

**AVISON
YOUNG**



FLEX BUILDING FOR LEASE

6300

Westgate Road
Raleigh, NC 27617

Partnership. Performance.

Opportunity

Flex warehouse suite available for lease on April 1, 2019. Suite B offers approximately 5,000 sf of space with 1,700 sf of office and 3,300 sf of warehouse. The warehouse is fully conditioned with 14-foot clear ceilings, and two dock-high doors. The space allows for a small portion of outside storage. 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

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CANADA
**BEST
MANAGED
COMPANIES**

Platinum member

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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.



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The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

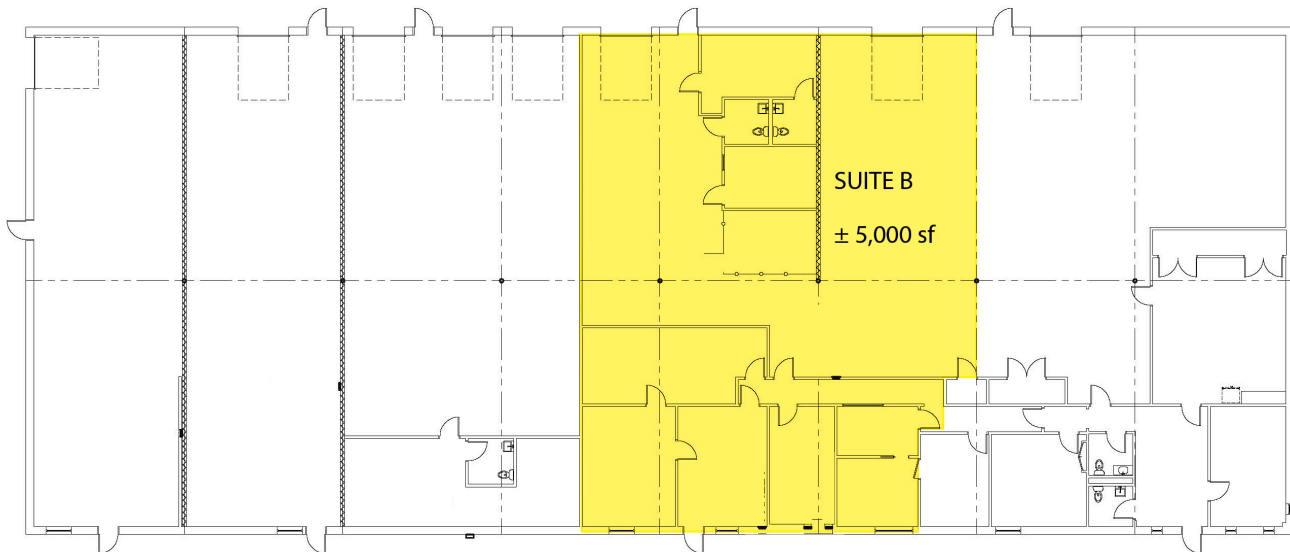
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Building Information

Ceiling Height	14' clear, 16' to center
Parking	1.5/1,000 sf
Zoning	IX-3

Floor Plan



Suite B

Offices	Seven (7)
Restrooms	Two (2)
Power	Three Phase
Warehouse	Fully Conditioned
Date Available	February 1, 2019
Rate	\$11.00/sf, NNN
Dock Doors	Two (2)
TICAM	\$3.60/sf
TICAM includes	Power, Water, Common Area Maintenance, Taxes and Insurance



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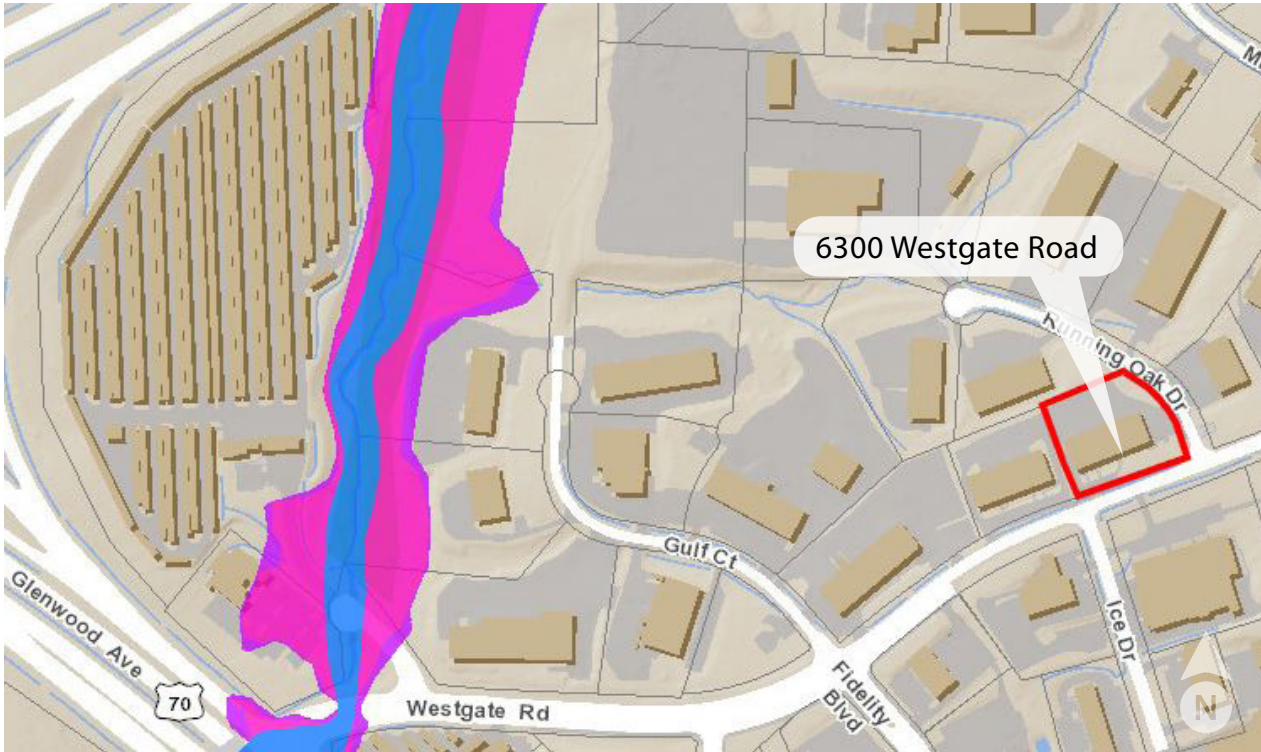
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Flood Map



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Property Photos



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