

## 3,300 SF INSIDE THE BELTLINE WAREHOUSE FOR LEASE

### 410 Dupont Circle Raleigh NC 27603



3,300 SF ITB Warehouse Space for Lease.

- ◆ Climate controlled storage.

Rare, Inside Beltline location in Boylan Heights Neighborhood. Easy access to downtown.

Rental Rate: \$10.00 NNN. Taxes /Insurance \$.89 SF  
 Tenant responsible for electricity, water, sewer, gas, janitorial, trash & HVAC service agreement.

- ◆ 100% heated and cooled.
- ◆ Does not have sprinklers.
- ◆ New paint.
- ◆ Building signage available.
- ◆ Open space with two restrooms.
- ◆ 12' x 14' drive-in rollup door.
- ◆ Warehouse clearance height 13' FT to HVAC vent, 16' FT to the deck.
- ◆ Side entrance/exit door.
- ◆ Location accessible for 18 wheel truck.
- ◆ Built 1998. Zoned: IX-3-UL.
- ◆ Parking: Five spaces next to unit, three additional spaces on road and visitor parking.
- ◆ Additional parking being developed.
- ◆ Corner of Boylan Avenue and Dupont Circle near the Boylan Street Bridge.
- ◆ Accessible to Downtown Raleigh, Hillsborough Street, Western Boulevard and I -40.



FOR MORE INFORMATION AND A TOUR CONTACT

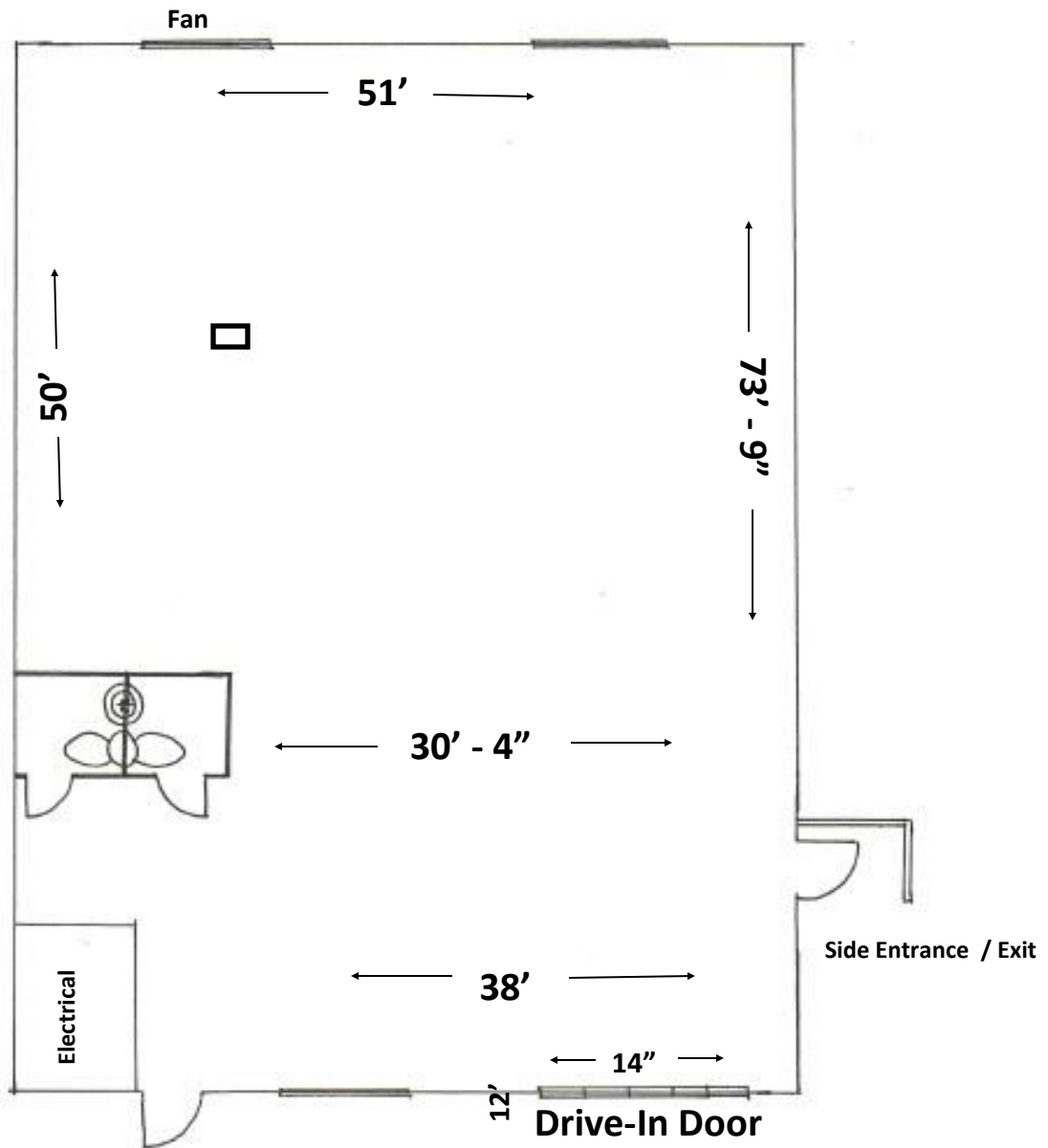
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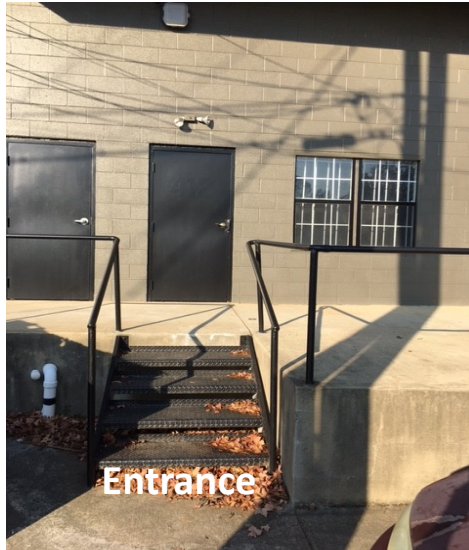
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**Raleigh, NC 27603**  
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**\$10.00 SF NNN**

