

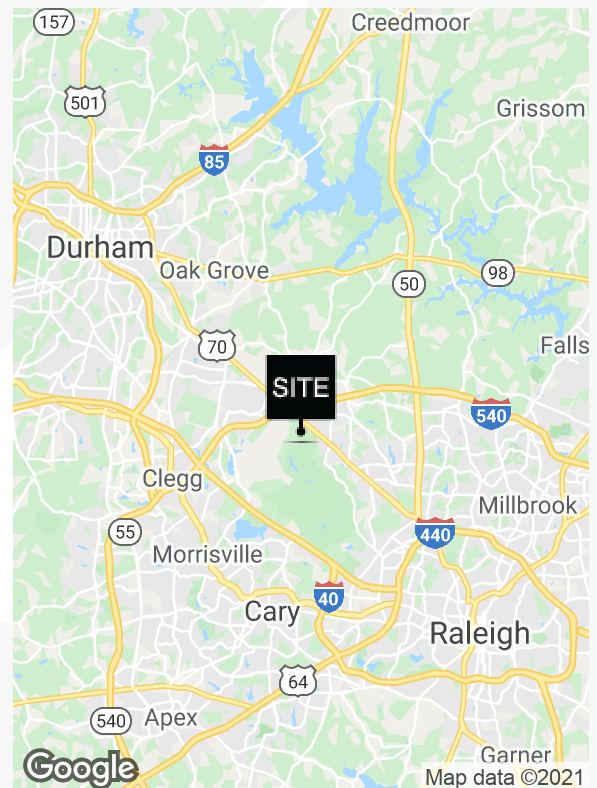


## 7230 ACC Blvd.

Raleigh, North Carolina 27617

### Property Highlights

- New construction: Subdividable 11,900 SF building
- Approximately 15% office buildout
- Brick and steel construction
- 70' bay depths
- Storefront office glass
- 18' warehouse ceiling height
- Tenant and building signage package
- 10 x 12 drive-in door
- Easily accessible site with two points of entry
- Tremendous location just off Hwy. 70 and I-540
- Easily accessible to Brier Creek providing an abundance of retail, hospitality and service amenities
- 4 miles from RDU International Airport
- Lease rate: \$13.75/SF, NNN
- TICAM: ±\$2.92/SF
- Building can be purchased



