



FOUNDRY
COMMERCIAL

3401 GRESHAM LAKE ROAD

RALEIGH, NORTH CAROLINA 27615

OFFICE SPACE FOR LEASE
±9,100 SF

3401 GRESHAM LAKE ROAD

OFFICE SPACE FOR LEASE

BUILDING FEATURES

PROPERTY NAME	North 540 Distribution Center
ADDRESS	3401 Gresham Lake Road
CITY	Raleigh
STATE	NC
ZIPCODE	27615
COUNTY	Wake
DATE AVAILABLE	9/1/21
LEASE RATE	\$16.95/SF Full Service
BUILDING TYPE	Office and Warehouse
ZONING	Industrial Mixed Use ZONING LINK
NUMBER OF BUILDINGS	One (1)
TOTAL SF	240,211 SF
AVAILABLE SF	9,100 SF
NO. OF PARKING SPACES	Office Parking 7/1,000
YEAR BUILT	Original - 1973 Expansion - 1982
SPRINKLER SYSTEM/TYPE	ESFR
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	City of Raleigh
ELECTRICAL PROVIDER	Progress Duke Energy



PROPERTY FEATURES

- Great access off of Gresham Lake Road to Capital Blvd providing immediate access to I-540.
- Close proximity to Triangle Town Center and other retail locations.
- In the heart of North Raleigh and close to many residential neighborhoods.

PROPERTY HIGHLIGHTS

- High parking ratio (7/1,000).
- Quality retail amenity base (3.37 MSF) within a 1.5 mile radius.
- Attractive brick and glass exterior.
- Well suited for a call center.

JACKSON RIVES

Principal, Industrial Services
(919) 576 2692
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ALEXIS LAMBETH

Partner, Industrial Services
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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.

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2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

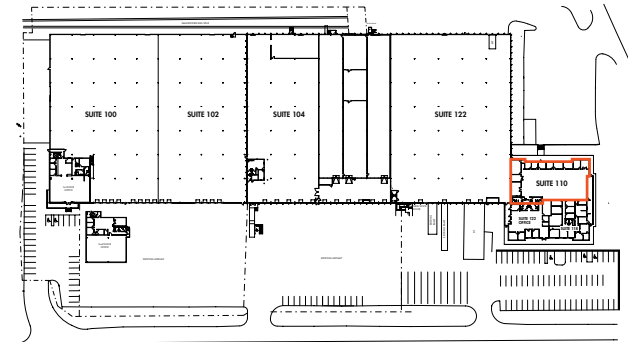
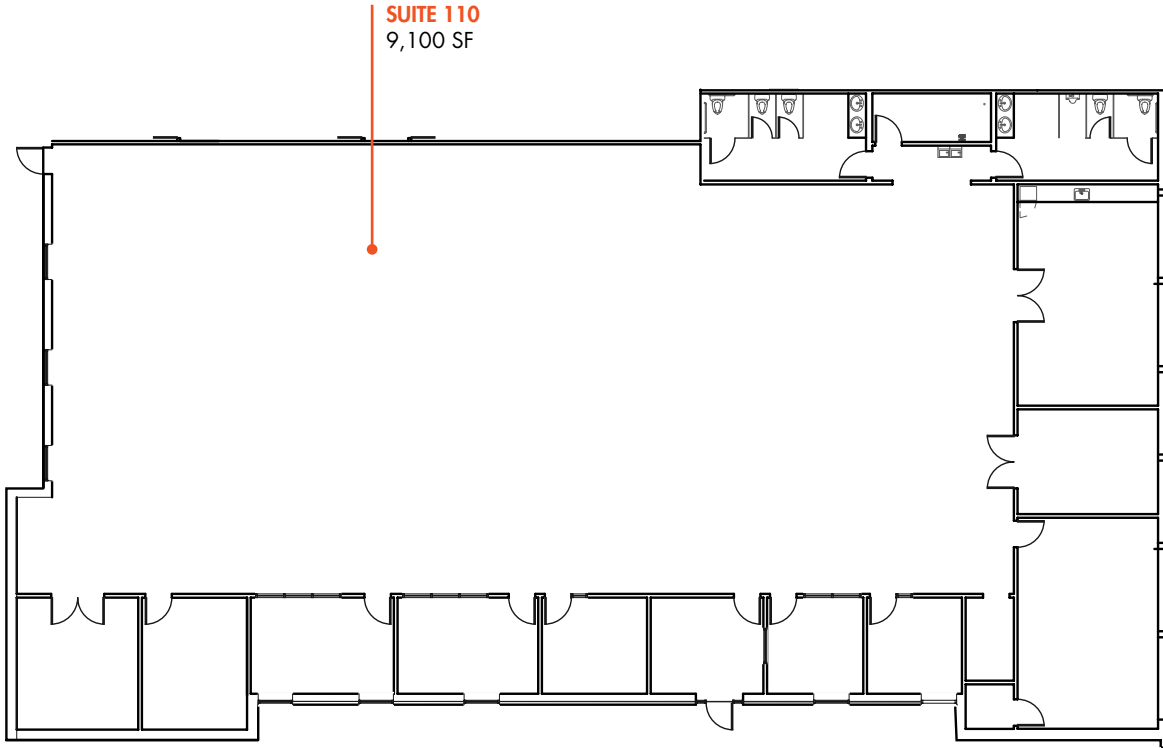
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FLOOR PLAN

