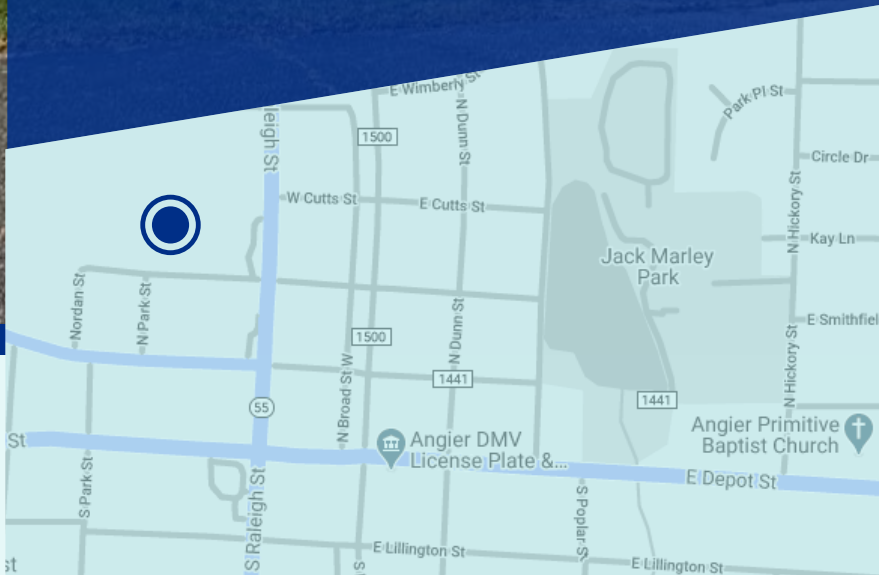




162  
W. SMITHFIELD STREET  
ANGIER, NC 27501

WAREHOUSE/FLEX SPACE  
FOR LEASE



1001 Wade Avenue, Suite 300, Raleigh, NC 27605  
trademarkproperties.com • 919.782.5552

# 162 W. SMITHFIELD ST. ANGIER, NC 27501

12,575 SF OF WAREHOUSE/FLEX  
FOR LEASE

## PROPERTY INFO

- 12,575 SF of warehouse/flex space for lease
  - Suite 166: 8,600 SF
    - Warehouse with bathroom
    - New LED lighting
    - Dock
  - Suite 226: 3,975 SF
    - Warehouse with small office
    - Drive-in door
- Former Angier Fabrics building
- Built in 1968
- Tenants include Langley Gymnastics and Natural Stone Design
- 3:1,000 SF parking
- Lease Rate: \$9.25/SF, Modified Gross

## LOCATION

- Centrally located in Downtown Angier
- A few blocks from Jack Marley Park
- Within walking distance from restaurants and retail

## ABOUT ANGIER, HARNETT COUNTY

- Located just outside of Wake County
- One of the fastest growing areas in Harnett County
- Known as The Town of the Crepe Myrtles



**12,575 SF WAREHOUSE/FLEX**  
**\$9.25/SF; MODIFIED GROSS**

## DAN MCCLOY

dmcclroy@trademarkproperties.com  
919.227.5524 **direct** 919.270.9587 **mobile**

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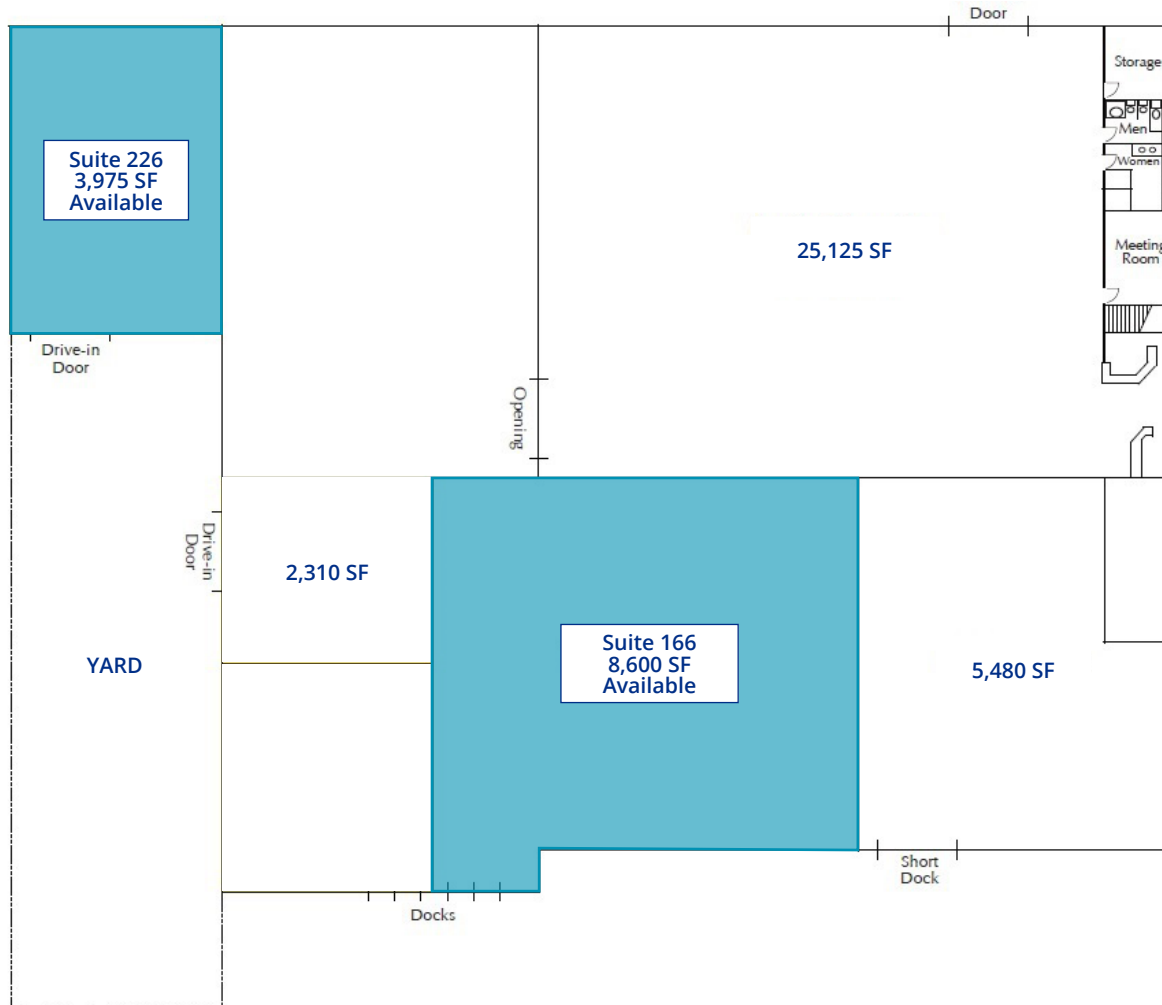


