



5820 TRIANGLE DRIVE

FLEX WAREHOUSE SPACE FOR LEASE
5820 TRIANGLE DRIVE, RALEIGH NC 27617

BUILDING HIGHLIGHTS

- 5,128 SF Plug and Ready
- \$12.00/SF Base Rate
- \$1.40/SF TICAM
- Fully Conditioned Office and Warehouse
- Generous Parking
- Loading Dock
- Gizmo Brew Works and Taproom next door
- Convenient access to I-540 and Hwy 70



Locator Map



Regional Map



PROPERTY DESCRIPTION

NUMBER OF UNITS	1
BUILDING SF	5,128
YEAR BUILT	1973
ZONING TYPE	IX-3
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	14
CEILING HEIGHT	7.8' Office, 16' Warehouse
DOCK HIGH DOORS	10'
COLUMN SPACING	No Columns
OFFICE TO WAREHOUSE RATIO	60%

MECHANICAL

HVAC	Fully conditioned
FIRE SPRINKLERS	None
ELECTRICAL / POWER	Does not have 3-Phase
LIGHTING	Fluorescent

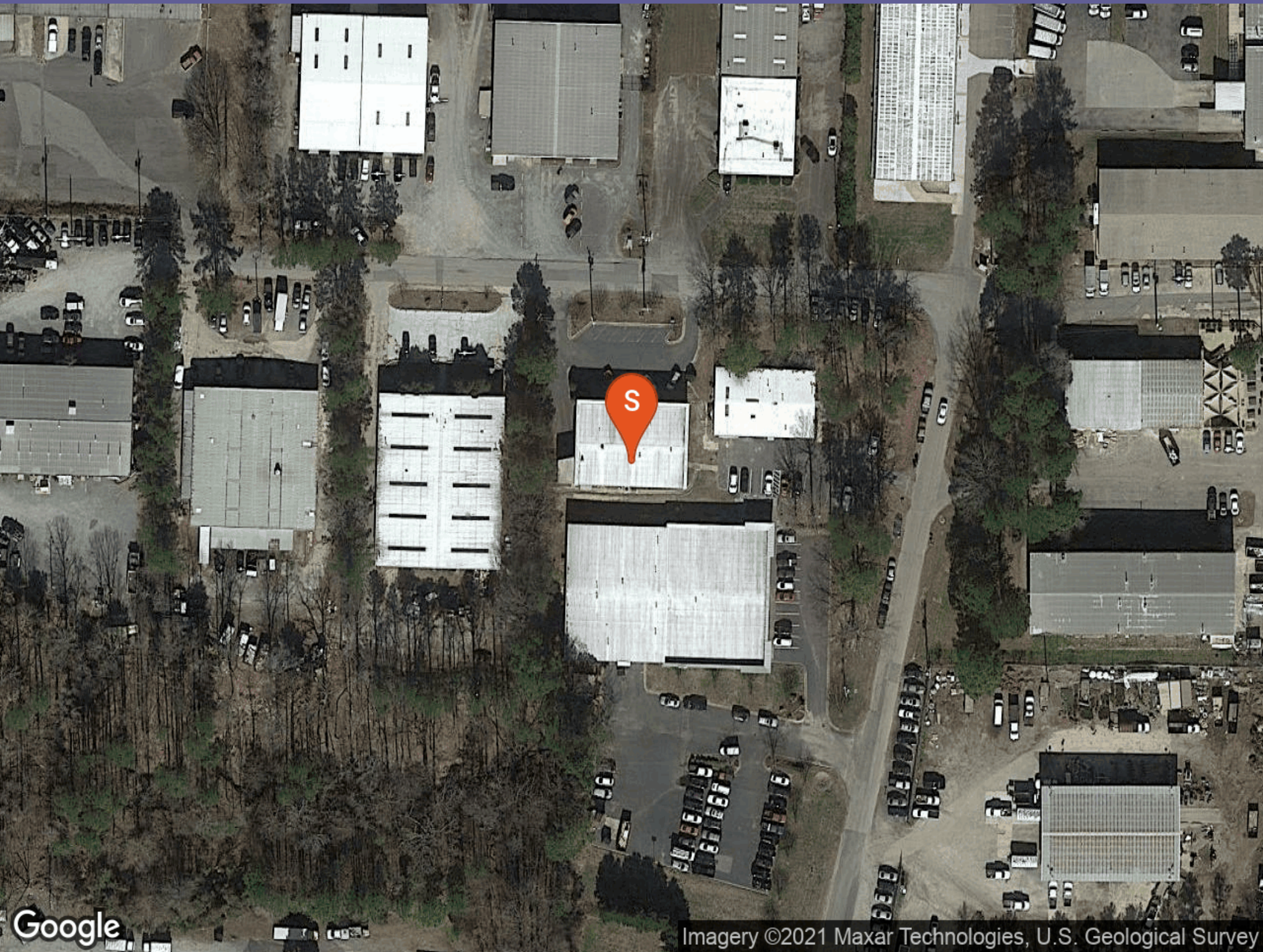
CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Metal
LANDSCAPING	Front facade shrubs

