

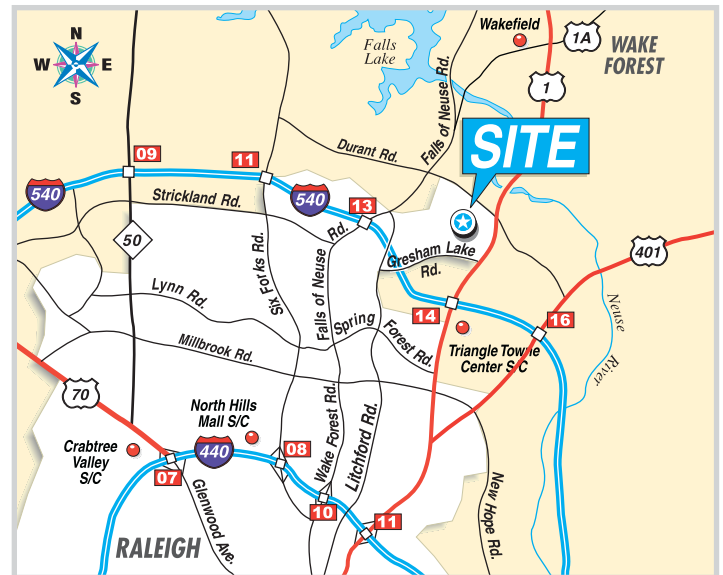
# Warehouse & Freezer Cooler Space for Sublease

3401 Gresham Lake Road  
Raleigh, NC



## Property Highlights:

- 43,000 SF Available
  - 33,000 SF Dry warehouse
  - 10,000 SF Freezer/cooler
- Ideal distribution center
- Excellent location 1 mile from I-540
- 33' Ceiling height
- Five 8' x 10' dock-high doors
- One 20' x 14' dock door (ramp can be added)
- Approx. 280' deep
- 40' wide x 40' deep columns
- Fluorescent & metal halide lighting
- Existing rail siding and three rail doors.  
The switch needs to be installed. CSX Rail
- One 23' wide plus 14' dock high door
- 166' Deep truck court
- Fully sprinklered - wet system
- Fenced in
- Zoning: Industrial 1
- Warehouse lease rate: \$3.95/SF NNN
- TICAM \$0.79/SF



**NAI Carolantic Realty**

Commercial Real Estate Services, Worldwide.

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**David Stroud**

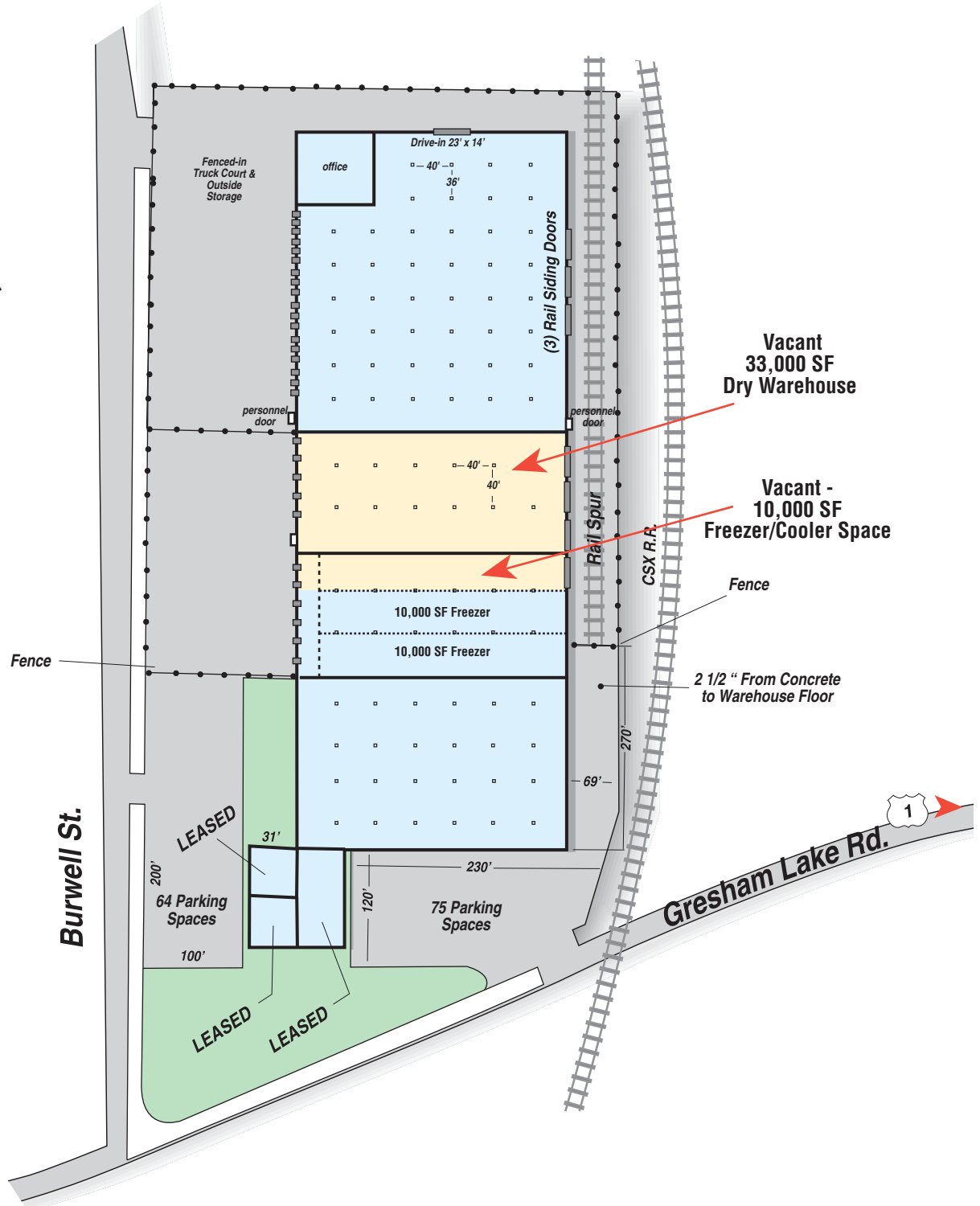
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Information provided herein is secured from sources presumed to be reliable. However, all information is subject to verification. NAI Carolantic Realty does not independently verify nor warrant the accuracy of the information.

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# Warehouse/Office/Showroom Space For Sale/Lease

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