



FOR LEASE | ±7,905 SF BLDG
7508 PRECISION DRIVE
RALEIGH, NC 27617

PRESENTED BY:



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PROPERTY SUMMARY

7508 PRECISION DRIVE

RALEIGH, NC 27617

OFFERING SUMMARY

TOTAL SF:	±7,905 SF
OFFICE SIZE:	±2,625 SF
WAREHOUSE SIZE:	±5,280 SF
LOT SIZE:	±2.77 Acres
ZONING:	IX-3
CROSS DOCKS:	24 Total (12 & 12)
PARKING:	27 Spaces (3.4/1000)
AVAILABLE:	October 2026
LEASE TYPE:	NNN
LEASE RATE & TICAM:	\$22.00/SF + \$2.64/SF

PROPERTY OVERVIEW

SVN | REA is pleased to present 7508 Precision Dr in Raleigh, NC — a **±7,905 SF industrial building on a ±2.77-acre lot in West Raleigh, secured by a fenced, electrified perimeter and on-site security cameras** that provide added protection for equipment, inventory, or outdoor storage. Built in 1987 as a truck terminal, **the building offers substantial loading capacity well-suited for distribution, logistics, or industrial users with high-volume shipping and receiving needs.** The property's flexible IX-3 zoning (Industrial Mixed Use - 3 stories max) supports a range of industrial and commercial uses.



HIGHLIGHTS

- ± 2.77 -acre lot contains **± 1.4 acres of outdoor space** for trailer staging, storage, or fleet parking.
- 24 cross dock loading positions (12 & 12), **ideal for high-volume loading and unloading** with concrete truck apron.
- Fenced, **electrified perimeter** with on-site **security cameras** for equipment, inventory, and outdoor storage.
- **Brier Creek location**, which includes major retail/dining destinations, upscale residential communities, and the nearby Brier Creek Corporate Center.
- Conveniently situated near I-540, I-40, and Hwy 70, with **RDU International Airport just a short drive away.**