For more information

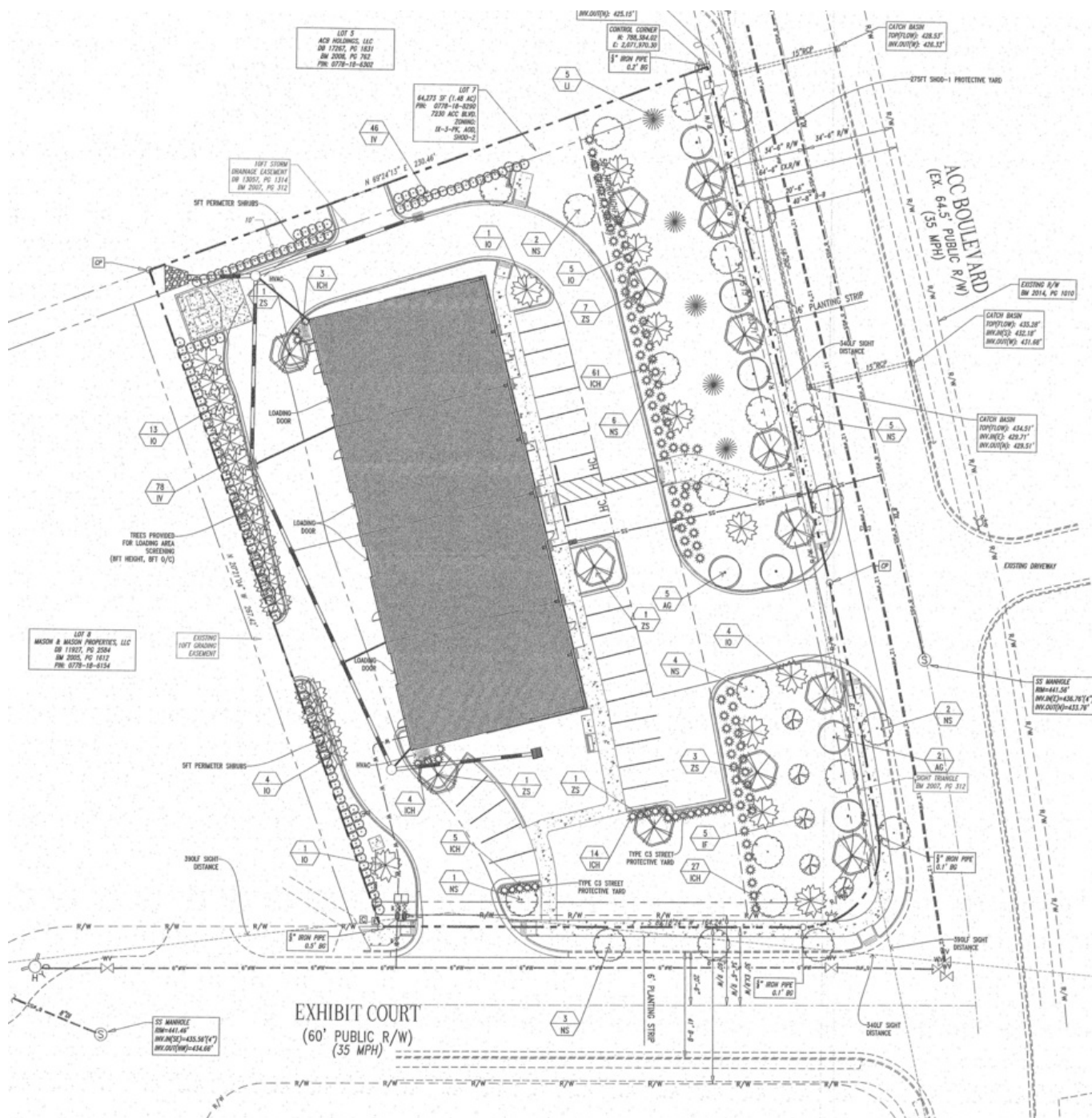
**Jimmy Barnes, SIOR**

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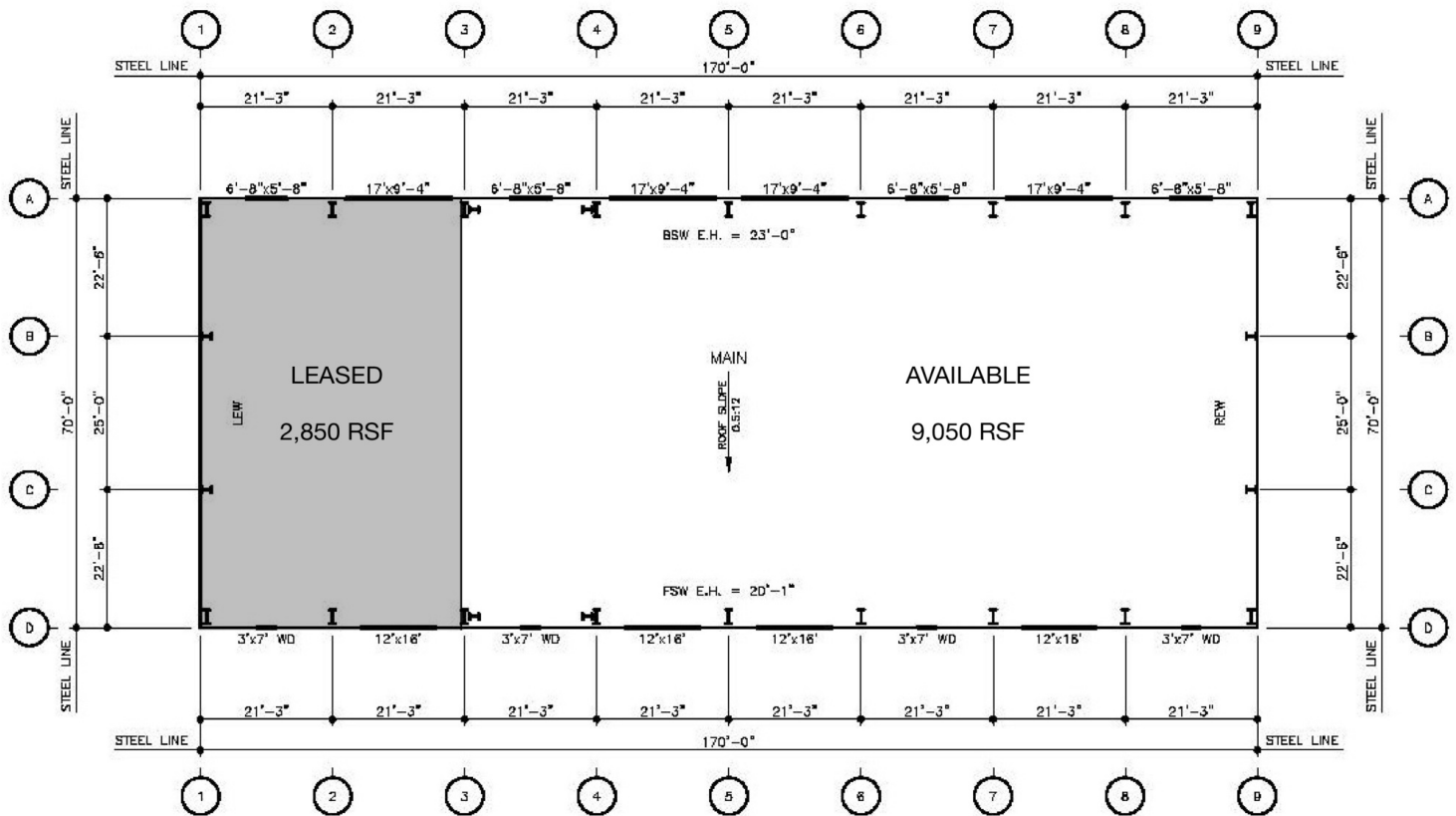
[Click to see Construction Progress](#)

# Flex



## SITE PLAN





FLOOR PLAN 170' X 70'

For Lease  
**Flex**



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