

FLEX OFFICE/WAREHOUSE BUILDING FOR LEASE

501 ATKINSON STREET CLAYTON, NC 27526



Multi-tenant 32,200 RSF flex building on 4.74 acres.

- ◆ Great mix of office, high tech manufacturing, warehouse space.
- ◆ Fully conditioned. Remodeled in 2016.
- ◆ Fully sprinklered.

Rental Rate: \$8-12 NNN. TICAM \$2.00 SF. Tenant to be billed back for prorated portion of monthly gas, electricity & water. Tenant provides own janitorial. Video surveillance and alarm available.

Suite 100 (Office and Lab Area) 14,600 RSF \$12.00 NNN

Contemporary mix of open and hard office spaces with secured reception area, training room, conference room, baths and kitchenette. Vaulted Ceilings. Very clean demised test/lab/production areas with drop and high ceilings up to 17'-5" height. Receiving area has 1 dock high door. Three Phase Power, 480 amp service, UPS system in place.

Suite 102 (Warehouse/Production Area) 10,350 RSF \$10.00 NNN

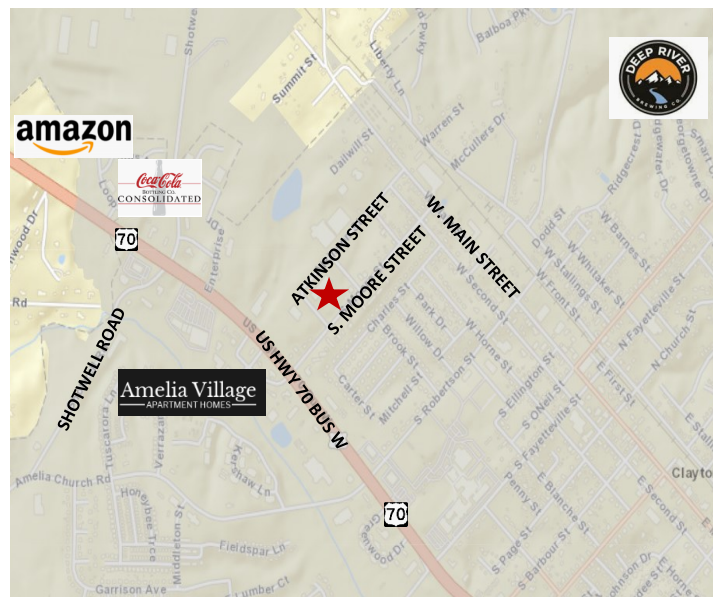
100% Conditioned warehouse/production areas. Dock high door and entrance. Ceiling height 12'-18'-5" to the deck. Bench testing area with ample power. Common area bath and break room with Suite 400.

Suite 103 (Warehouse Area) 7,250 RSF \$8.00 NNN

100% Conditioned warehouse space with common area, baths and break room. Dock high door and drive-in door with a ramp. 5" concrete slab. Ceiling height 14'-20' to the deck. Bay depth is 97' long. Existing racking available.

- ◆ Outside unsecured storage area.
- ◆ 40 parking spaces available with potential for more.
- ◆ Built in 1968. New warehouse added in 2007.
- ◆ Zoned Light Industrial. Local Ownership.
- ◆ Property 2/10 mile from US Hwy 70 Business.
- ◆ Close to multiple retailers and restaurants, including Walmart, Starbucks, Smithfield BBQ, McDonald's, Bojangles, Chargrill, Dairy Queen, Zaxby's, Rite Aid and Lowes.

*Located in Clayton NC, off US Hwy 70 Business in Johnston County. 13 miles from Raleigh, 11 miles from Garner and 30 minutes to RDU International Airport.



FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

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LOBBY AREA



COMMON HALLWAY



MAIN LOBBY



LARGE CONFERENCE



OFFICE 1



TRAINING ROOM



OPEN OFFICE AREA



OFFICE 2



OPEN OFFICE AREA 2



WORK AREA



KITCHEN



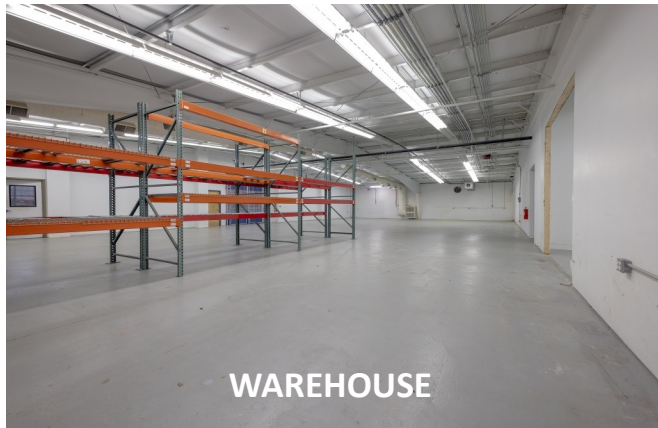
BATHROOM



WAREHOUSE



WAREHOUSE



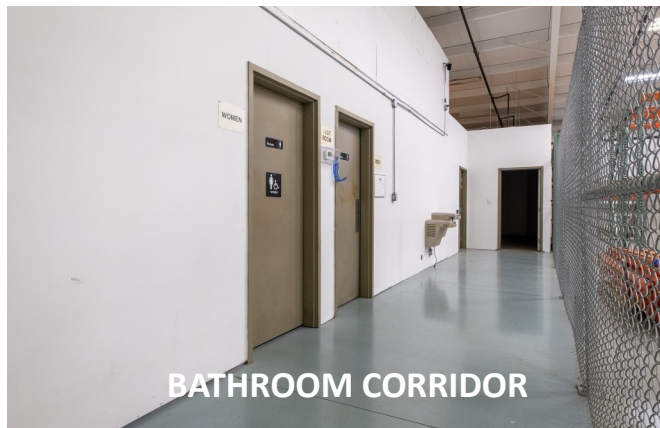
WAREHOUSE



POWER



REAR DOCKS



BATHROOM CORRIDOR

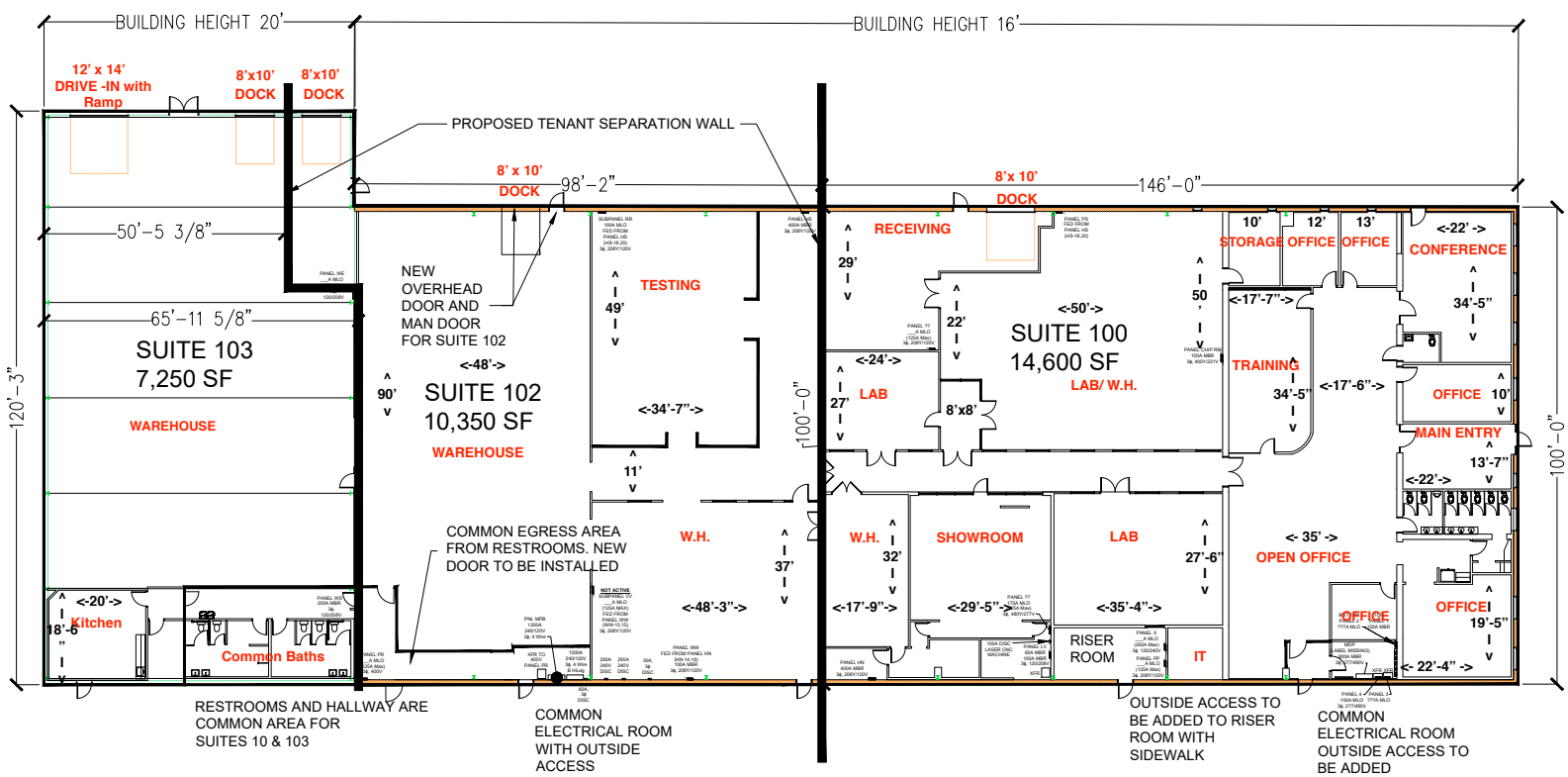


FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Each office is individually owned and operated.

- NOTES:
 -BUILDING IS SINGLE STORY
 -TYPE 3B CONSTRUCTION
 -THIS BUILDING IS PRESENTLY A SINGLE TENANT BUILDING
 -OWNER DESIRES TO SUITE THE BUILDING OUT INTO 3 SUITES
 -BUILDING IS FULLY SPRINKLERED
 -BUILDING HAS ONE POWER AND WATER SERVICE
 -OWNER WISHES TO RESERVE SUITE 101 FOR FUTURE DIVISION IN FUTURE



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DRAWN BY: M.B.
 CHECKED BY: M.B.
 SCALE: 1/8" = 1'-0"
 DATE: 06/29/20

MINOR SITE PLAN
 BUILDING SUITE PLAN
 FOR 501 ATKINSON STREET

ATKINSON PLACE
 501 ATKINSON STREET
 CLAYTON, NC