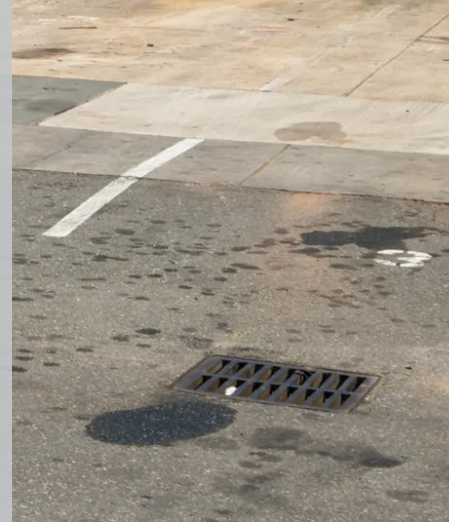
SECURE SITE



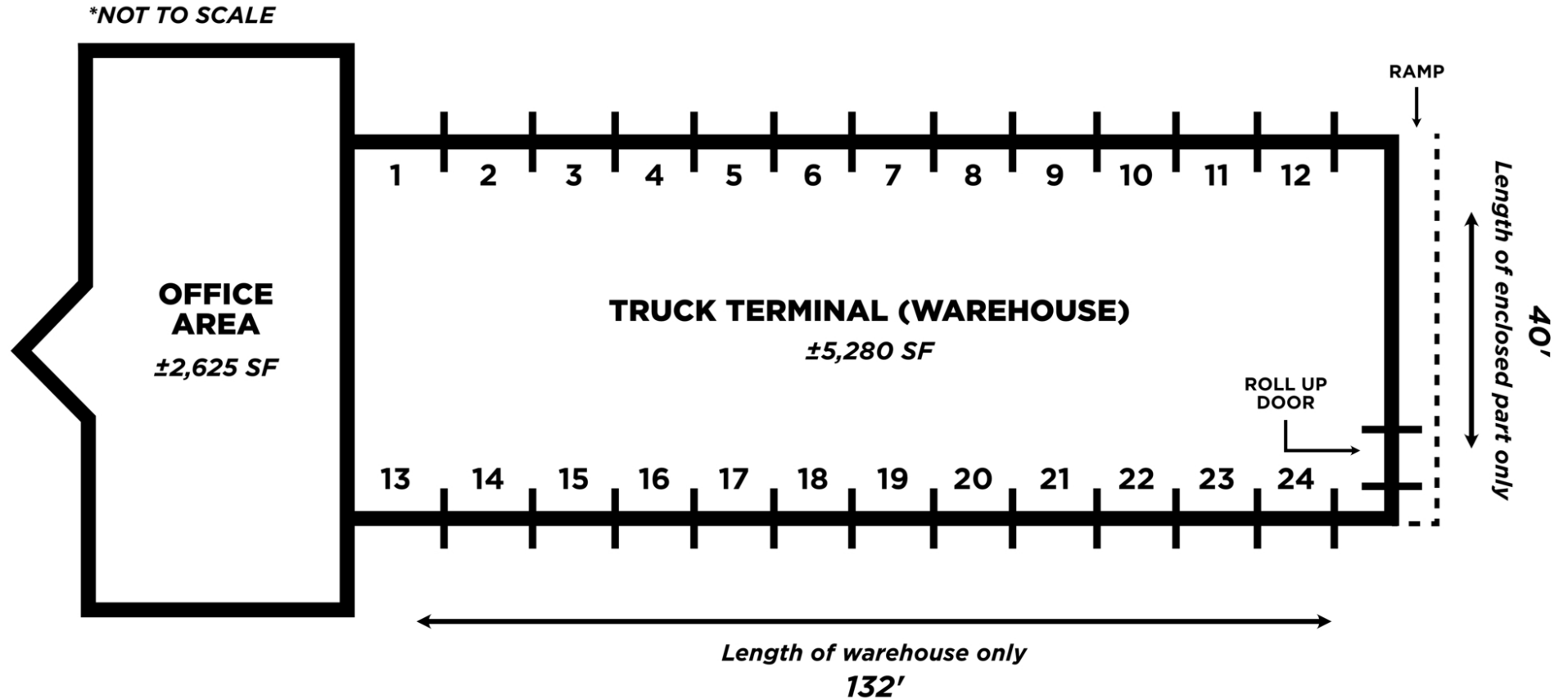
HEAVY DOCK CAPACITY



PRIME LOCATION



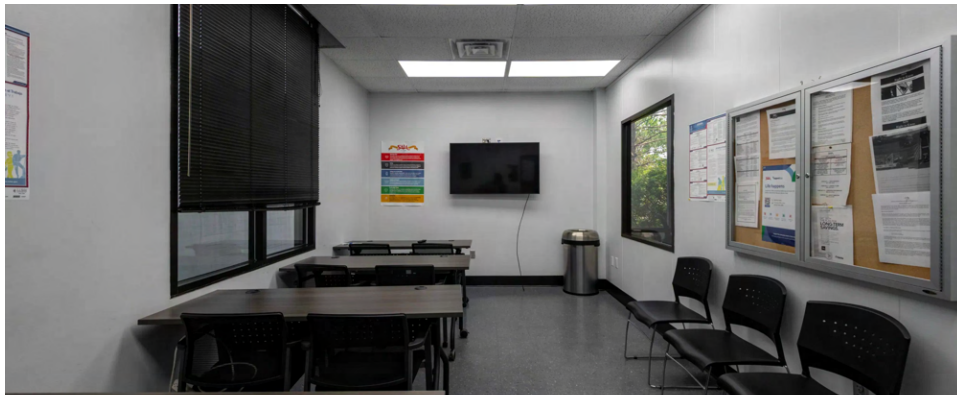
