

INDUSTRIAL SUBLEASE 505 INNOVATIVE WAY

505 INNOVATIVE WAY DRIVE | ZEBULON, NC 27597



PROPERTY OVERVIEW

MASTER LEASE EXPIRATION DATE

- October 31, 2025

LEASE RATE

- Base rate: \$7.39/SF/yr, NNN
- TICAM: \$1.87/SF/yr

SIZE

- ± 23,355 SF

CLEAR HEIGHT

- 27'

DOORS

- (7) Dock-high doors with door levelers
- (1) Oversized ground loading door

MISCELLANEOUS

- 2 Restrooms
- Small office area
- 2 Large Warehouse Ceiling Fans

LOCATION

- Located in Zebulon midway between Wilson & Raleigh
- Convenient to US 264
- Easy access to I-95 & I-40 via US 264

Ryan Lawler
rlawler@lee-associates.com
D 919.576.2511

Moss Withers
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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.

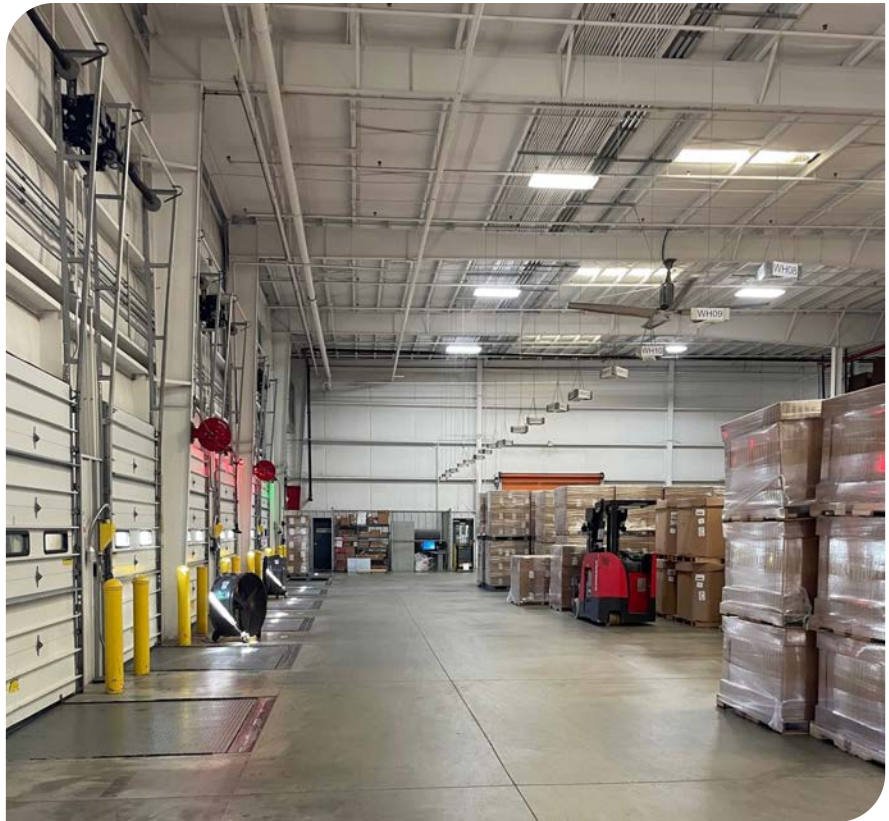
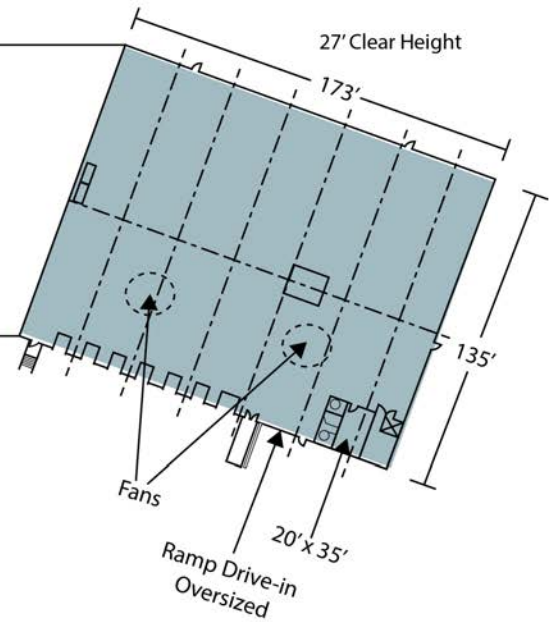
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COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

