



**PHOENIX**  
COMMERCIAL PROPERTIES

# For SubLease

809 Mount Vernon Rd | Suite 103  
Raleigh NC



## PROPERTY FEATURES

### ■ Space Description

Approximately +/- 2,000 square feet of warehouse/office space.

#### 1st floor warehouse space:

- +/- 1,250 SF (Heated only)
- Drive-thru access
- Two roll-up doors

#### 2nd floor office space:

- +/- 750 SF
- Heated & Conditioned
- Three large carpeted offices
- Restroom
- Storage closet

Two designated parking spaces are included.

### ■ Zoning

IND - 1

### ■ Utilities

Tenant provides Electric (Duke Energy) and Gas Furnace Heat (PSNC Natural Gas). City of Raleigh water & sewer included.

### ■ Lease Rate/ Terms

\$12.75 Per Square Foot Modified Gross. No CAM or Real Property Tax Allocation; Owner pays hazard insurance and parking lot & exterior maintenance.

Lease Term runs through December 2020

For more information contact:

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**Teddy Hobbs** | Vice President  
919.948.7233 (direct) | 919.395.1495 (cell)  
Teddy@phoenixcommercialnc.com

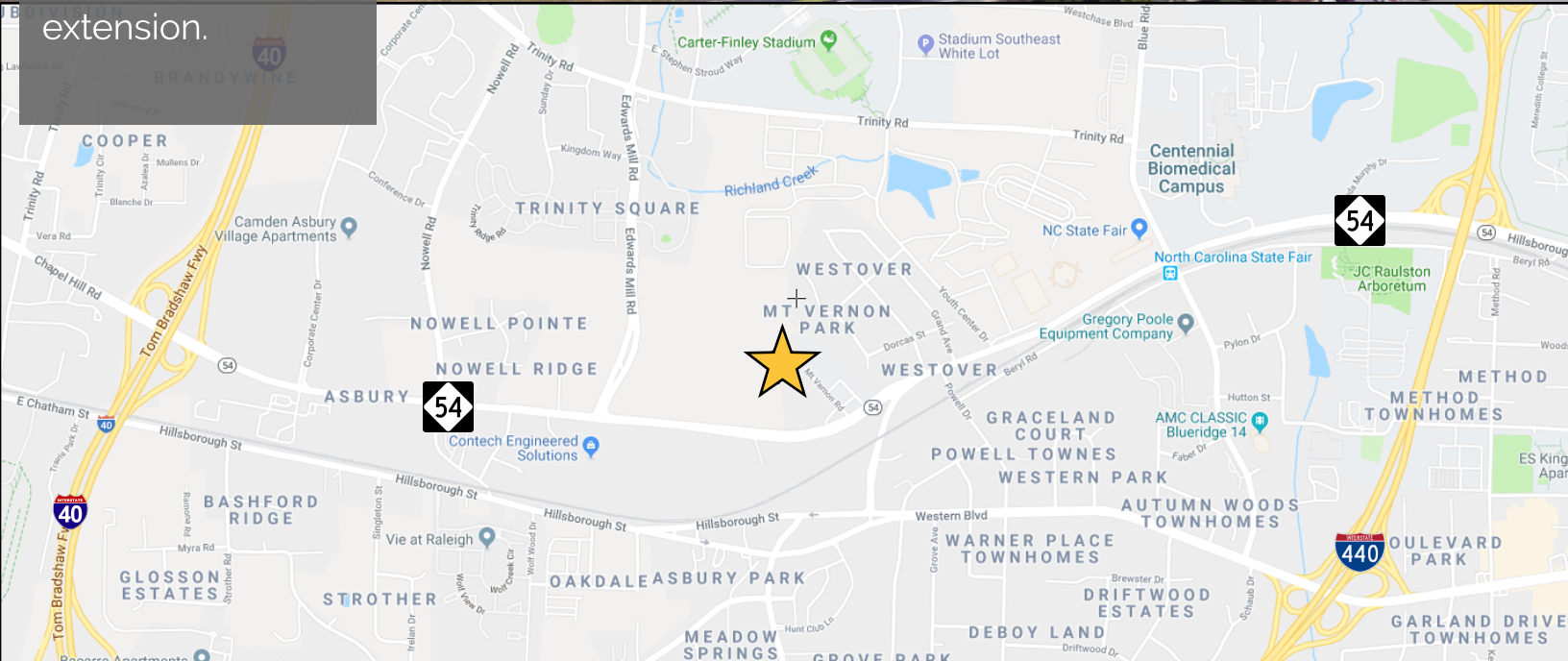
309 WEST MILLBROOK ROAD SUITE 141 | RALEIGH NC 27609 | 919.896.6497 | www.phoenixcommercialnc.com

# Location & Maps



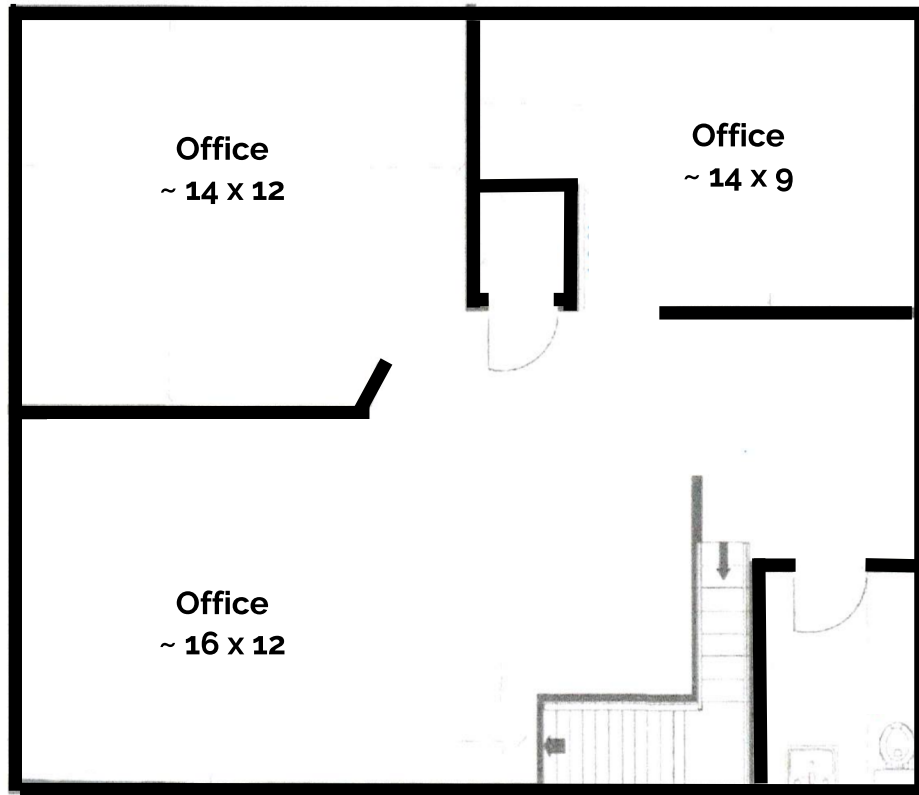
## Location:

Located in West Raleigh off NC 54 & Chapel Hill Road between the State Fairgrounds and the new Edwards Mill Road extension.



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# Interior Space



## Note:

All measurements are approximate & for general illustrative purposes only & are not guaranteed.

## PROPERTY PHOTOS