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## FLOOR PLAN



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DOWNTOWN ANGIER AERIAL



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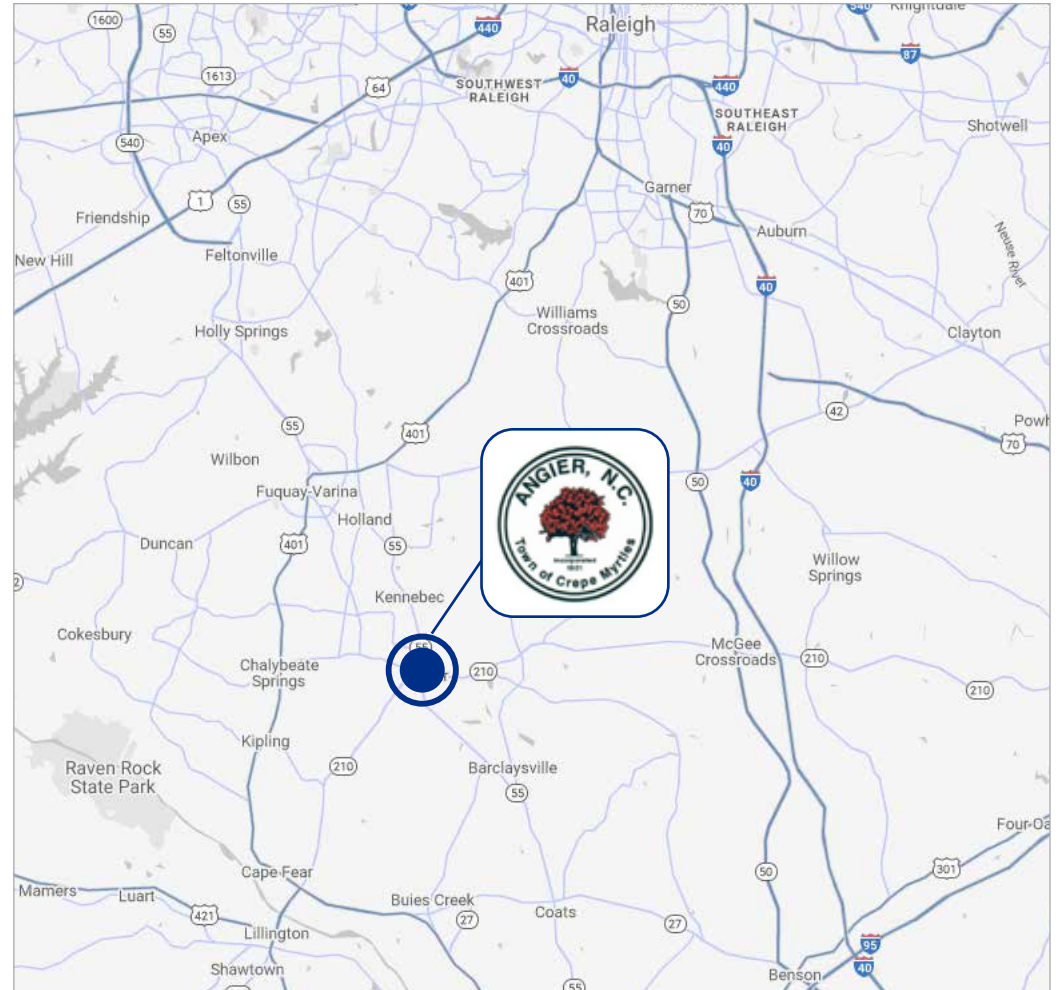
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FOR LEASE

## VICINITY

### DISTANCE (APPROXIMATE)

I-40 (via NC-210)	11 miles east
US-401	10 miles northwest
Raleigh (Wake County)	20 miles north
Lillington (Harnett County)	9 miles south



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