APG ADVISORS

±60,000 SF INDUSTRIAL FOR SUBLEASE



2700 YONKERS ROAD

Raleigh, NC 27604

2700 Yonkers Road

PROPERTY INFORMATION

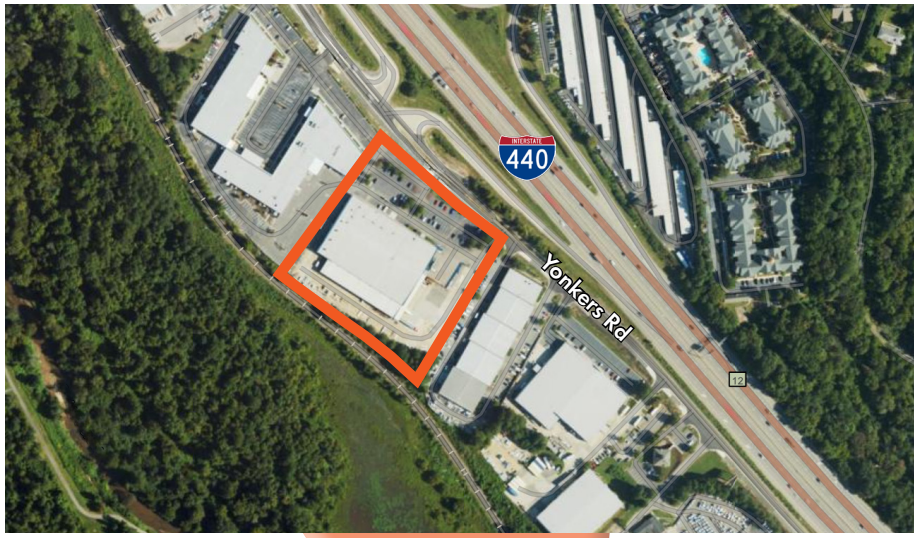
Address:	2700 Yonkers Road, Raleigh, NC 27604
County:	Wake
Building Size:	±60,000 SF
Year Built/Renovated:	1984/2011
Acreage:	±5.84 acres
Construction:	Steel and Concrete
Zoning:	IX-3

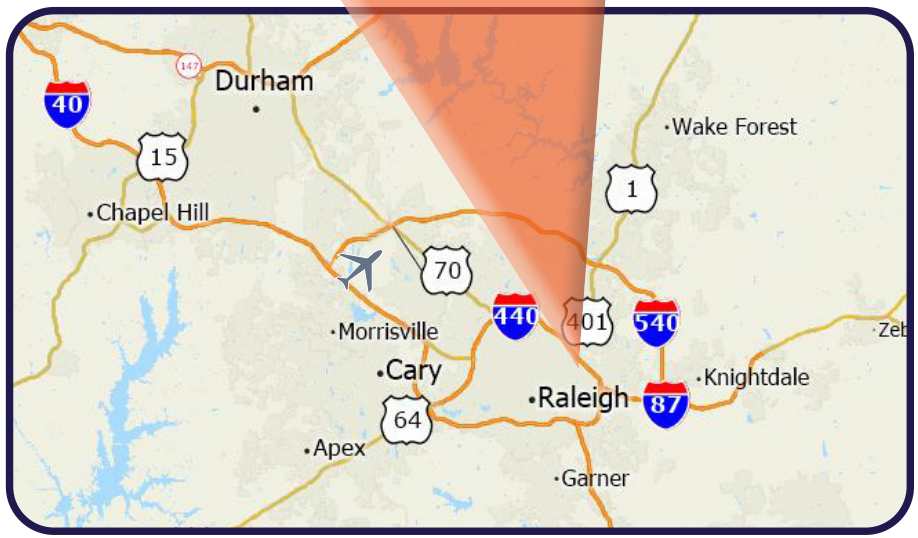
SPACE INFORMATION

Space Available:	±60,000 SF (divisible into smaller 15k to 30k SF spaces upon request and owner approval)
Date Available:	Now
Parking:	2.75/1,000 SF
Lease Rate:	$12.00/SF
TICAM:	Contact Broker

