



NORTH 540 DISTRIBUTION CENTER
3401 GRESHAM LAKE ROAD

RALEIGH, NORTH CAROLINA 27615

INDUSTRIAL SPACE FOR LEASE

±67,200 SF

FOUNDRY
COMMERCIAL

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE

BUILDING FEATURES

PROPERTY NAME	North 540 Distribution Center
ADDRESS	3401 Gresham Lake Road
CITY	Raleigh
STATE	North Carolina
COUNTY	Wake
DATE AVAILABLE	Immediately
LEASE RATE	\$6.75/SF NNN
TICAM	Estimate \$1.25/SF
TAX PARCEL ID #	008517
BUILDING TYPE	Warehouse/Distribution
ZONING	Industrial Mixed Use ZONING LINK
NUMBER OF BUILDINGS	One (1)
BUILDING DIMENSIONS	764' x 280'
TOTAL SF	240,211 SF
AVAILABLE SF	67,200 SF
	65,600 SF Warehouse
	1,600 SF Office
BAY SIZE	11,200 SF
EXTERIOR WALL MATERIAL	Concrete tilt wall and precast

ROOFING MATERIAL	White TPO
FENCING	Fenced in truck court
YEAR BUILT	Original - 1973 Expansion - 1982
NO. OF ACRES	13.3 acres
TRUCK COURT DEPTH	170'
CEILING HEIGHT	30' (33' in the center)
LIGHTING	T-5
COLUMN SPACING	40' x 40'
SPRINKLER SYSTEM/TYPE	ESFR
LOADING DOCK	Eleven (11) Dock-High Doors One (1) Drive-In Door Ten (10) Seals
ELECTRICAL CAPACITY	3 phase, 277/480 volt
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	City of Raleigh
ELECTRICAL PROVIDER	Progress Duke Energy

JACKSON RIVES

Principal, Industrial Services
(919) 576 2692
jackson.rives@foundrycommercial.com

ALEXIS LAMBETH

Partner, Industrial Services
(919) 987 2926
alexis.lambeth@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

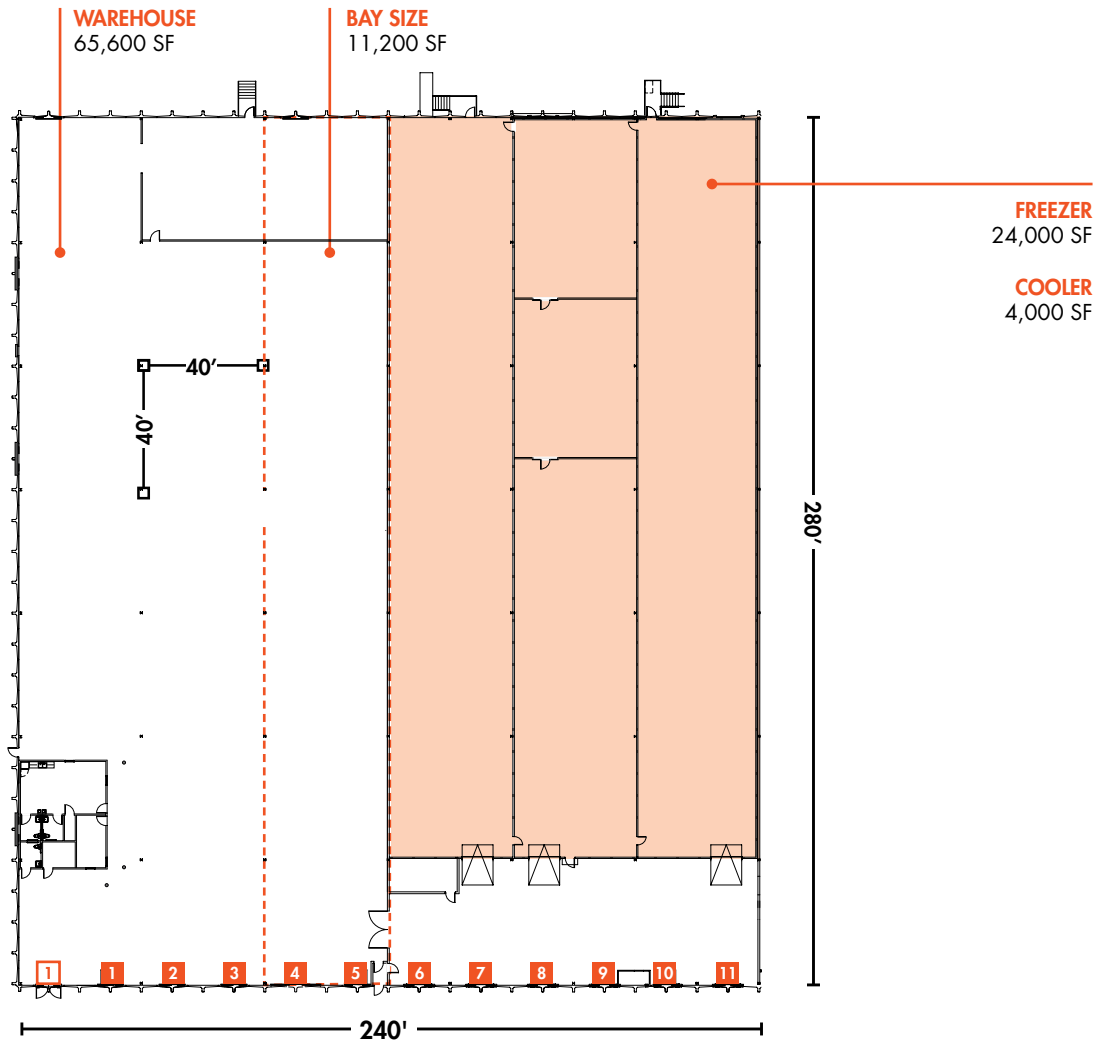
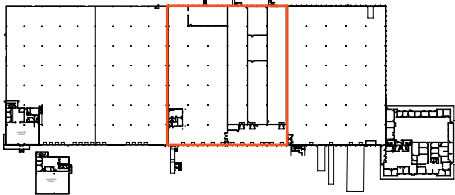
foundrycommercial.com

