

## Flex space for sale or lease

5905 Triangle Drive  
Raleigh, NC 27617



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### Offering Summary

Sale Price:	\$2,500,000
Lease Rate:	\$10.95 SF/yr, NNN
TICAM:	\$1.55 SF/yr
Building Size:	14,400 SF
Warehouse SF:	4,400 SF
Office SF:	10,000 SF
Year Built:	1979
Renovated:	2020
Zoning:	IX-3

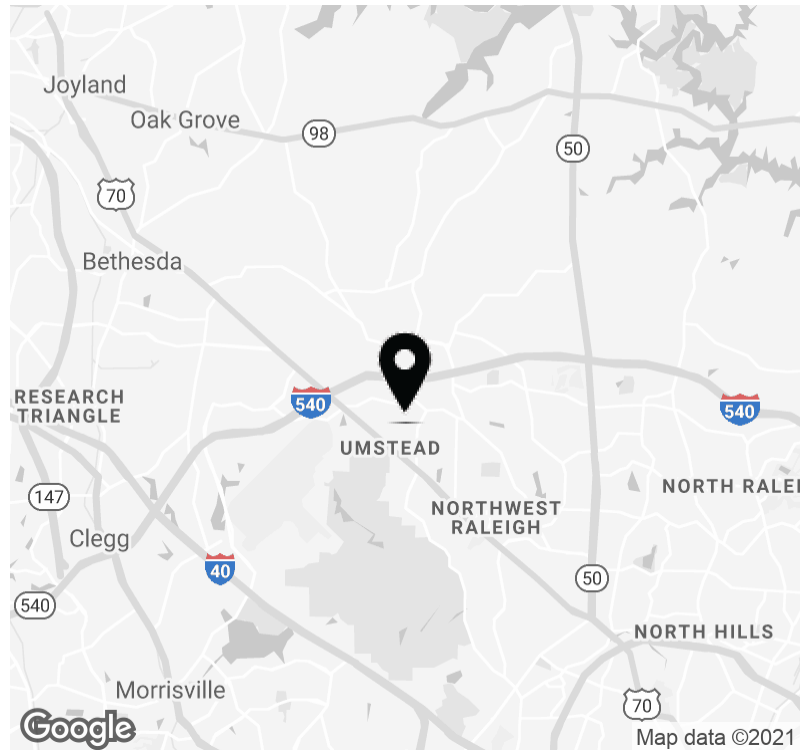
### Get more information

#### **Justin Booth**

Senior Vice President, Industrial  
D 919 866 4262  
[justin.booth@avisonyoung.com](mailto:justin.booth@avisonyoung.com)

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## Location Description

Located in northwest Raleigh near Glenwood Avenue/Highway 70 and RDU International Airport.

## Property Highlights

- First and second story office space
- Downstairs there are three offices, three restrooms, and a break room.
- Upstairs has six offices, a conference room, break area and an open office.
- 22' warehouse ceiling height
- Heavy three phase power
- Secured fenced outside parking/storage area
- One grade level door