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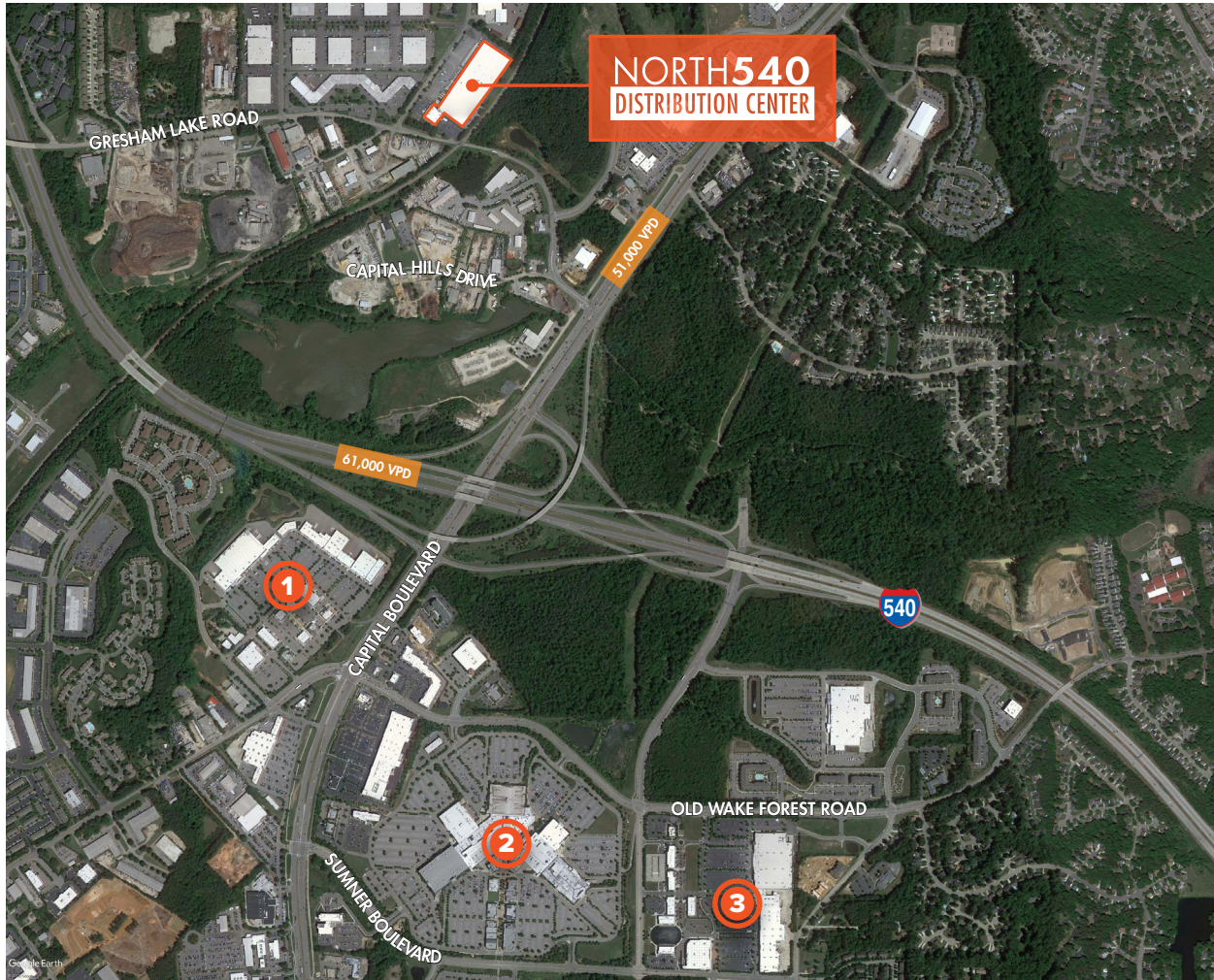
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AMENITIES



