

**AVISON  
YOUNG**



**FLEX BUILDING FOR LEASE**

**2017 UPGRADES - READY FOR OCCUPANCY**

5825

**Triangle Drive**  
Raleigh, NC 27617

Partnership. Performance.

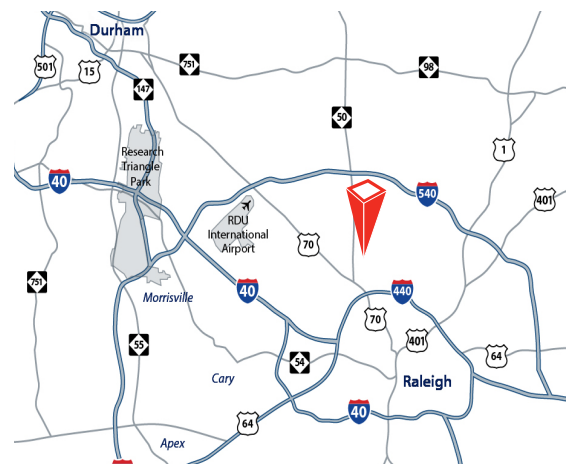
## Opportunity

Light industrial flex warehouse near Highway 70 and I-540, Raleigh-Durham International Airport and Brier Creek. Office suites available for lease. Each suite features new paint, carpet, and a common area break room. The rental rate includes taxes, water, electricity, and common area maintenance.

**Justin Booth**  
Senior Vice President

919.866.4262

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**CANADA BEST  
MANAGED  
COMPANIES**

Platinum member

# 5825

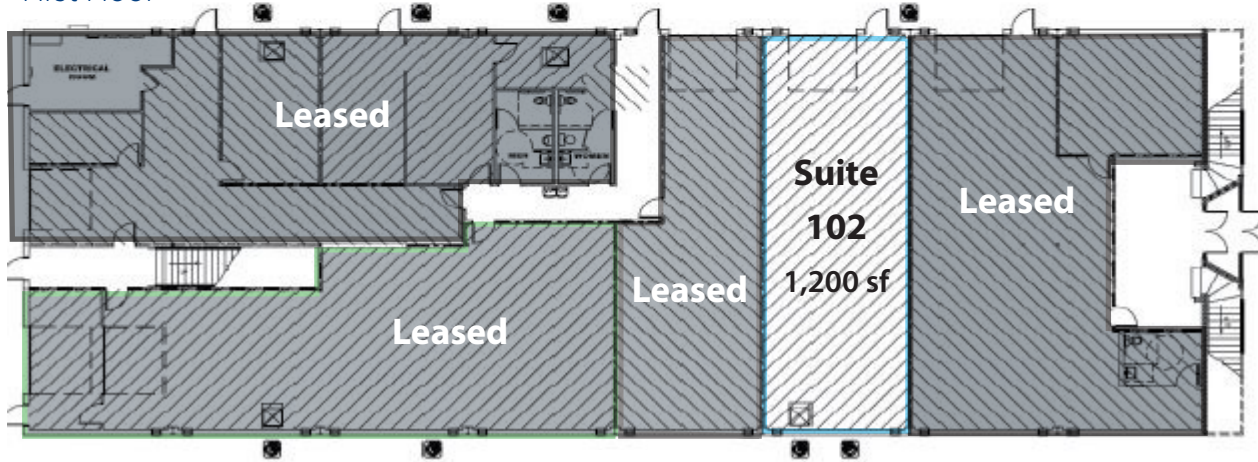
## Triangle Drive Raleigh, NC 27617

### Floor Plan

#### Second Floor



#### First Floor



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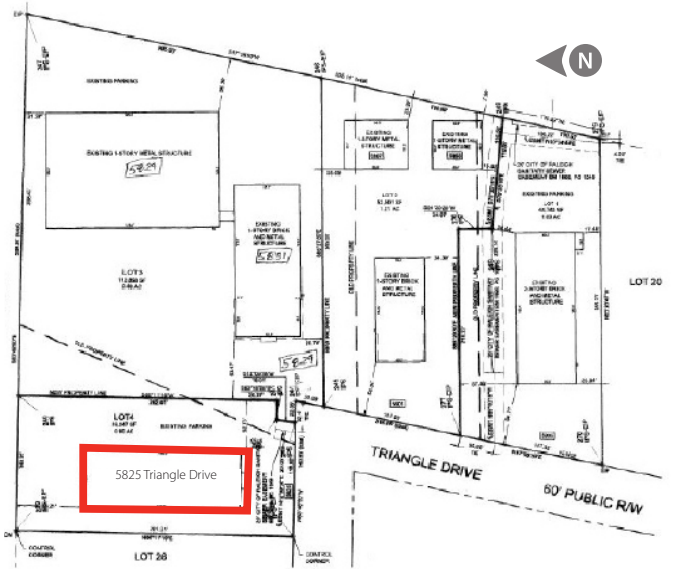
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### Available for Lease

Type	Flex Building	Price/Month
Available sf	Suite 102: 1,300 sf office/ 1,200 sf warehouse	\$2,850
	Suite 213: 2,745-sf office	\$2,300
Year Built/ Renovated	1976/2017	
Zoning	IND-1	
Acreage	0.90 acre	
Ceiling Height	9'	
Grade Level Door	1 per warehouse suite	
Building Amenities	Power, water, waste removal services and internet, shared dock-high loading door	

### Site Plan



New building exterior



New entry doors with keypad access



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Shared dock-high loading platform



New roll-up doors to fully conditioned warehouse suites



Individual suites with grade level access



New ceiling grid



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New keypad entry system



Upgraded shared restrooms



Lobby upgrades including new paint, carpet and ceiling tiles



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