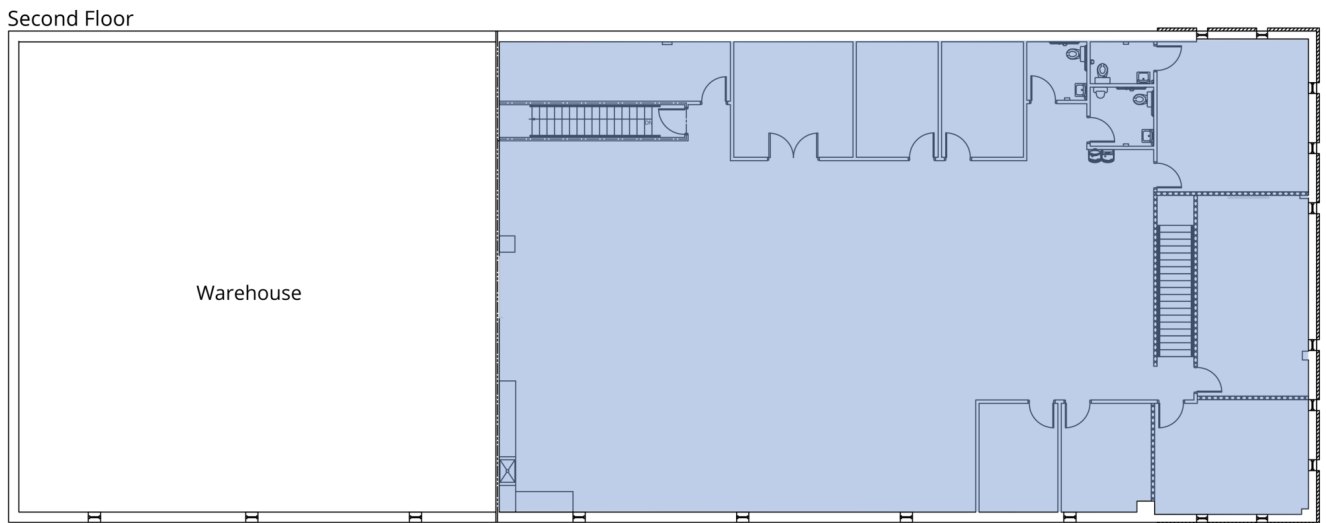
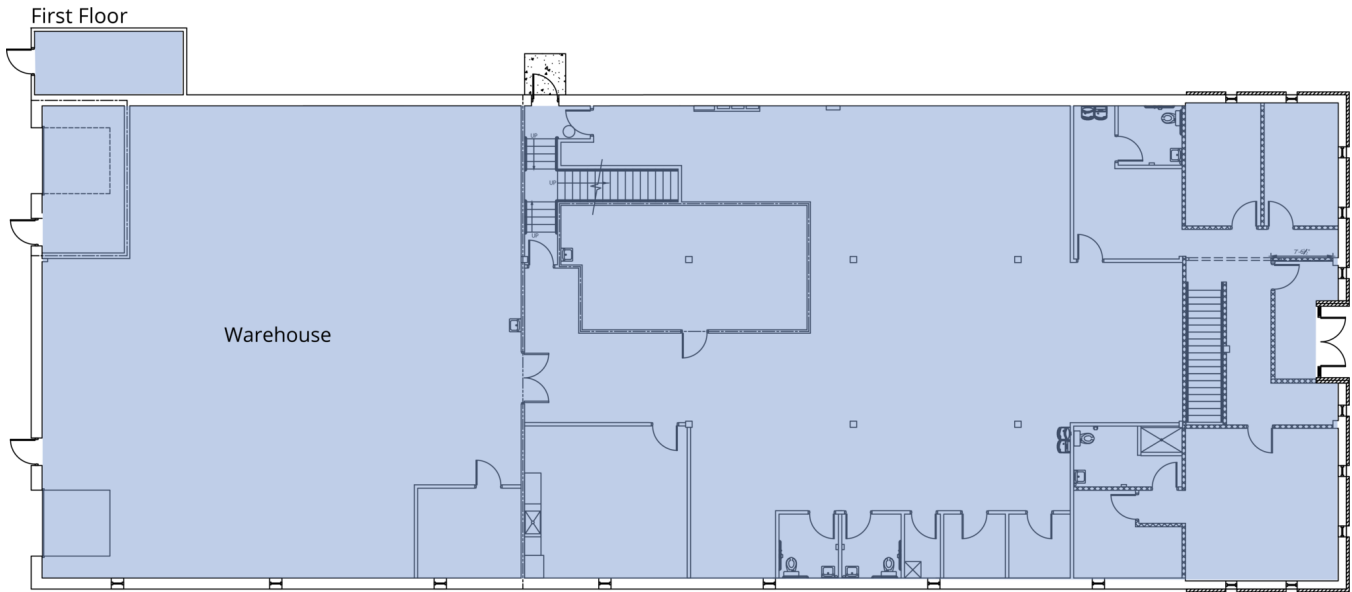
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Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

