

**FLYER**

# 1129 Corporation Parkway, Ste. 151/161

1129 CORPORATION PARKWAY, STE. 151/161

Raleigh, NC 27610

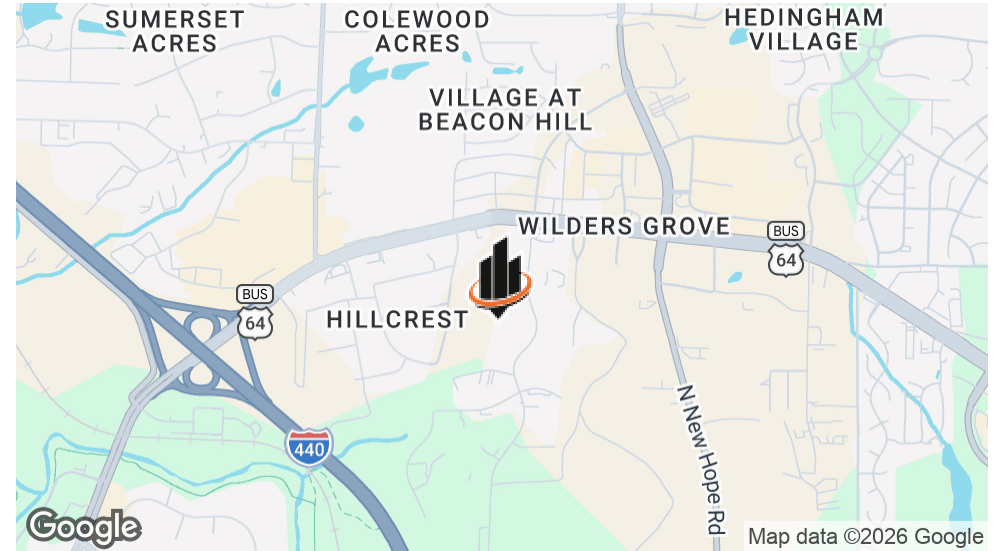
**PRESENTED BY:**

**STACY MILBURN, CCIM**

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## PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- ±2,800 SF building
- 1/3 office, 2/3 warehouse
- Prime location in Raleigh
- Flexible configuration options
- Proximity to major transportation routes
- Well-maintained space
- Ideal for industrial and manufacturing operations
- Easy access to key amenities and services
- Sale Price: \$670,000
- COA Dues: \$320 per month

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## PROPERTY DESCRIPTION

This versatile industrial mixed-use property offers a spacious open office area ideal for a showroom, collaborative workspace, or operations center. Built in 1998, the office space includes a kitchenette, private bathroom, and an additional office or storage room, all within a fully heated and cooled environment for year-round comfort.

The warehouse is designed for functionality and efficiency, featuring two 10' x 12' roll-up doors, two exit doors, 14-foot clear heights, and 2-hour firewalls. Additional amenities include a bathroom, security systems at both the front and rear of the building, 208-volt/3-phase power, an electric vehicle charger, and a dedicated generator outlet. Ample parking is available in both the front and rear of the property.

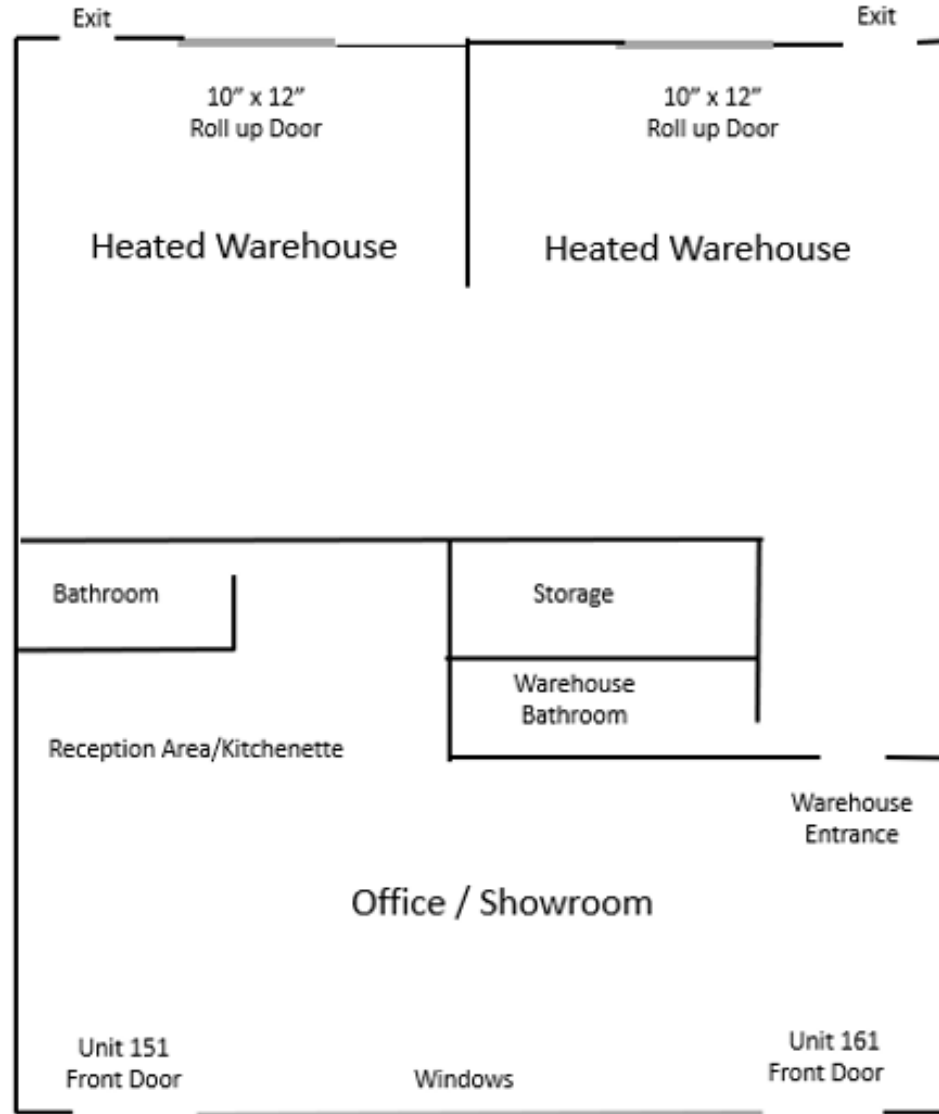
Conveniently zoned for Industrial Mixed-Use, this property is ideally located with easy access to I-440 and just off the US 64 Bypass and New Bern Avenue, providing excellent connectivity throughout the Raleigh area.