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

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INTERIOR PHOTOS



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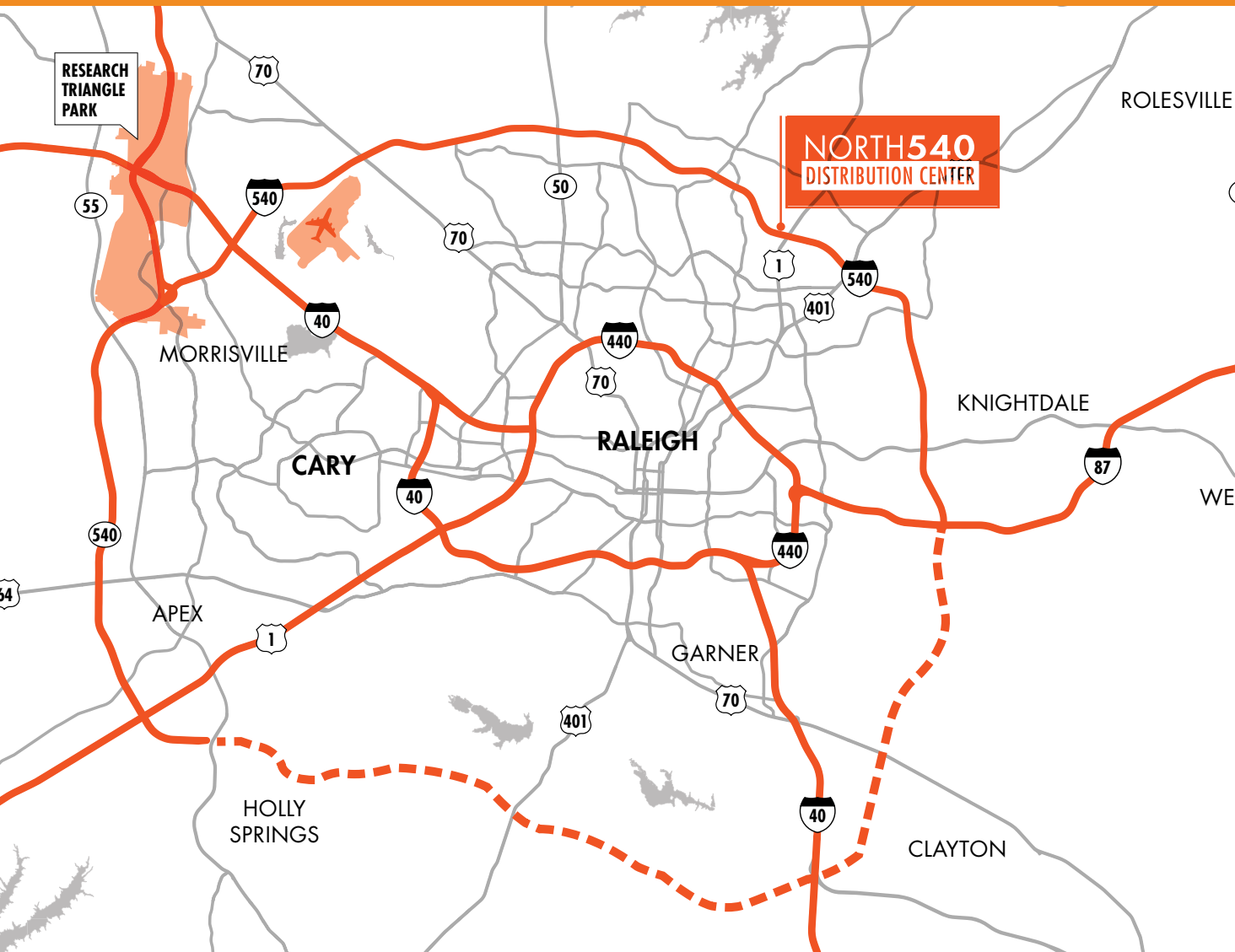
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LOCATION & ACCESS

