

# 7,926 SF FLEX / WAREHOUSE FOR LEASE

Seaboard Industrial Park  
3811 Tarheel Drive Units 107-110 | Raleigh, NC 27609



**3811 Tarheel Drive 107 -110 Raleigh NC 27609**

## 7,926 SF Flex Warehouse for Lease

- Lease Rate: \$14.25 SF NNN.  
Taxes and Landlord Insurance: \$0.73 SF.
- Tenant pays prorated electricity, water, storm water, and landscaping expense quarterly, est: \$0.45 SF.
- 20% office/showroom & 80% non-climate-controlled warehouse. Three Phase Power.
- Signage on front window/ entry door.
- 2-Hour Fire Walls.
- Parking ratio: 2.2 per 1,000 SF
- Local ownership.
- Built: 2000. Zoned: IX-3.
- Available March 15, 2024.

## Location Overview

Minutes to multiple restaurants and retail.  
Located in North Raleigh off of St. Albans Drive and accessible to Atlantic Avenue.  
Close to intersection of I-440 and Wake Forest Rd.  
Central to all major traffic corridors.

AMY BUSH  
(919) 272-2047  
amybush@kw.com

## Property Overview

### Office/Showroom Area:

- Approximately 1,376 SF.
- Large showroom or work area with glass storefront, three entry doors, four offices, closet, kitchen, and two restrooms.
- New Paint: Agreeable Grey
- Two personnel doors.
- New HVAC System

### Warehouse Area:

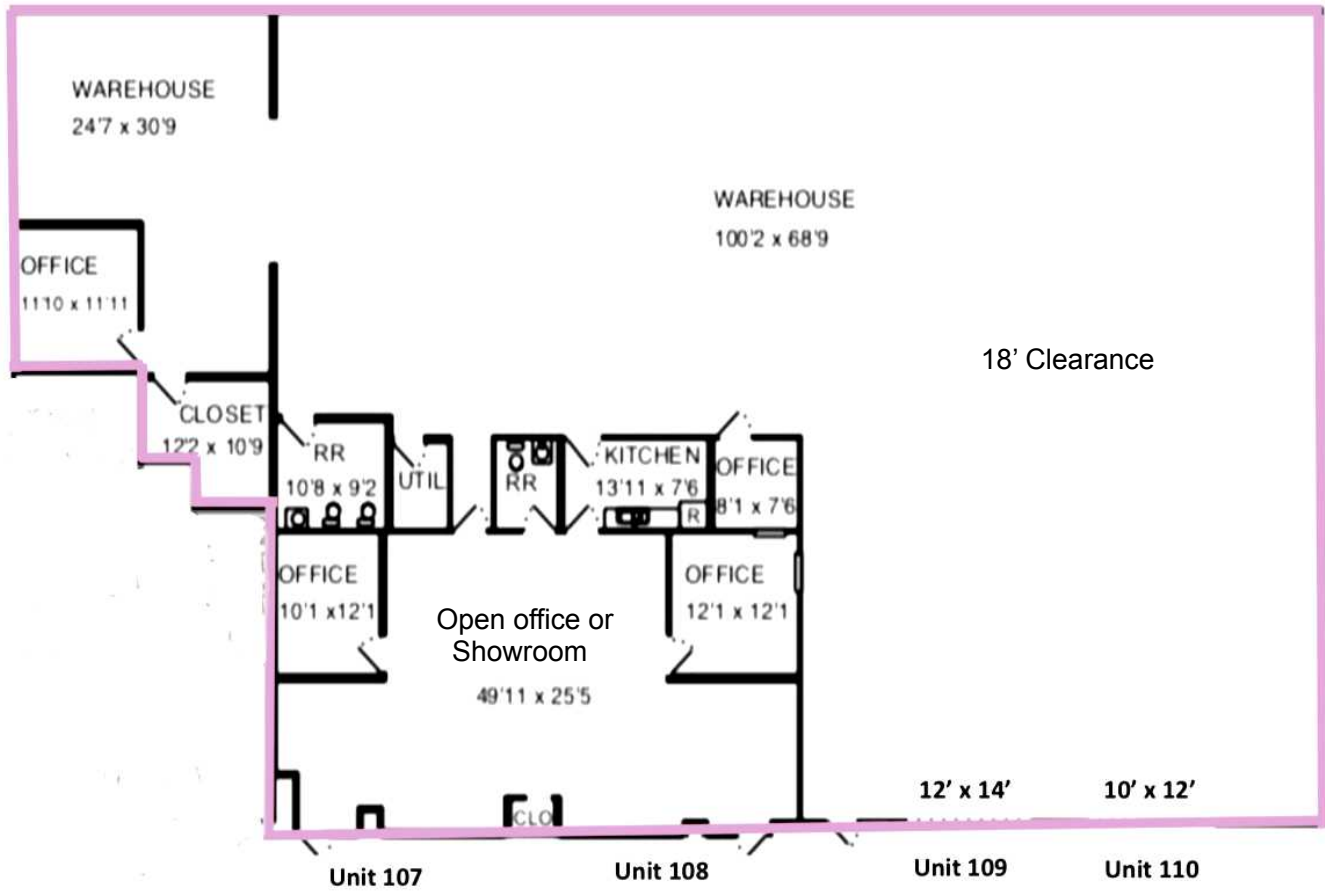
- Approximately 6,550 SF.
- 18 foot clearance.
- Two Drive-in doors: 10'x12' and 14'x12'