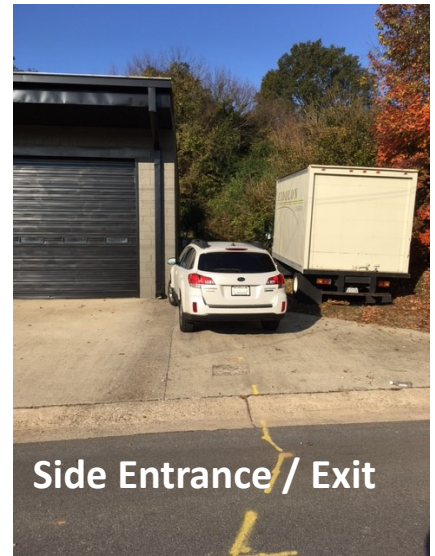




**Front View**



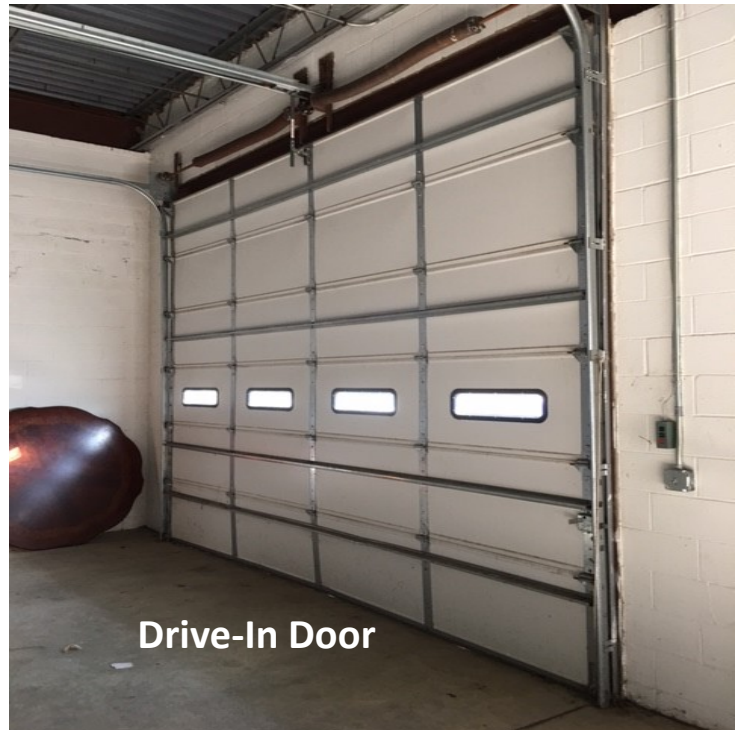
**Entrance**



**Side Entrance / Exit**



**Warehouse**



**Drive-In Door**

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