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE

FLOOR PLAN

±67,200 SF



JACKSON RIVES
Principal, Industrial Services
(919) 576 2692
jackson.rives@foundrycommercial.com

ALEXIS LAMBETH
Partner, Industrial Services
(919) 987 2926
alexis.lambeth@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

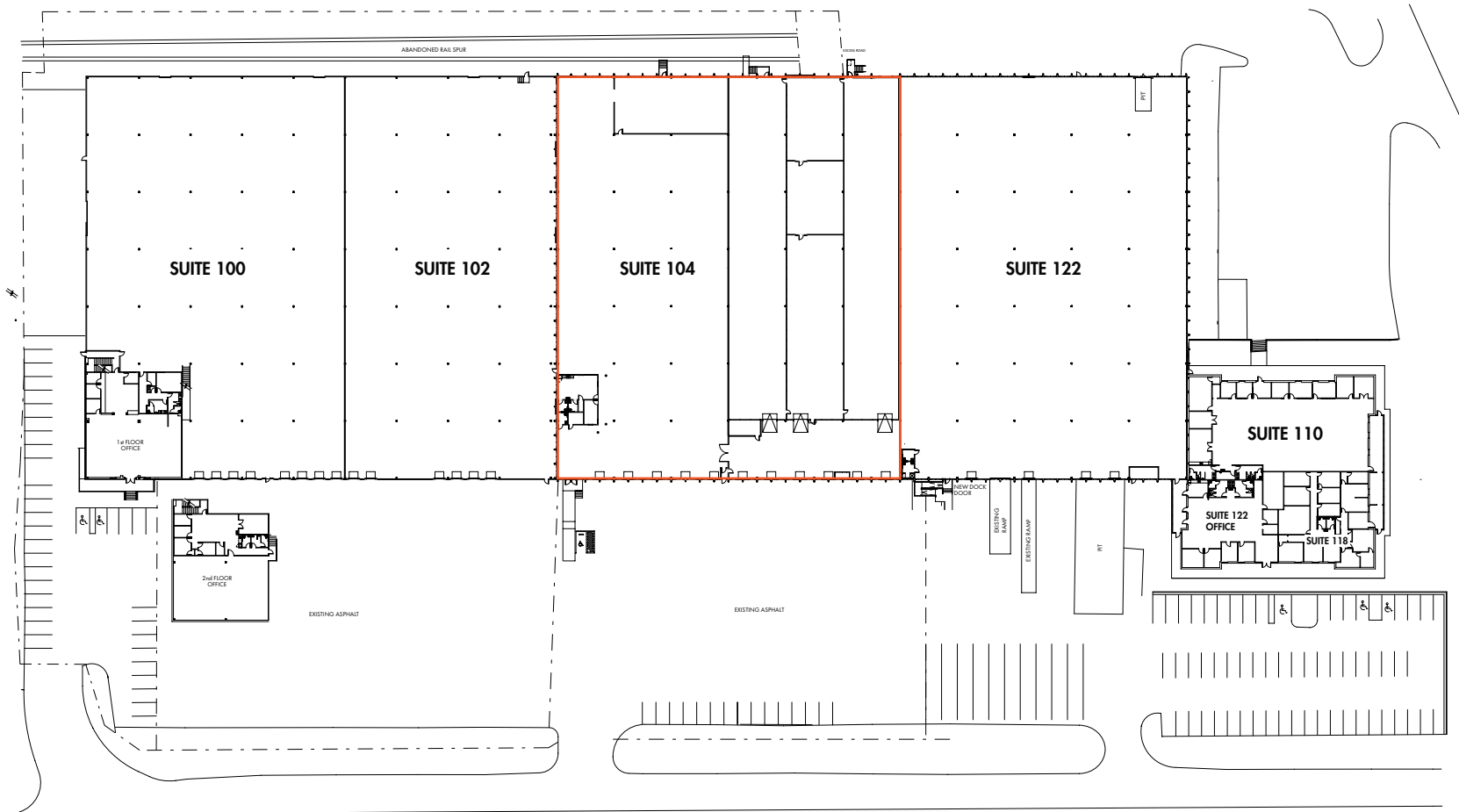
foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE

SITE PLAN



JACKSON RIVES
Principal, Industrial Services
(919) 576 2692
jackson.rives@foundrycommercial.com

ALEXIS LAMBETH
Partner, Industrial Services
(919) 987 2926
alexis.lambeth@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDY
COMMERCIAL