Not Part of Sublease



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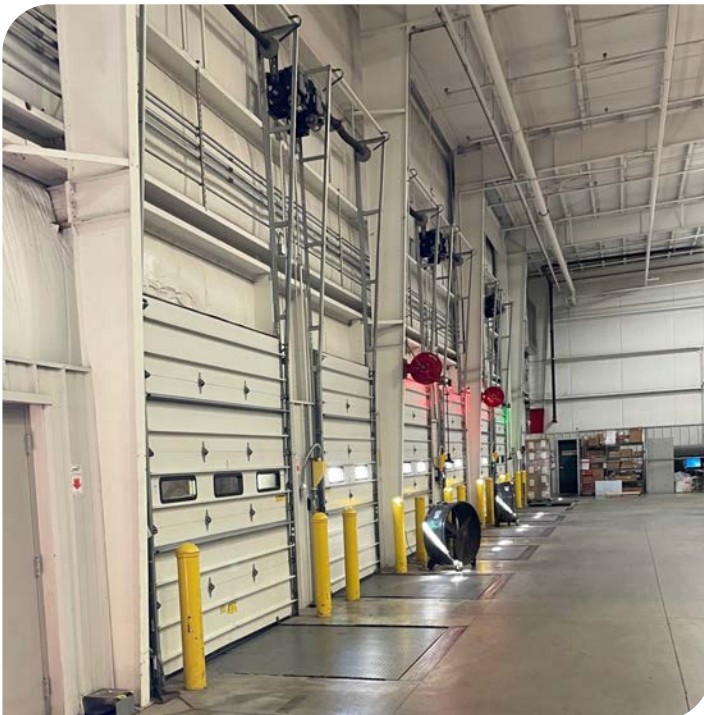
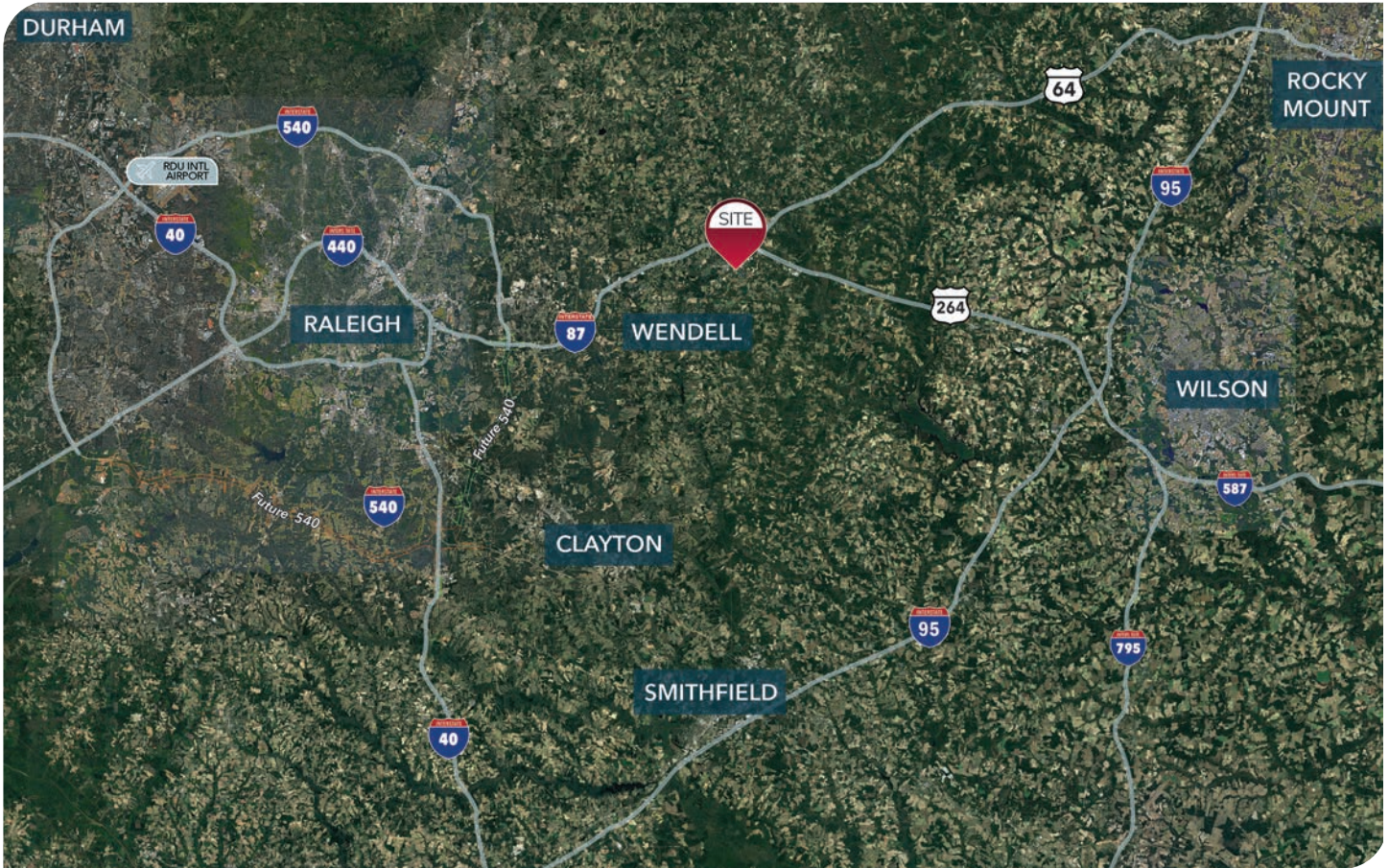
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