



PROPERTY DESCRIPTION

Suite 128 totaling 3,500 SF located in Pine Hill Business Center available for sublease beginning June 1, 2021.

PROPERTY HIGHLIGHTS

- Suite 128: 3,500 SF
- 2 Drive-in doors
- 100% HVAC, 50% office, 50% warehouse
- Located at US 1 and Ten Ten Rd. exit with US 1 visibility & access via service road
- Natural gas, city water & sewer
- 3-Phase 120/208 service
- Signage allowed on building
- Lease rate: \$3,570/month or \$12.24/SF, NNN
- Base lease rate escalates by 2% on June 1, 2021
- TICAM: \$2.22/SF (includes cold water, exterior lighting, and dumpster)

LOCATION DESCRIPTION

Located off the corner of US 1 and Ten Ten Rd. in Apex, just 8 miles from Raleigh and 9 miles to Research Triangle Park.

OFFERING SUMMARY

Lease Rate:	\$12.24 SF/yr (NNN)
Available SF:	3,500 SF
Building Size:	27,350 SF

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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.

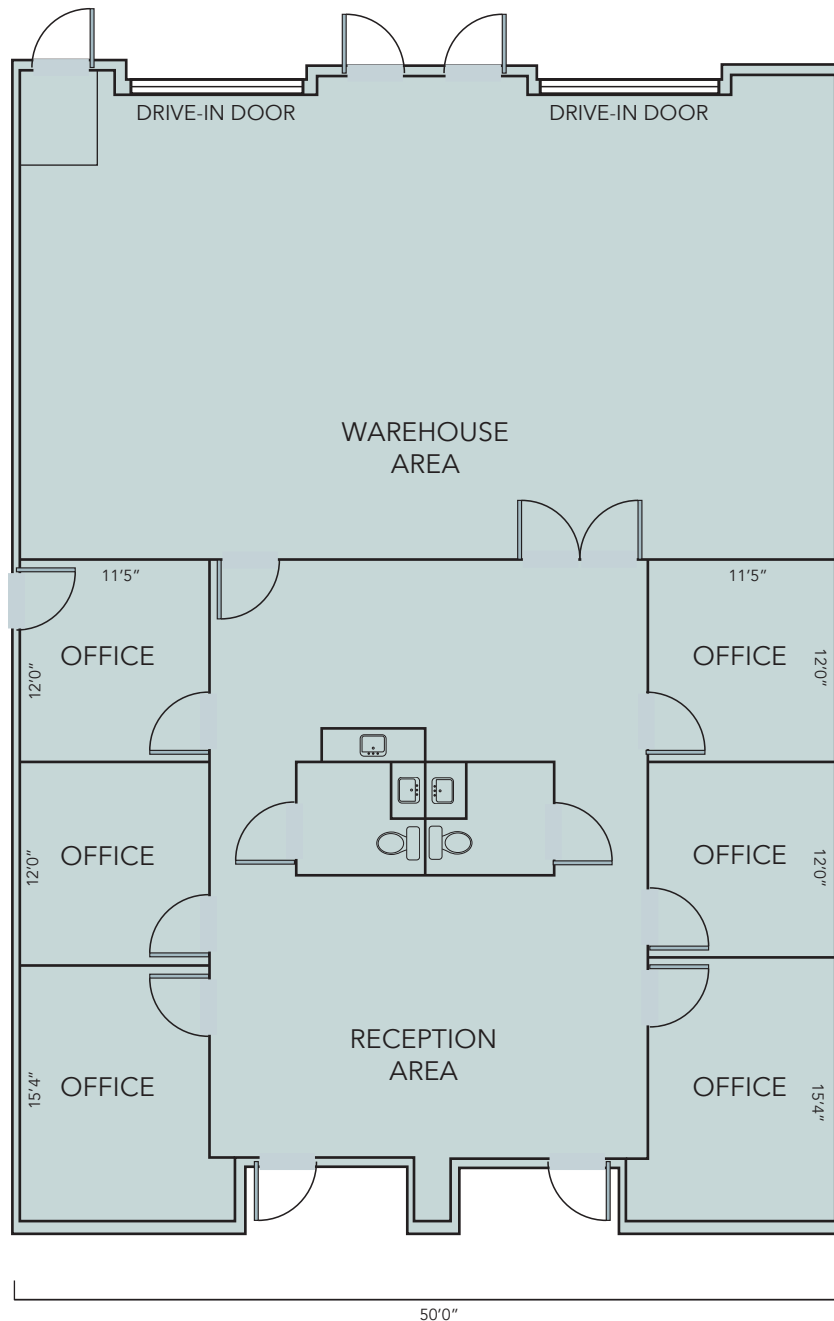
OFFICE FOR SUBLEASE
2521 SCHIEFFELIN RD., SUITE 128
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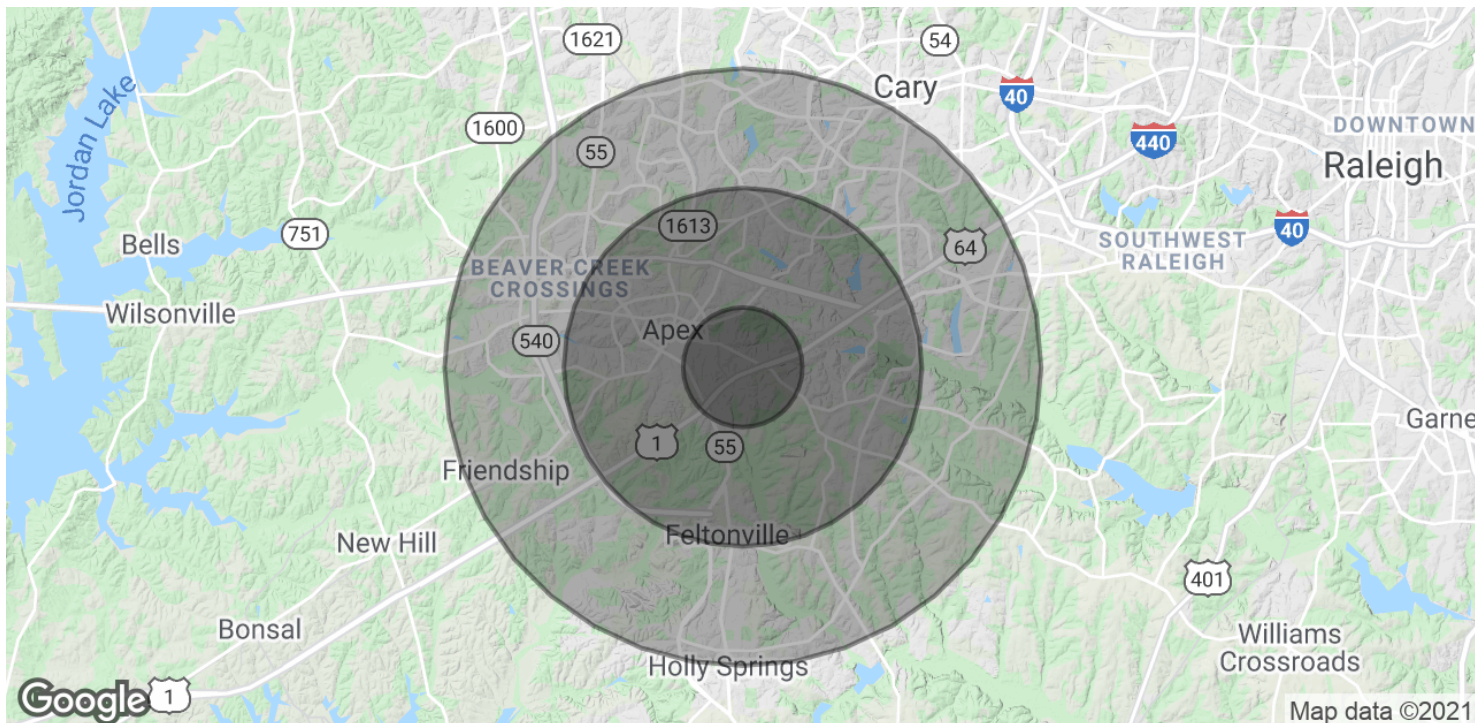
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,954	40,098	136,114
Average age	36.2	37.3	36.8
Average age (Male)	34.3	36.1	36.0
Average age (Female)	38.1	38.3	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,411	14,147	48,155
# of persons per HH	2.8	2.8	2.8
Average HH income	\$93,799	\$107,302	\$106,077
Average house value	\$269,995	\$339,102	\$321,527

* Demographic data derived from 2010 US Census

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