



**WAREHOUSE FOR LEASE**  
**\$5.25/SF, NNN**

**6231** | **Westgate Road**  
Raleigh, NC 27617

Partnership. Performance.

### Opportunity

Fully sprinkled warehouse space in prime location available for lease in August of 2019. The space features two doors, two offices, and two restrooms. Westgate Industrial Park is centrally located to numerous retail amenities and close proximity to RDU International Airport, Interstate 540, Glenwood Avenue, and Interstate 40. The building is located on Westgate Road with approximately 14,000 vehicles per day (Data provided by NCDOT 2017 Traffic Study).



**Justin Booth**  
**Senior Vice President**  
919.866.4262  
justin.booth@avisonyoung.com



# Westgate Industrial Park Building #2

**6231 Westgate Road**  
Raleigh, NC 27617

## Building Overview

### Suite 150 Specifications

Square Feet	23,997
Office	Two offices
Restroom	Two restrooms
Dock Doors	One box truck door One interior door
Asking Rate	\$5.25/sf
TICAM	\$1.35/sf



### Building Features

Total Square Footage	45,000 sf
Parcel Size	2.85 acres
Year Built	1982
Ceiling Height	22' max & 14' min
Floors	4" reinforced concrete
Miscellaneous	Skylights throughout Wall fans throughout Peerless gas-fired broiler



### Utilities

Electricity Service Provider	Duke Energy Progress
Water Service Provider	City of Raleigh
Sewer Service Provider	City of Raleigh
Sprinkler	Wet system
Lighting	Fluorescent



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5440 Wade Park Boulevard, Suite 200 Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

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Building #2

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### Location

Centrally located between Downtown Raleigh and Downtown Durham. Approximately 0.9 miles from Interstate 540 and 5.9 miles from Interstate 40. RDU International Airport is conveniently located 2.9 miles away from the building.



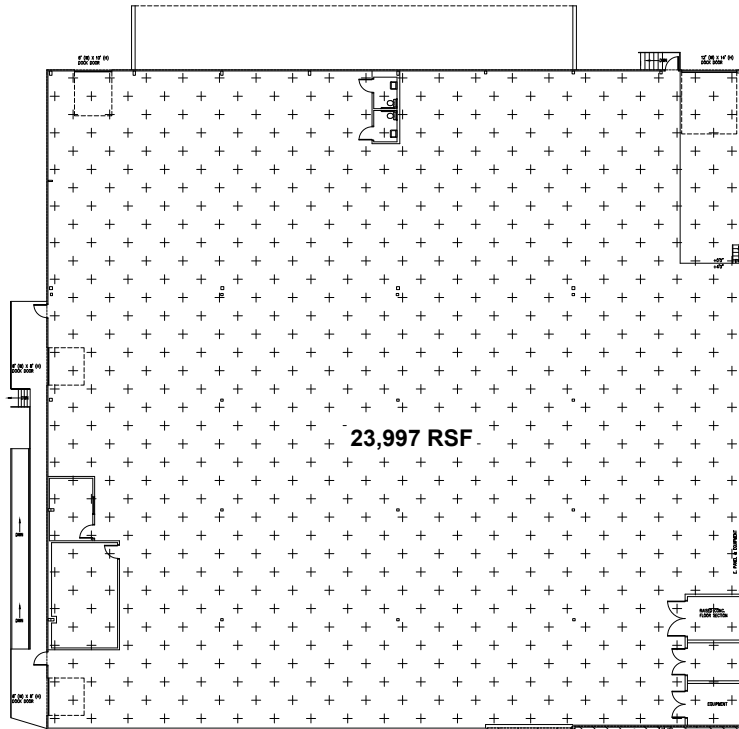
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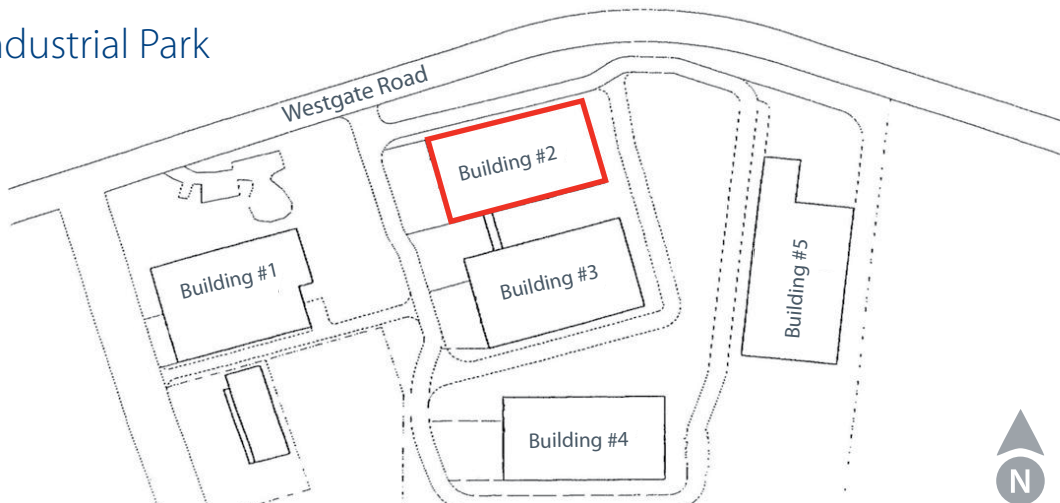
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## Floor Plan | Suite 150



## Westgate Industrial Park



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