BUILDING PLAN



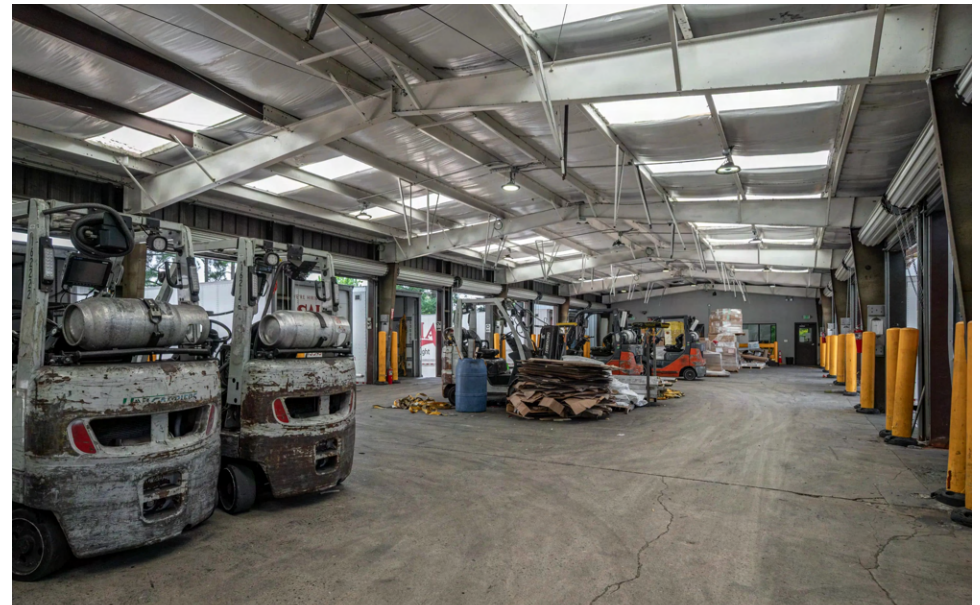
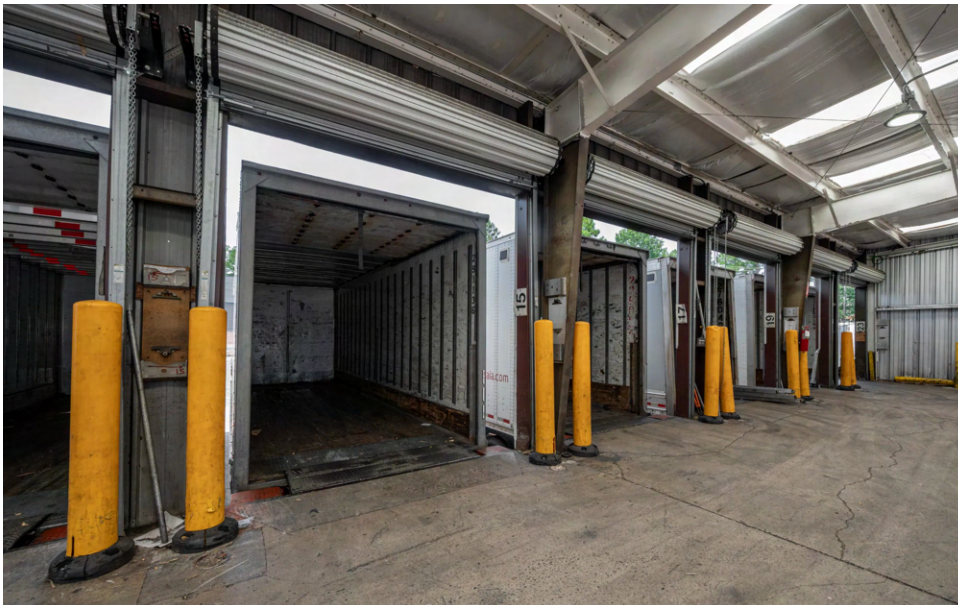
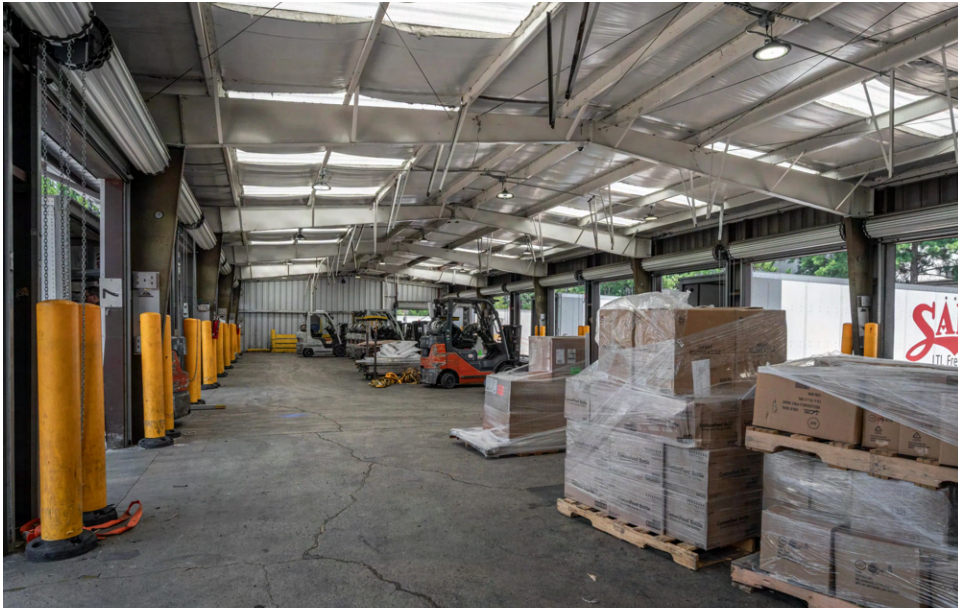
EXTERIOR PHOTOS



