

**AVISON
YOUNG**

BUILD-TO-SUIT OPPORTUNITY



8629

Glenwood Avenue
Raleigh, NC 27617

Partnership. Performance.

Opportunity

Build-to-suit opportunity with pre-approvals for a 30,000–40,000 sf building. Owner will consider reducing footprint to a minimum of 15,000 sf and create an outside storage area. Building can be designed with dock-level or grade-level doors and specific to client

needs. Municipal utilities and monument signage along Glenwood Avenue are available. Glenwood Avenue is highly trafficked with more than 41,000 vehicles per day (according to 2017 NC DOT study). Pricing is subject to final building.

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Platinum member

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Land Information

Total Acreage	±6.7 acres
Usable Acreage	±4 acres
Zoning	IX-3
Asking Price	Subject to final building

Utilities

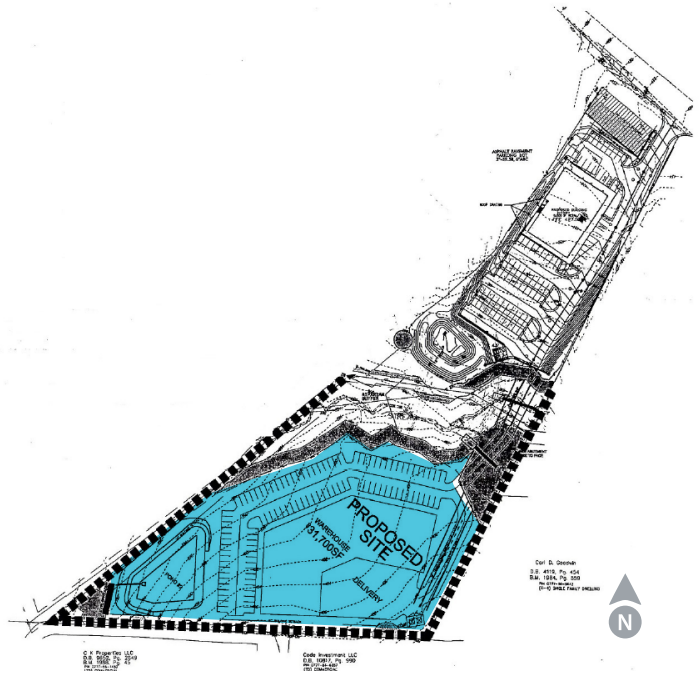
Electricity	Duke Progress
Water	City of Raleigh
Sewer	City of Raleigh

Location

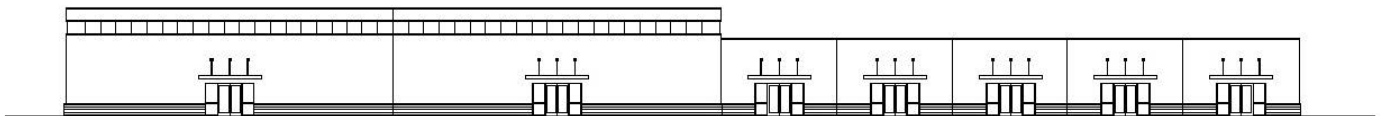
Centrally located between Downtown Raleigh and Downtown Durham. Approximately one mile from Interstate 540 and seven miles from Interstate 40. RDU International Airport is conveniently located eight miles away from the building.



Plat Map



Flex Configuration



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Amenities Map



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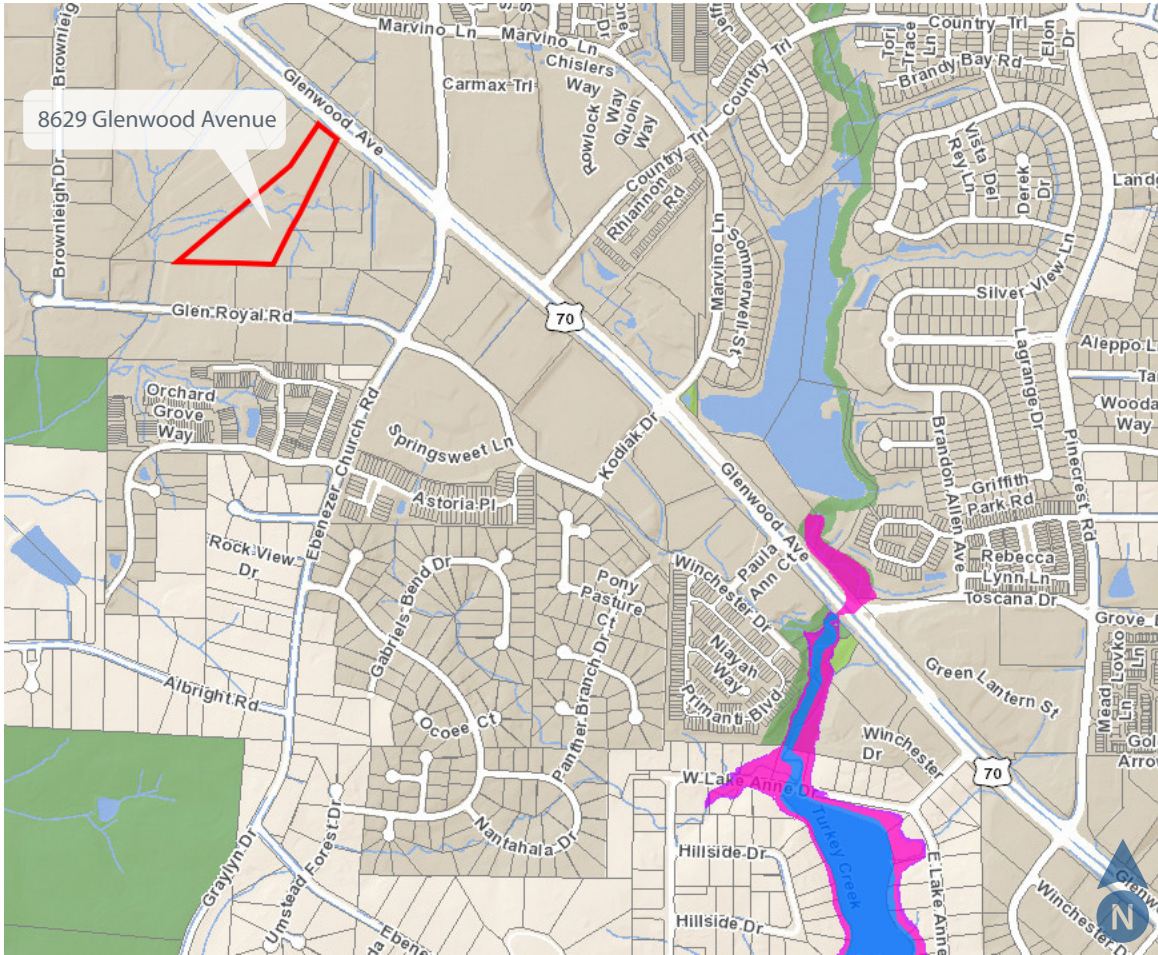
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Flood Map



Flood Map Legend

-  Floodway - No encroachment
-  1% annual chance of flood
-  0.2% chance OR 1% (future conditions)

Flood map courtesy of Wake County IMAPS



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Parcel Map



Existing Development



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