INTERSTATES

96 Uninterrupted distribution to every major market in the United States

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

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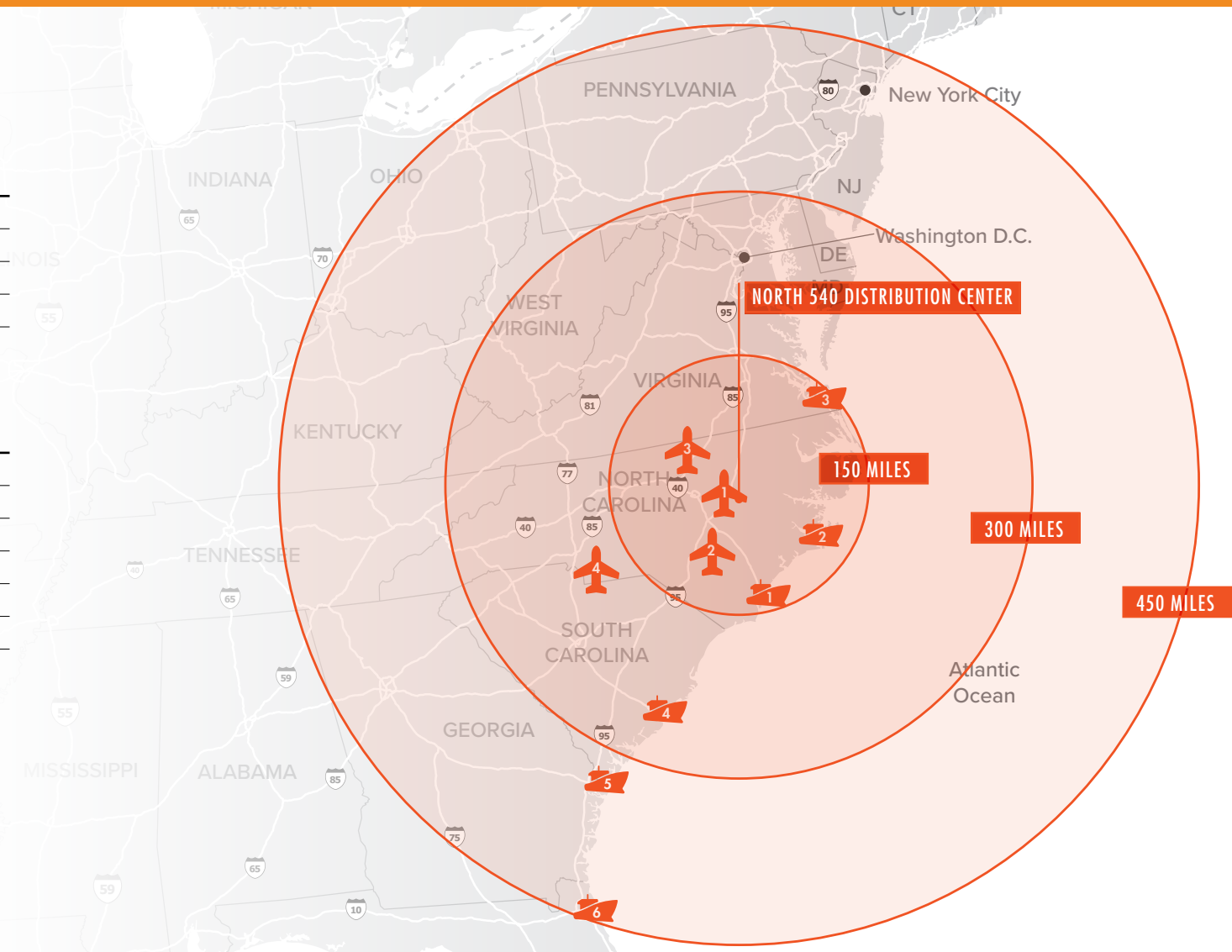
AIRPORTS

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



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