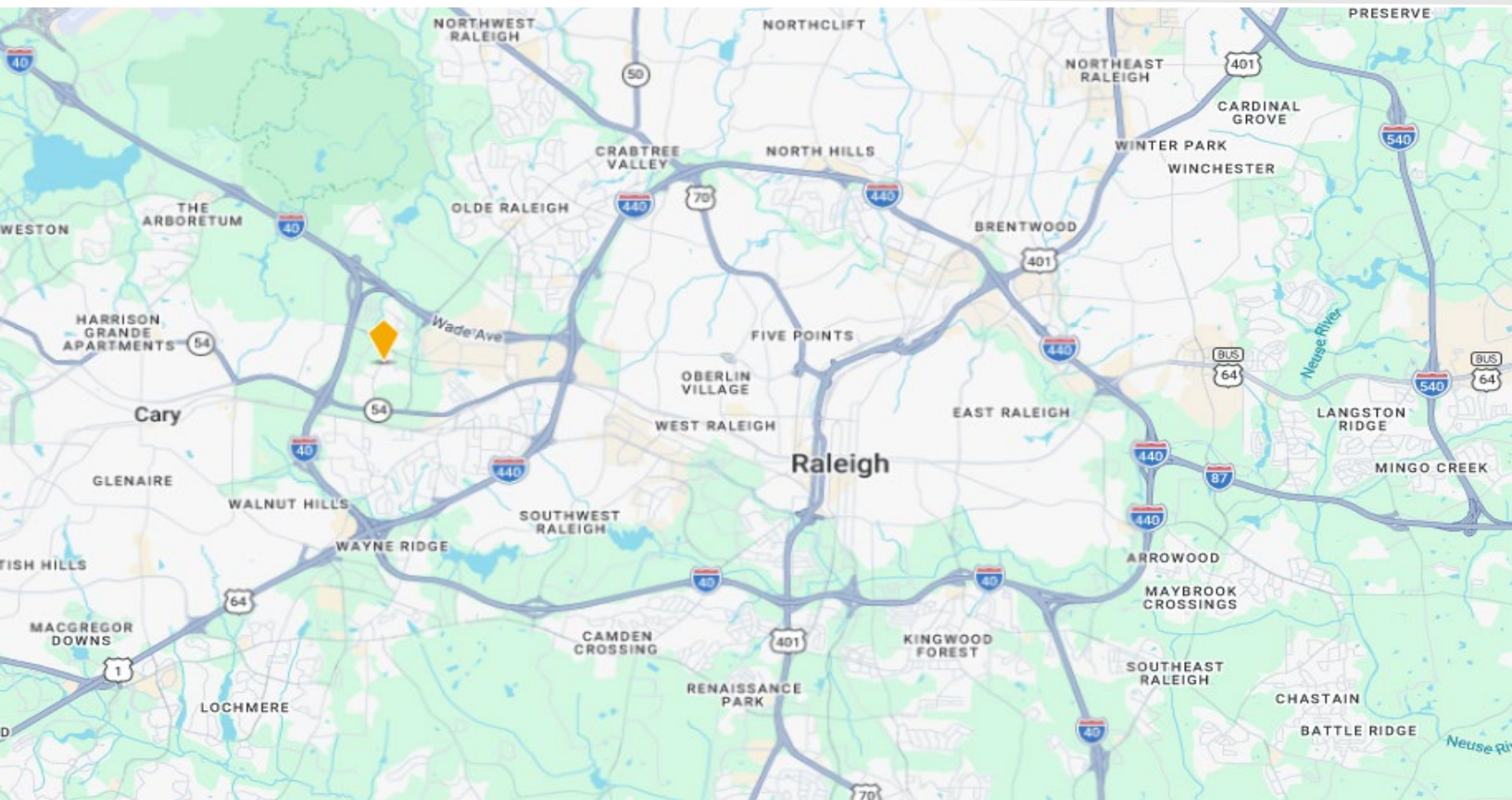
FOR SALE

SUBJECT AERIALS



FOR SALE

**1310 Nowell Road
Raleigh, NC 27607**



Nearby Demographics

	2 MILES	5 MILES	10 MILES
2025 Population	34,634	207,650	765,340
2029 Projected Population Growth	38,765	225,154	775,902
2029 Estimated Households	15,760	95,600	306,521
2025 Median Household Income	\$82,317	\$115,540	\$118,755

For more information contact:

Bryan Everett, SIOR
Principal Broker
T +1 919 740 9309
bryan@nci-prop.com