HIGHLIGHTS

- Located on Yonkers Road, just off the I-440 exit for easy access
- Excellent signage visibility from I-440
- Fenced in outdoor storage area





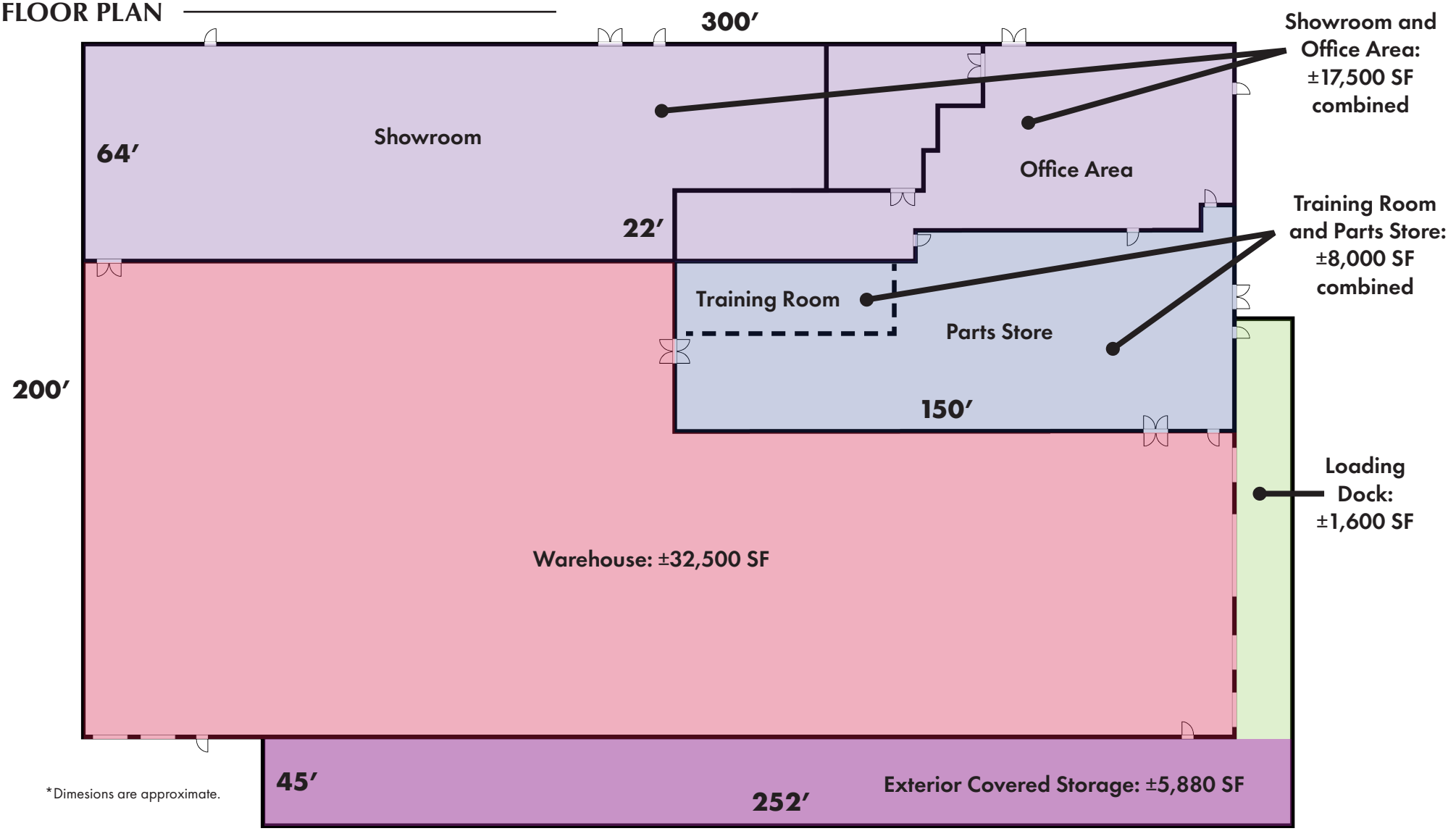
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FLOOR PLAN



*Dimesions are approximate.

