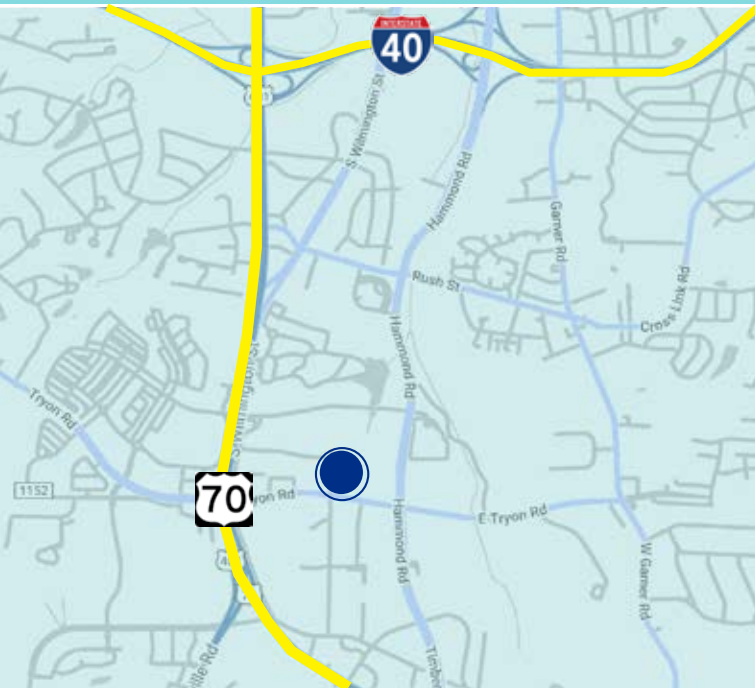


**FLEX  
SPACE  
FOR LEASE**

# TRYON HILL INDUSTRIAL CENTER

3221 DURHAM DRIVE • RALEIGH, NC 27603



## OVERVIEW OF THE PROPERTY

- Flex space for lease minutes from Downtown Raleigh
- Approximately 4 minute drive to I-40 entrance in South Raleigh
- Parking Ratio - 2:1,000 SF
- No automotive repair uses
- In close proximity to Wake Tech Public Safety Campus and surrounding retail

## AVAILABILITY

- Suite 127: 13,712 SF - Available 03/01/2023
- ~ 20,000 SF of fenced yard
- New warehouse lighting
- 1 Ramped Drive-in door
- 1 Dock Door

## LEASE RATE

- \$10.49/SF, NNN
- TICAM: \$1.58/SF



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## Suite 127 Photos