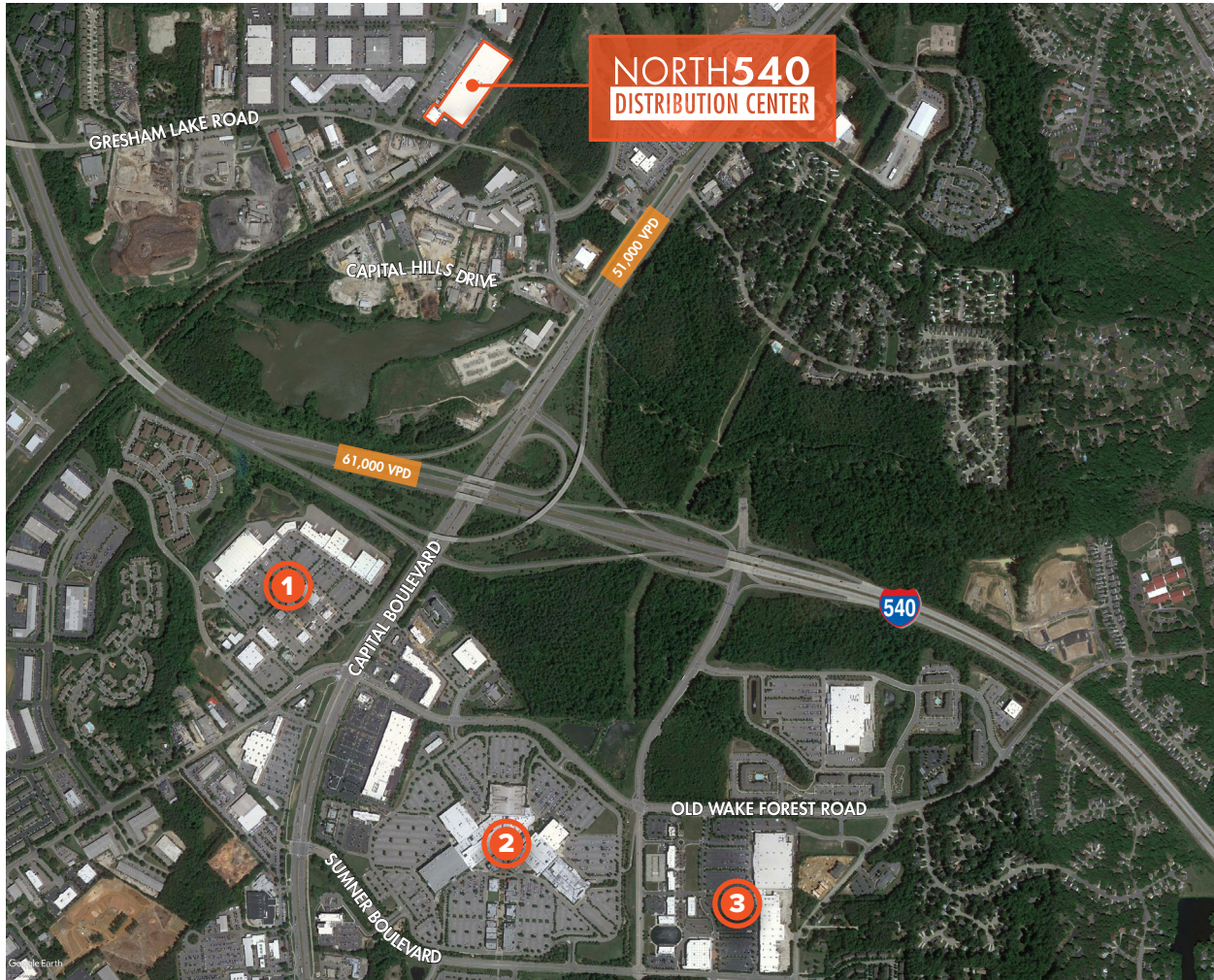
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE

AMENITIES



① PLANTATION POINT 1.3 MILES

- Life Time Fitness
- The Athlete's Foot
- Burlington
- Dollar Tree
- Pho Super 9
- BJ's
- Big Lots
- Sweet Frog
- Fogata Brava Grill and Tequila
- Garner Appliance & Mattress
- Rising Sun Pools & Spas
- Red Bowl Asian Bistro

② TRIANGLE TOWN CENTER 1.8 MILES

- Best Buy
- Hobby Lobby
- Sears
- Belk
- Dillard's
- Twisted Fork
- Macy's
- Sears Auto Center
- Charming Charlie
- McDonald's
- Chili's Grill & Bar
- Saks Fifth Avenue
- Barnes & Noble
- Zales
- Finish Line
- Jared
- Romano's Macaroni Grill
- Men's Warehouse

③ POYNER PLACE 2.0 MILES

- Great Clips
- Target
- CVS Pharmacy
- Ulta Beauty
- Pier 1
- Marshalls
- Cost Plus World Market
- Old Navy

JACKSON RIVES
Principal, Industrial Services
(919) 576 2692
jackson.rives@foundrycommercial.com

