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6316-C
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WAREHOUSE SPACE FOR LEASE

6316-C

J. Richard Drive
Raleigh, NC 27617

Partnership. Performance.

Opportunity

6,000 square-foot flex warehouse suite featuring five private offices, kitchen/break room, 15' clear ceilings, fully conditioned warehouse space, 800 amps of three phase power and one dock-high door. IX-3 zoning allows a variety of uses. Prime building location provides users convenient access to US-70, I-40, and Research Triangle Park.

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J. Richard Drive
Raleigh, NC 27617

Available for Lease

Building Size	19,243 sf
Available Space	6,000 sf
Year Built	1985
Water/ Sewer	City of Raleigh
Zoning	IX-3-PK
Lease Rate	\$8.00/sf, NNN
TICAM	\$2.00/sf



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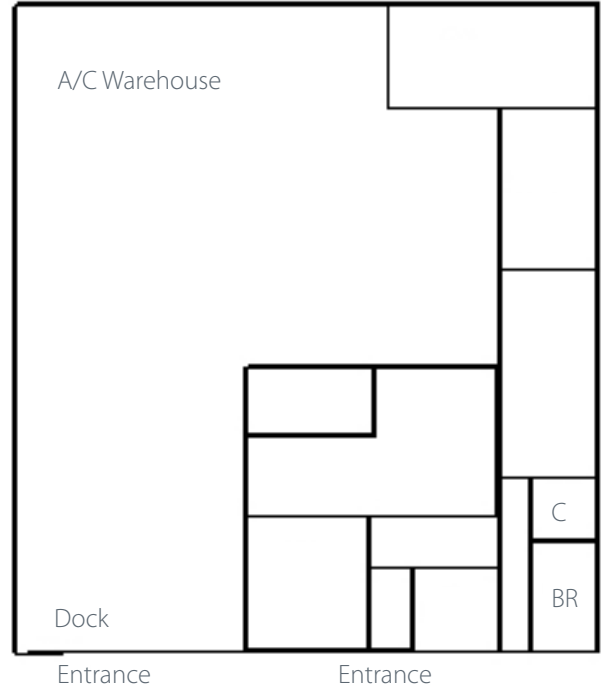
J. Richard Drive Raleigh, NC 27617

Location

The property is conveniently located approximately one mile from US-70 and seven miles from I-40. Raleigh-Durham International Airport is approximately 8.3 miles away. The property is situated next to Research Triangle Park and offers convenient access to areas throughout the Triangle.






Floor Plan



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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