**ADDITIONAL PHOTOS**



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# FLOOR PLAN

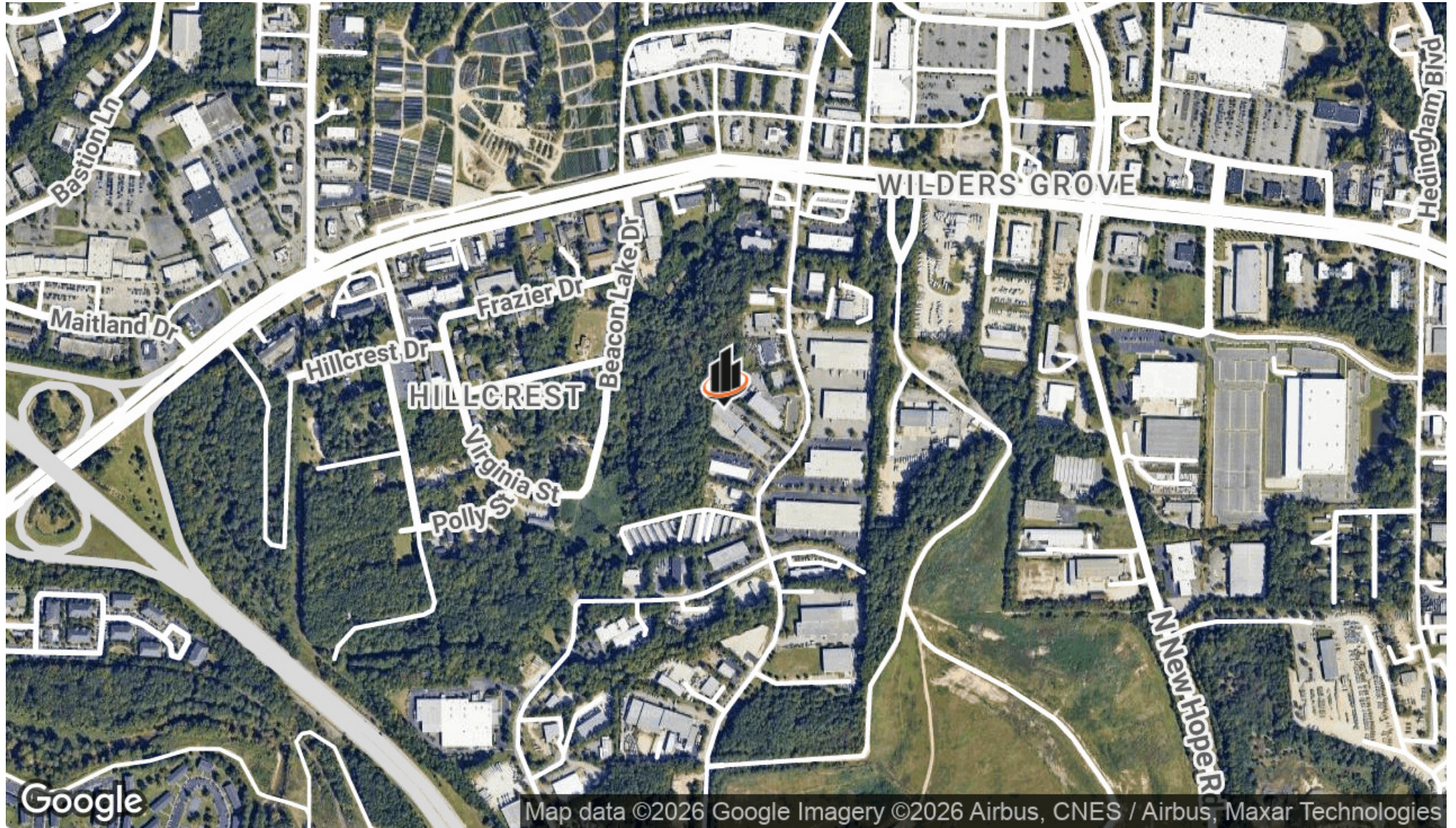


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# AERIAL MAP



**STACY MILBURN, CCIM**

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**EXCLUSIVELY LISTED BY:**

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FOR SALE  
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