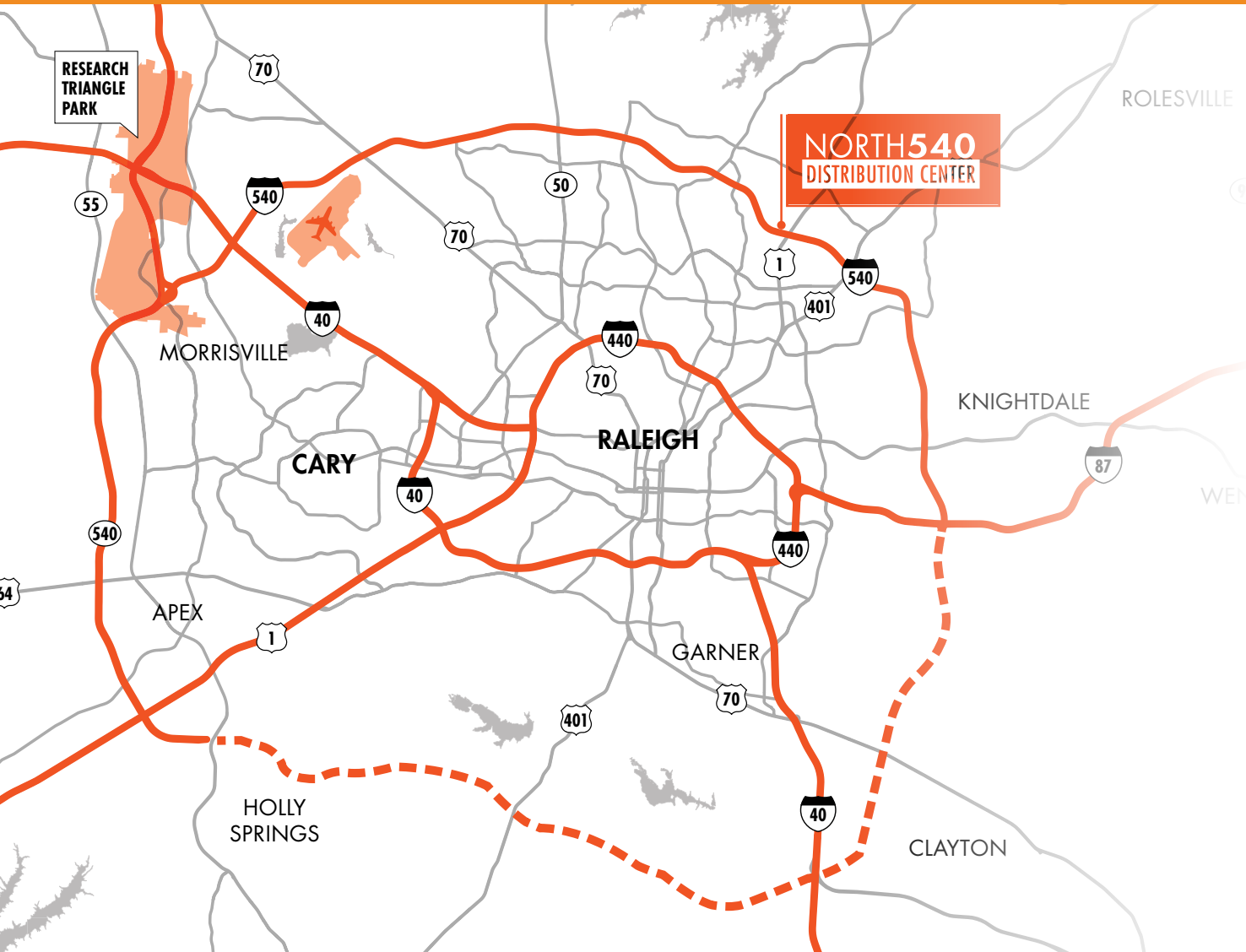
ALEXIS LAMBETH
Partner, Industrial Services
(919) 987 2926
alexis.lambeth@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612
foundrycommercial.com

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE



LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 1	<1 mile
	Interstate 540	1 mile
	Interstate 440	7 miles
	Interstate 40	12 miles
	Interstate 87	12 miles
	Interstate 401	14 miles
	Interstate 85	22 miles

JACKSON RIVES

Principal, Industrial Services
(919) 576 2692
jackson.rives@foundrycommercial.com

ALEXIS LAMBETH

Partner, Industrial Services
(919) 987 2926
alexis.lambeth@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE