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## Available Spaces

Suite	Tenant	Size
■ 5905 Triangle Drive	Available	14,400 SF



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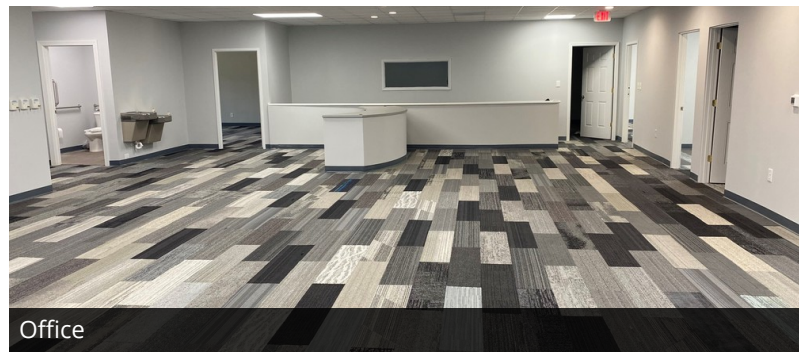
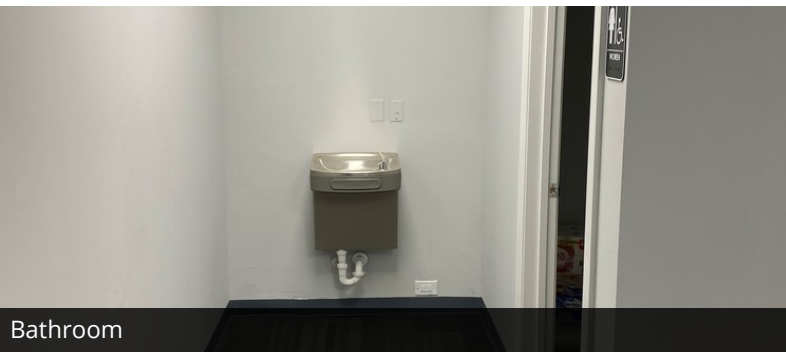
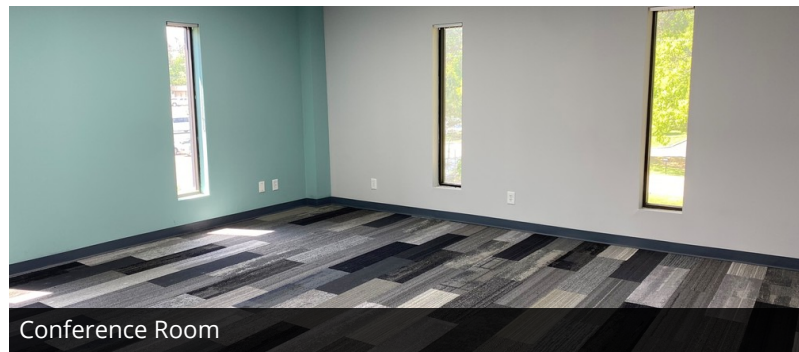
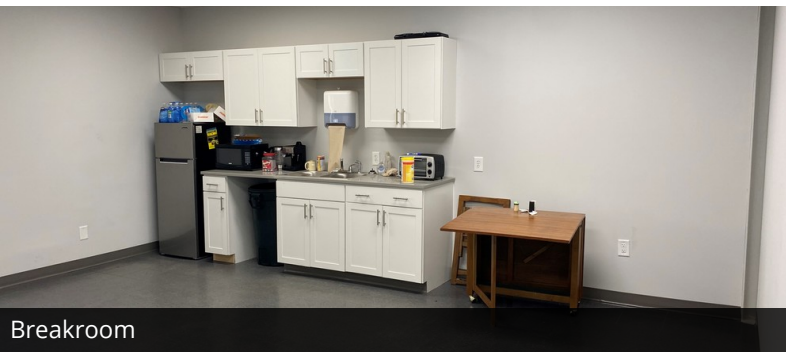
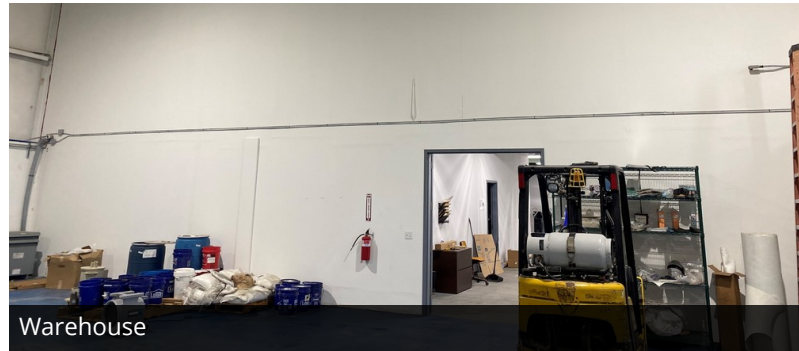
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