**Marketing by Amy Bush**  
**Keller Williams Commercial, Cary NC**  
**(919) 272-2047 amybush@kw.com**  
**525 New Waverly Place - 202**  
**Cary, NC 27518**

**Showings by Broker/Owner**

# FLOORPLAN

Seaboard Industrial Park  
3811 Tarheel Drive Units 107-110 | Raleigh, NC 27609



3811 Tarheel Drive Units 107-110  
7,926 RSF  
Available March 15, 2024

# PROPERTY PHOTOS

Seaboard Industrial Park  
3811 Tarheel Drive Units 107-110 | Raleigh, NC 27609

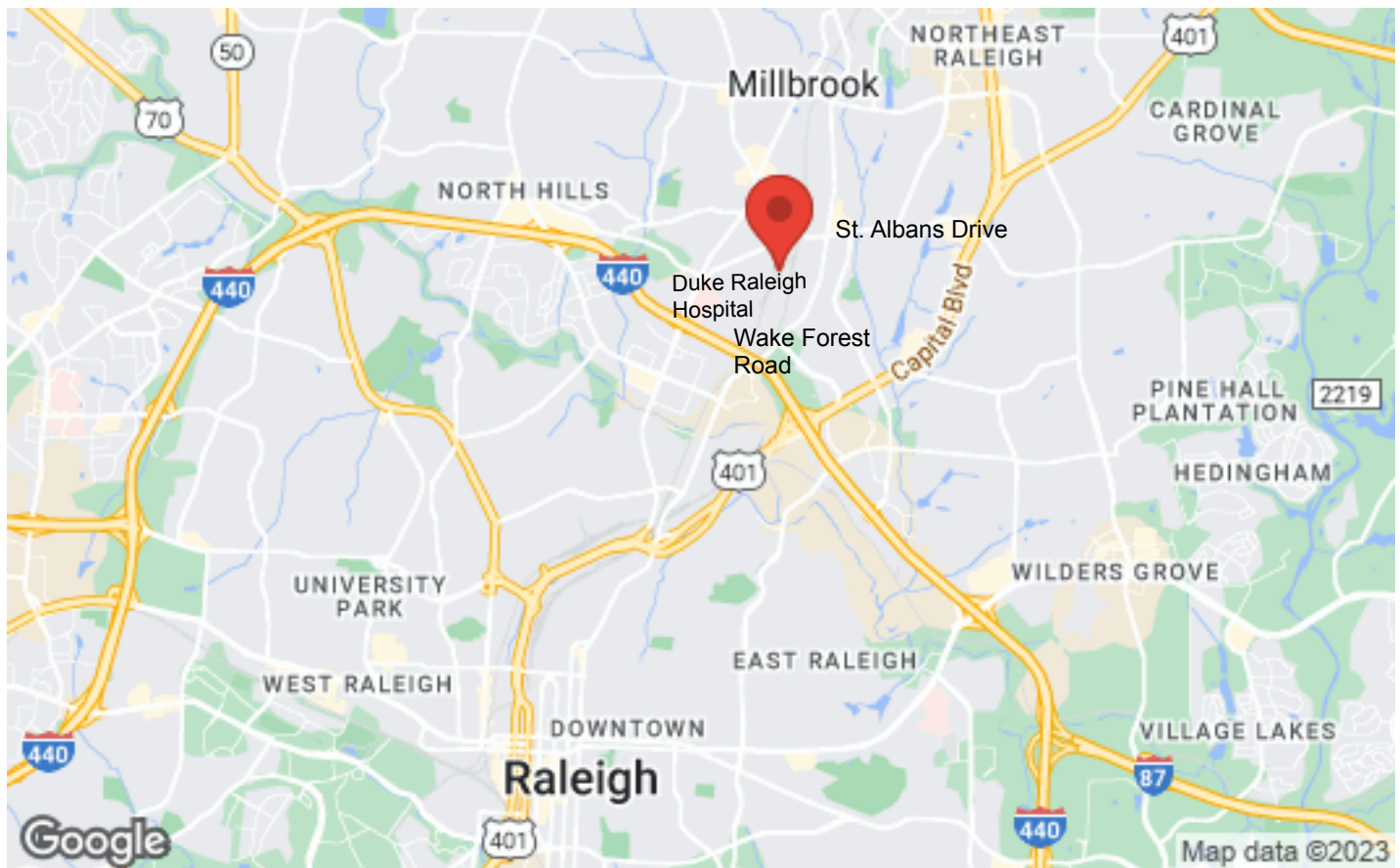
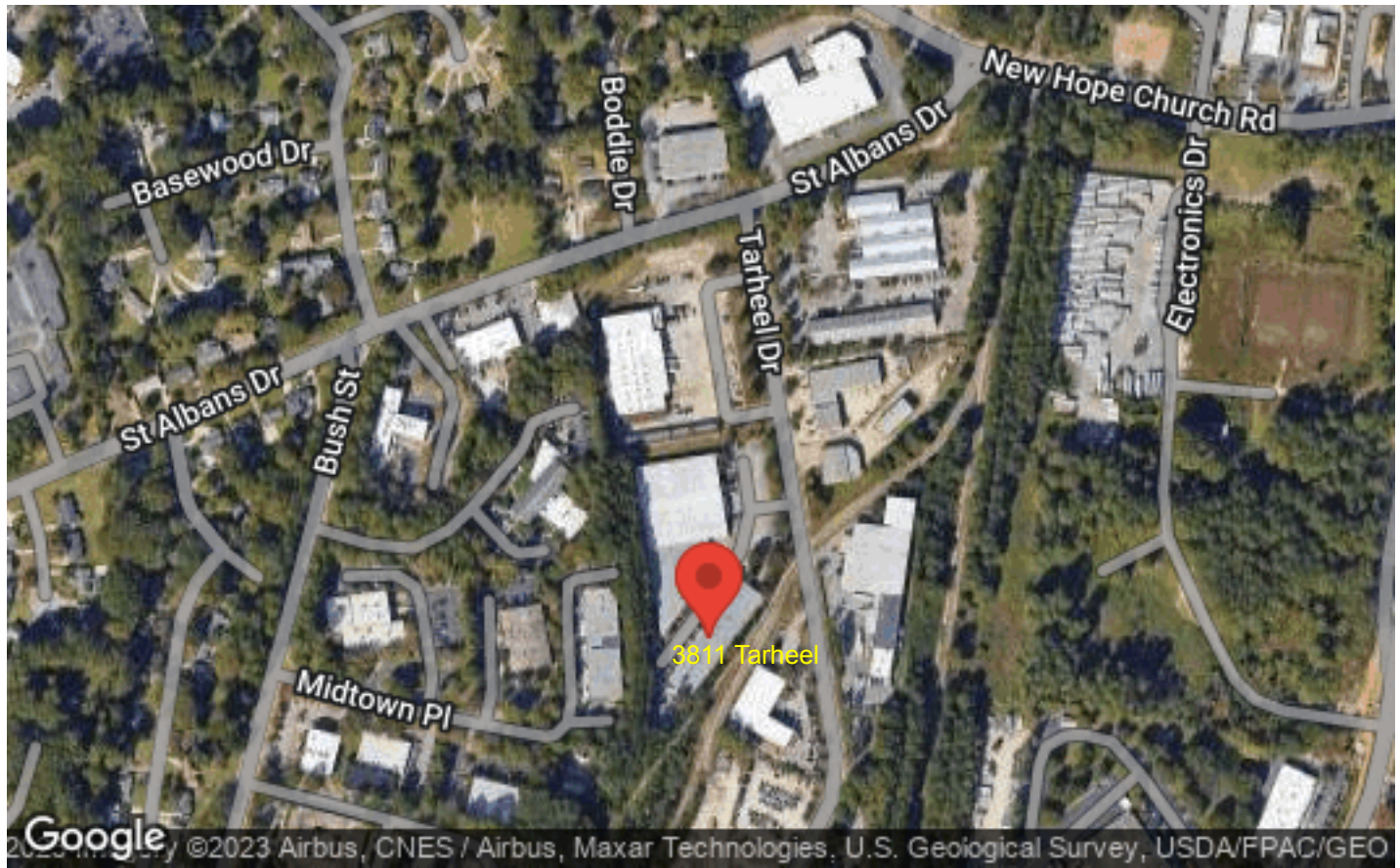


**AMY BUSH**  
(919) 272-2047  
amybush@kw.com



# LOCATION MAPS

Seaboard Industrial Park  
3811 Tarheel Drive Units 107-110 | Raleigh, NC 27609



AMY BUSH  
(919) 272-2047  
amybush@kw.com