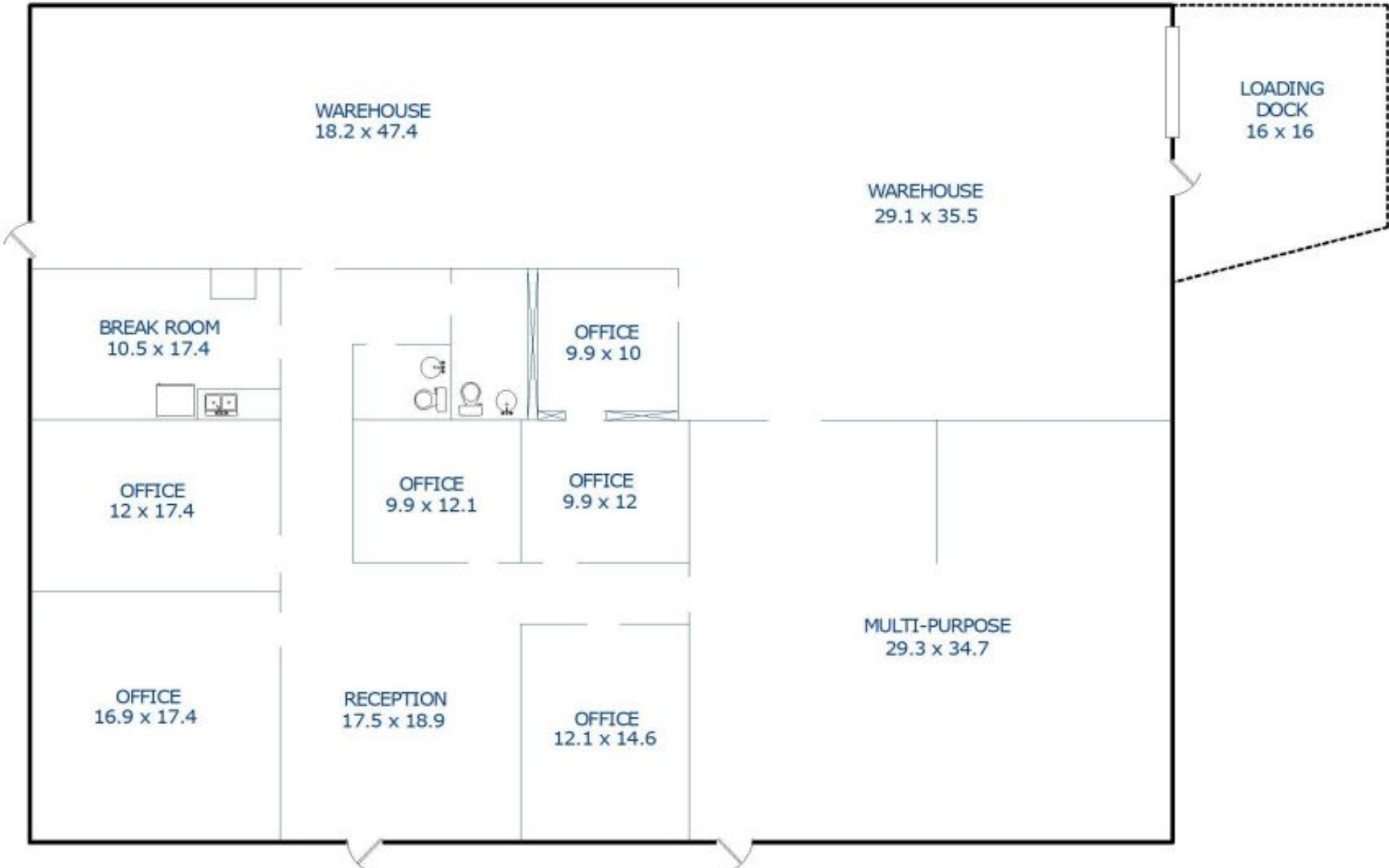
STREET VIEW: <https://cutt.ly/ZjTy3W7>

ADDITIONAL PHOTOS: <https://cutt.ly/8jTutbF>





*APPROXIMATE DIMENSIONS
*NOT TO EXACT SCALE









Glenwood/Creedmoor Industrial

12 Mo Deliveries in SF

0

12 Mo Net Absorption in SF

(17.5 K)

Vacancy Rate

2.4%

12 Mo Rent Growth

3.8%

Glenwood/Creedmoor is a midsized submarket containing around 4.2 million square feet of industrial space.

Vacancies (currently 2.4%) have edged up slightly over the past year, but this is not overly concerning, given that the overwhelming majority of stock remains full. Net absorption clocked in at a decrease of 17,000 SF over the past year. Over a longer timeframe, the submarket has been stagnant: Net absorption has posted a negligible average annual change over the past five years.

Rents increased by 3.8% over the past 12 months, a solid result and somewhat in excess of the 3.0% average

annual gain over the past decade.

There is about 12,000 SF underway in Glenwood/Creedmoor, the most space under construction in more than five years. While this is not the only construction the submarket has seen in recent memory, it does represent a turnabout from the overall trend. Specifically, the inventory has contracted over the past five years, as demolition activity has outpaced new construction.

Glenwood/Creedmoor saw 9 industrial sales over the past year, consistent with the typical amount of dealmaking in recent years.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	2,320,050	1.8%	\$7.87	1.5%	(10,922)	0	0
Specialized Industrial	545,985	5.0%	\$8.64	5.0%	0	0	0
Flex	1,306,371	2.4%	\$11.71	3.5%	(550)	0	11,900
Submarket	4,172,406	2.4%	\$9.18	2.6%	(11,472)	0	11,900
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.4%	5.3%	3.7%	10.0%	2008 Q4	0.8%	2017 Q1
Net Absorption SF	(17.5 K)	30,866	(3,934)	188,605	2007 Q2	(128,749)	2001 Q2
Deliveries SF	0	30,757	3,209	161,865	2007 Q4	0	2020 Q4
Rent Growth	3.8%	2.1%	3.5%	5.8%	2019 Q1	-3.4%	2009 Q4
Sales Volume	\$18.1 M	\$7.3M	N/A	\$27.6M	2020 Q2	\$0	2006 Q2

5820 Triangle Drive

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