

8001-A WINCHESTER DRIVE

Raleigh NC, 27612

INDUSTRIAL SPACE FOR LEASE



MALCOLM LEWIS

919.645.2775

MALCOLMLEWIS@YORKPROPERTIES.COM

york

Location

Located off US 70/Glenwood Avenue in between I-440 and I-540 providing great access to all points in the Triangle.

Signalized access to US 70/Glenwood Avenue.

Availability

13,802 SF of warehouse space with approximately 1,478 SF of office space in a two-tenant building.

Available in January 2021.

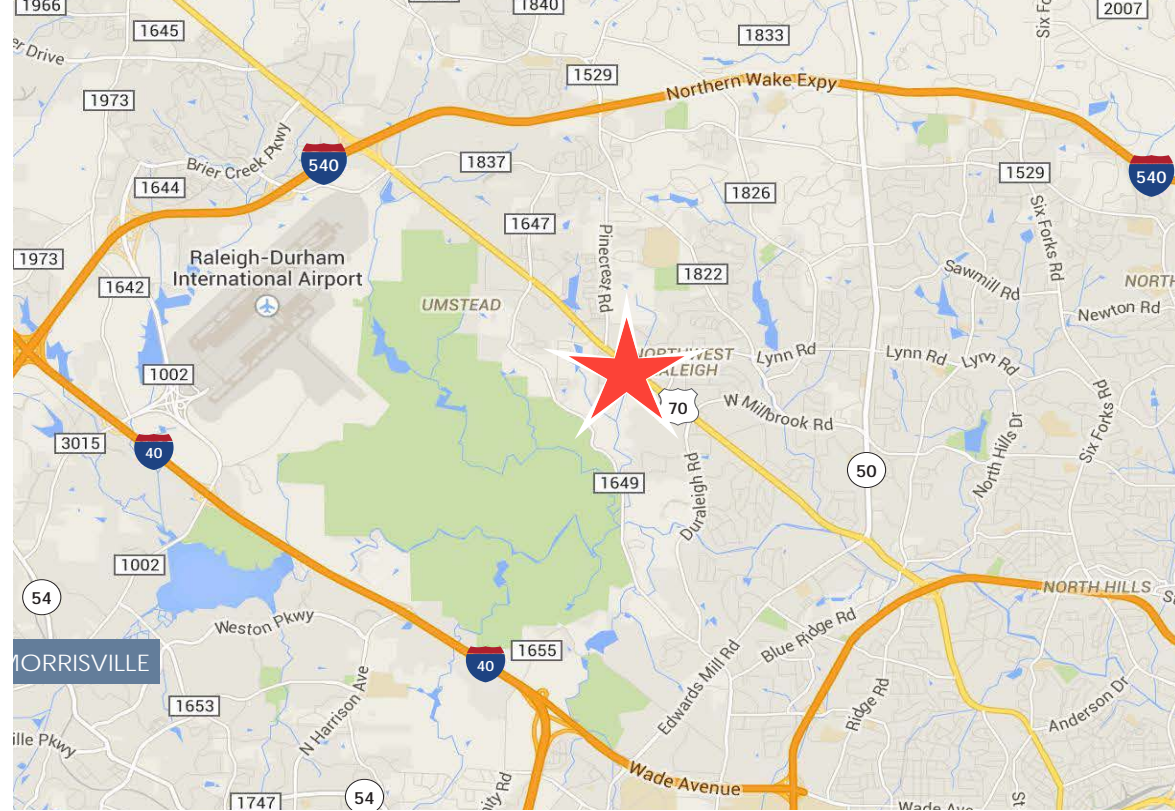
Rate

\$8.70 PSF NNN

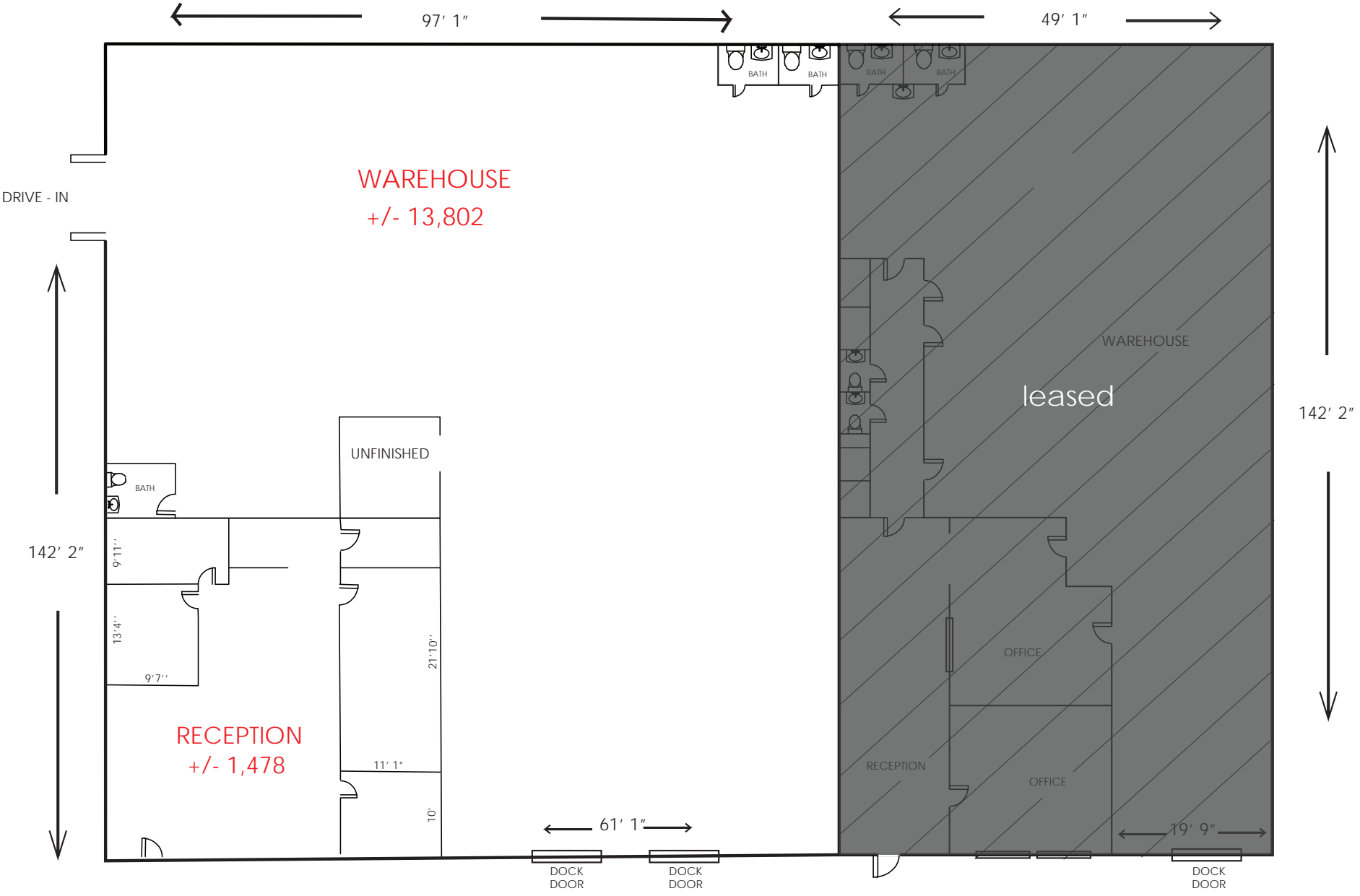
\$0.51 in taxes and insurance (est.2020)

Additional Details

- Two (2) dock doors at front of building
- One (1) drive-in door on side of building
- 18' clear ceiling height
- 3-phase power in building
- Heated warehouse space
- No sprinklers
- Zoned Industrial Mixed-Use (IX-3-PK)



SITE PLAN



WILDERS RIDGE

HILBURN DRIVE
ELEMENTARY SCHOOL

8001-A WINCHESTER RD

LYNNE RD

CINEMARK
RALEIGH GRANDE

TARGET

LOWES

GLENWOOD AVE

FOOD LION

AUTOZONE

STATE EMPLOYEES
CREDIT UNION

WESTBOROUGH

RALEIGH MEMORIAL PARK &
MITCHELL FUNERAL HOME





RALEIGH ACCOLADES

- 2020 2nd Best in Quality of Life
- 2020 Raleigh Ranks in The 10 Most Recession Resistant Cities
- 2020 #3 in The 50 Best Places in America for Starting a Business
- 2019 Most Educated City Award for the State of NC
- 2019 11th Big City to Live in
- 2019 14th Among America's Top 150 Most Dynamic Urban Centers
- 2019 4th Among 6 Incredible US Cities Hiding in Plain Sight

-numbeo

2020 DEMOGRAPHICS

	1MILE	3MILES	5MILES
Population	9,858	54,079	143,752
Households	4,753	26,134	67,901
Avg. Household Income	\$85,076	\$83,315	\$87,503
Daytime Population	2,163	22,548	103,795

