



flex office for sale or lease

location

Located near I-440 Beltline with great access to major roads including New Bern Avenue / US 64 Business

building square footage

+/- 10,400 sf

Landlord currently occupies +/- 5,000 sf and is willing to remain or vacate

+/- 5,000-6,500 sf (or entire building) for lease

acreage

+/- 1.06 acres

loading

One (1) 8' x 10' and one (1) 10' x 12' dock door

additional details

Built out as mostly office space

Fenced yard

14' clear ceiling height

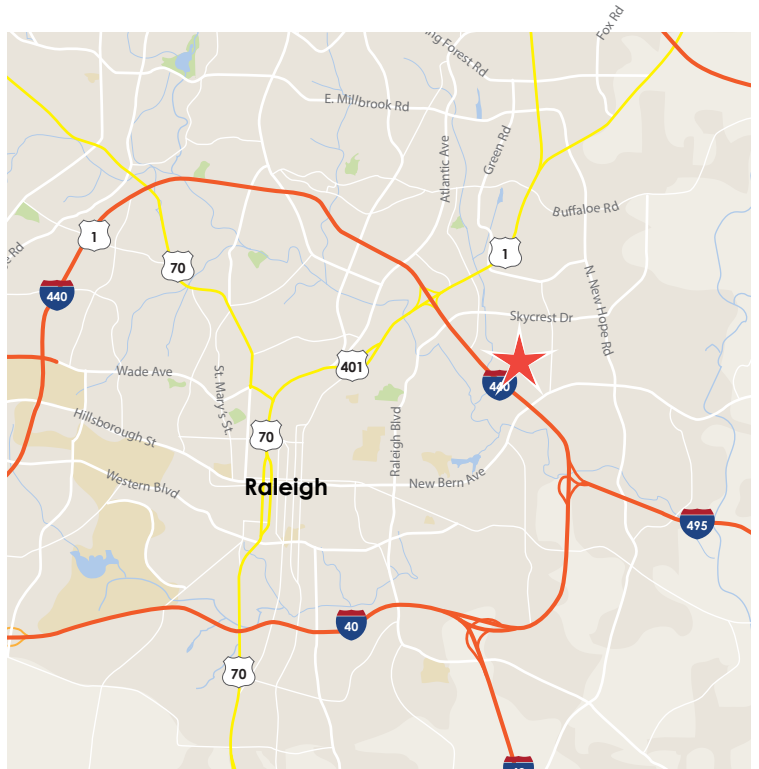
24 parking spaces for a ratio of 2.31: 1,000 sf

sales price

\$1,200,000

rental rate

\$10.50 psf nnn



FOR MORE INFO, PLEASE CONTACT:

MALCOLM LEWIS

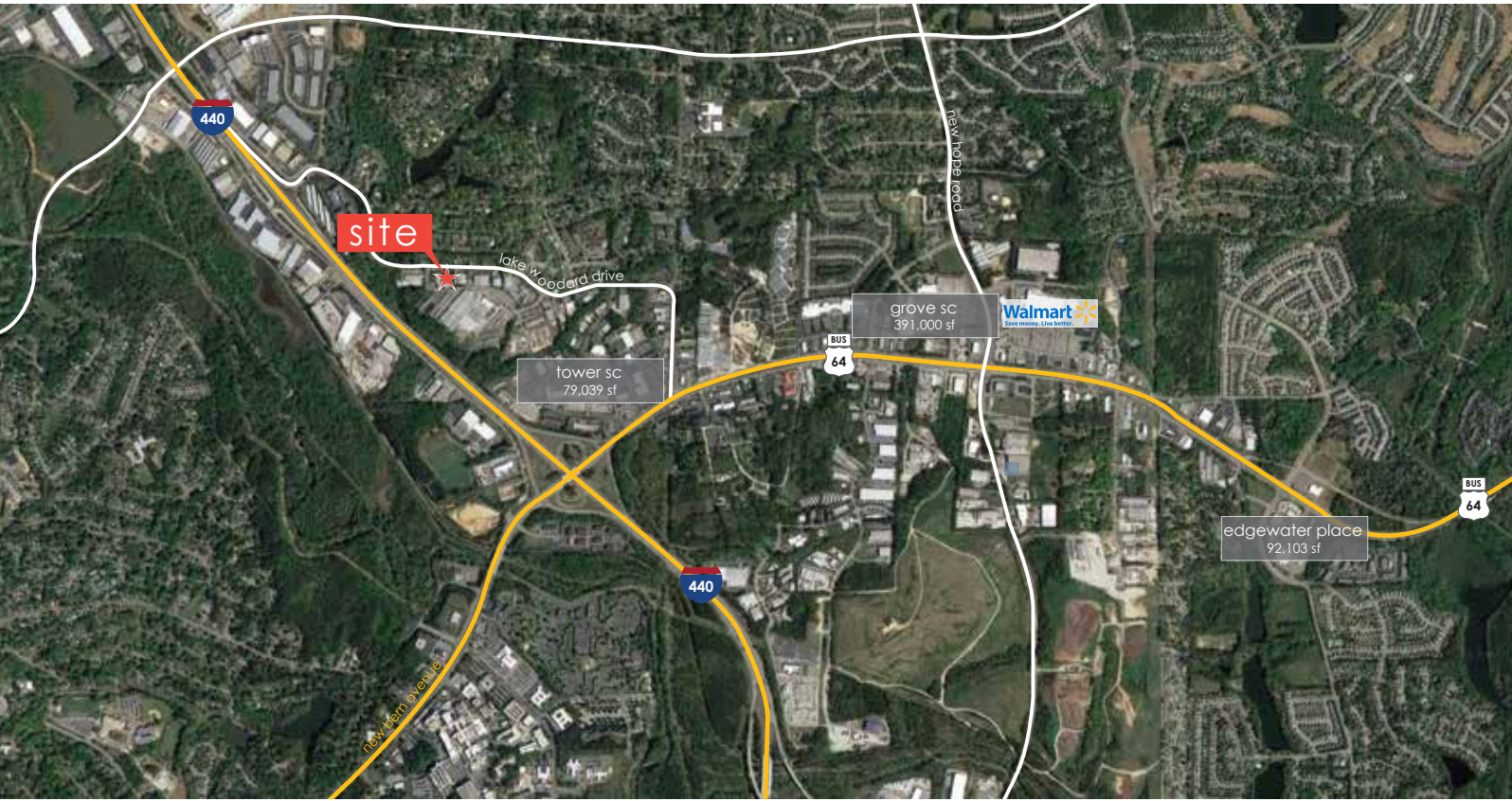
direct 919 645 2775

malcolmlewis@yorkproperties.com

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YORK PROPERTIES, INC.

2108 Clark Avenue
Raleigh NC 27605



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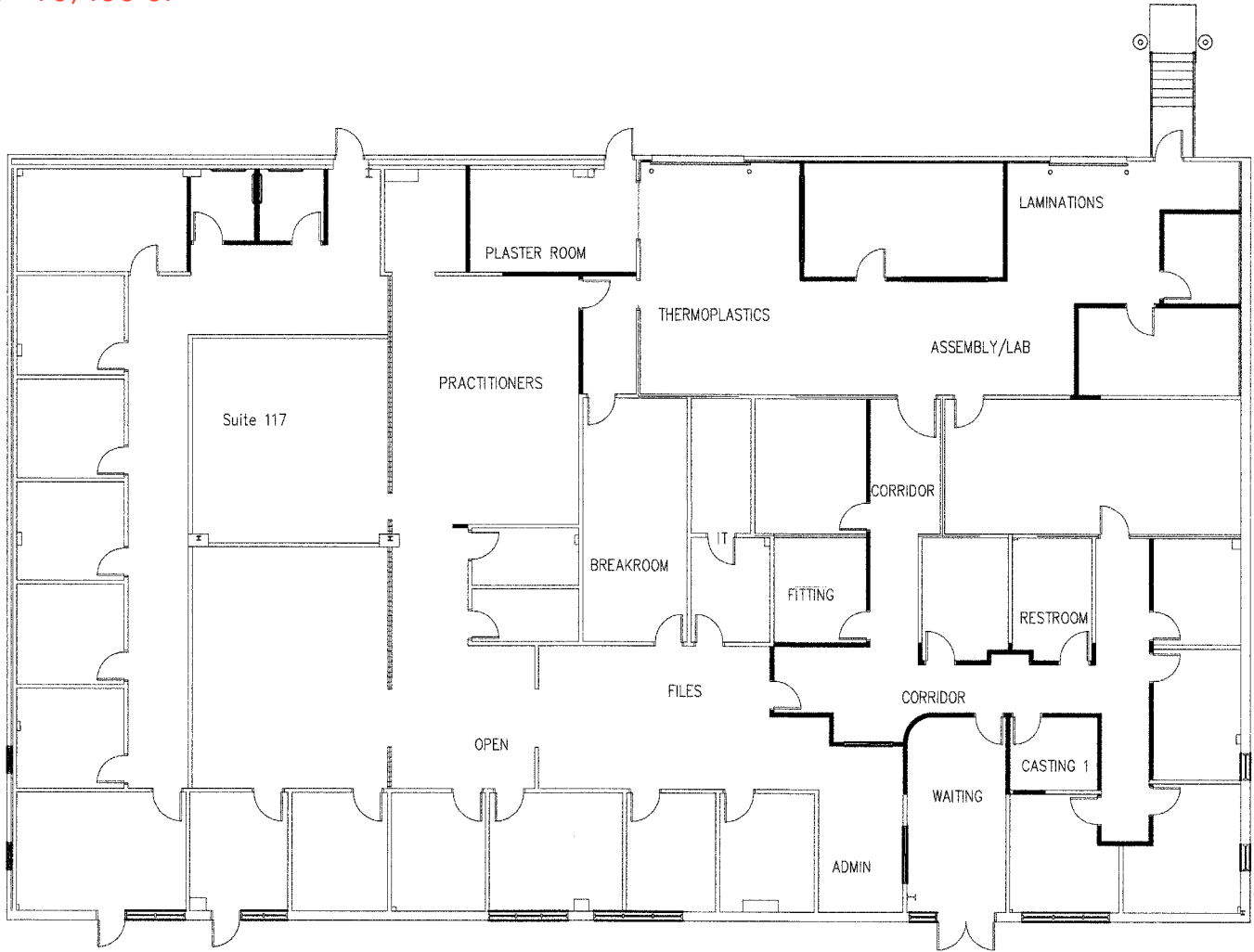
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entire building
+/- 10,400 SF



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3224 lake woodard drive
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