OFFICE AREA PHOTOS



CROSS DOCK PHOTOS



RETAILER MAP

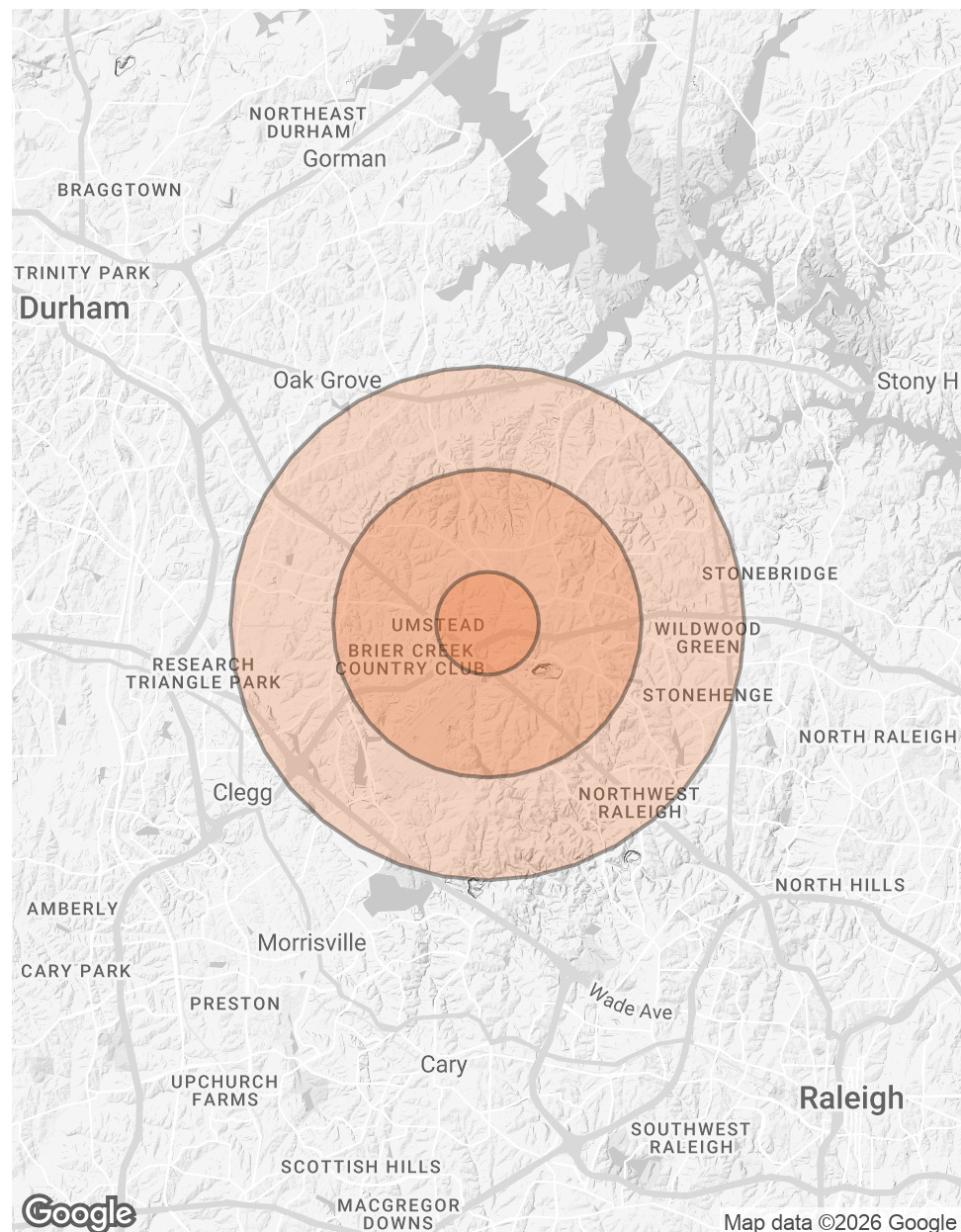


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,581	43,192	99,041
AVERAGE AGE	37.1	39.8	39.6
AVERAGE AGE (MALE)	35.3	38.8	38.7
AVERAGE AGE (FEMALE)	40.3	41.6	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,810	19,510	44,424
# OF PERSONS PER HH	2	2.2	2.2
AVERAGE HH INCOME	\$129,212	\$146,259	\$141,175
AVERAGE HOUSE VALUE	\$394,060	\$478,732	\$472,780

2023 American Community Survey (ACS)



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