

INDUSTRIAL BUILDING FOR LEASE

1515 S. BRIGHTLEAF

1515 S. BRIGHTLEAF BOULEVARD | SMITHFIELD, NC 27577



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



±2 AC Laydown Yard

PROPERTY DESCRIPTION

- 28,210 SF Industrial building
- 6.5 Acres
- ±2 Acres Laydown yard
- Column spacing: 24' x 50'
- Ceiling height: 26' at center
21' at eaves
- 2 Drive-in doors with ramps
- 4 Dock-high doors
- Steel mezzanine
- Base rate: \$6.50/SF, NNN
- TICAM: \$2.62/SF

PROPERTY DESCRIPTION

- Located 3 minutes from I-95 in Smithfield
- Convenient to Downtown Smithfield
- Easy access to the I-95/I-40 interchange

Ryan Lawler
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D 919.576.2511
O 949.291.3896

Will Judy
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D 919.576.2513
O 919.606.1956

RECENT BUILDING IMPROVEMENTS

- Roof resealed
- General landscaping
- Building exterior painted
- Upgraded facade
- Barbed wire fencing installed around the perimeter of the laydown yard with gates



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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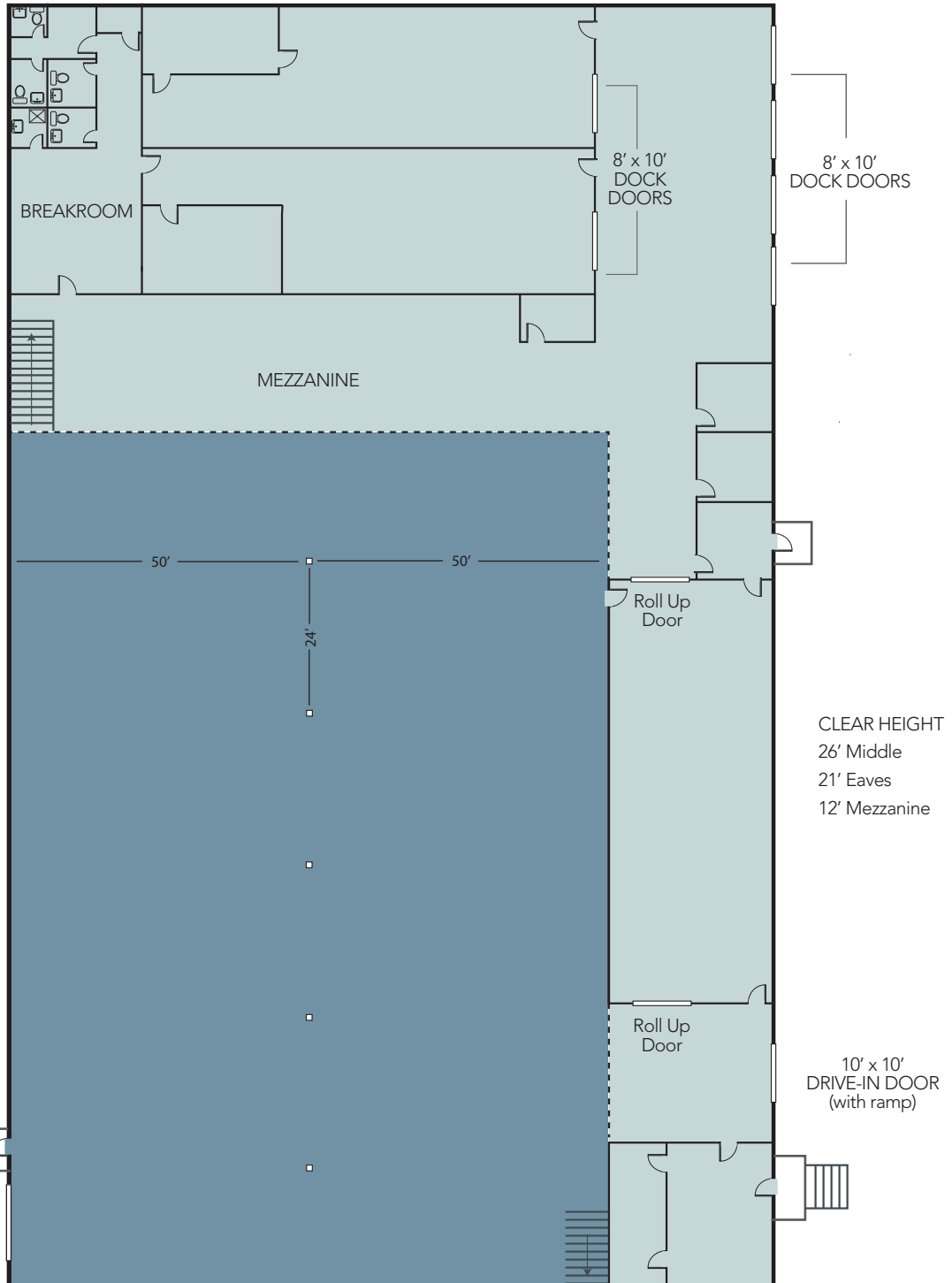
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28,210 RSF
TOTAL AVAILABLE

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-  Open Warehouse
-  Area Under Mezzanine

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DISTANCES	
I-95	1.3 MILES
DOWNTOWN SMITHFIELD	1.7 MILES
I-95/I-40 INTERCHANGE	13.0 MILES
DOWNTOWN RALEIGH	29.9 MILES
RDU INTL AIRPORT	46.5 MILES

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