LOCATION & ACCESS



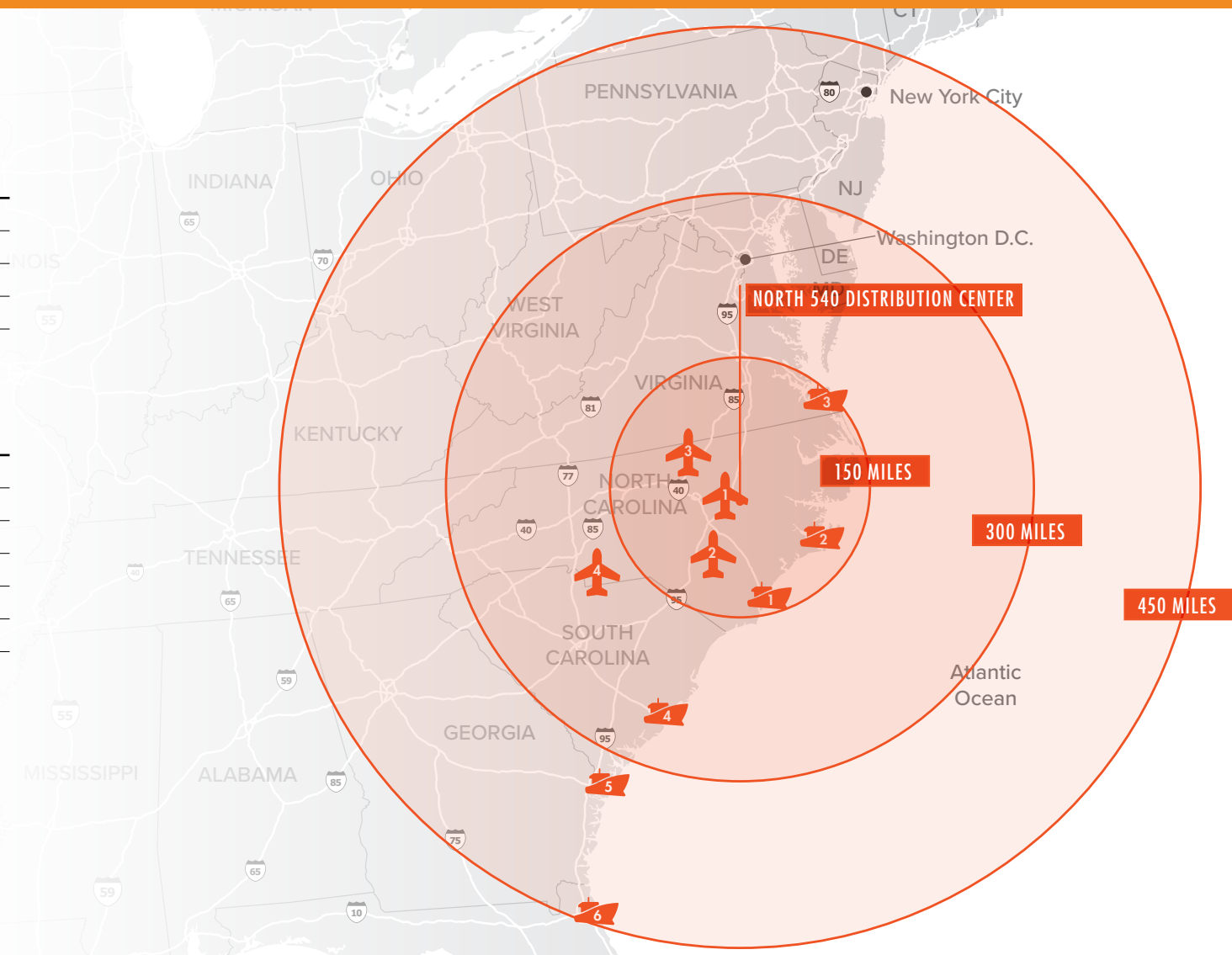
AIRPORTS

1	Raleigh-Durham International	15 miles
2	Fayetteville Regional	114 miles
3	Piedmont Triad International	104 miles
4	Charlotte Douglas International	185 miles



SEAPORTS

1	Wilmington, NC	176 miles
2	Morehead City, NC	173 miles
3	Norfolk, VA	145 miles
4	Charleston, SC	286 miles
5	Savannah, GA	328 miles
6	Jacksonville, FL	461 miles



JACKSON RIVES

Principal, Industrial Services
(919) 576 2692
jackson.rives@foundrycommercial.com

ALEXIS LAMBETH

Partner, Industrial Services
(919) 987 2926
alexis.lambeth@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.