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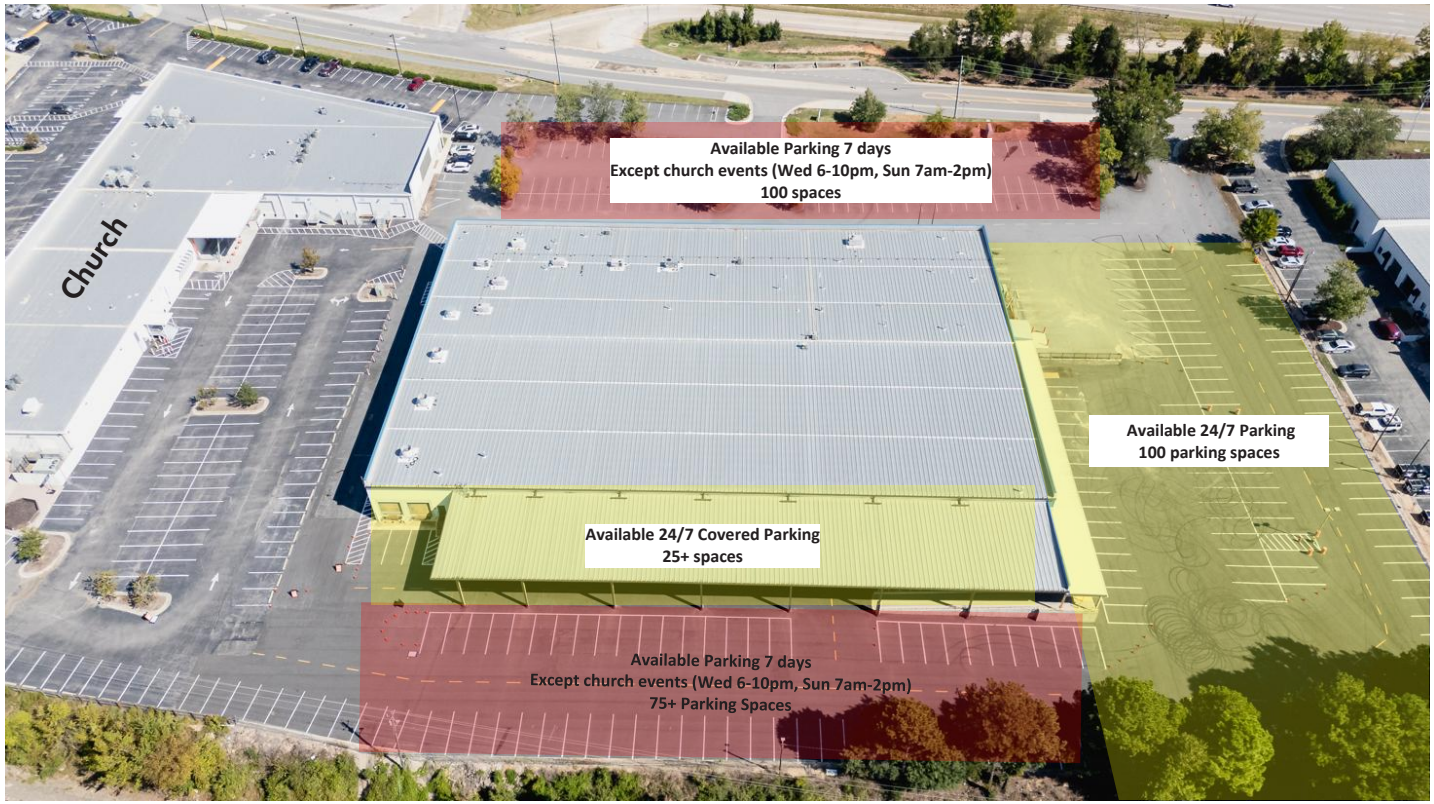
Exhibit B:
Parking limitations for
Church services/events

Sundays 7am-2pm (and up to 6x per year special events) - Church uses all parking around all sides of building except Yellow boxes.

Subtenant 24/7 parking limited to this area.
125+ Parking Spaces

Available Parking 7 days
Except church events
(Wed 6-10pm, Sun 7am-2pm)
175+ Parking Spaces

2700 Yonkers Road – Available Parking



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PROPERTY PHOTOS











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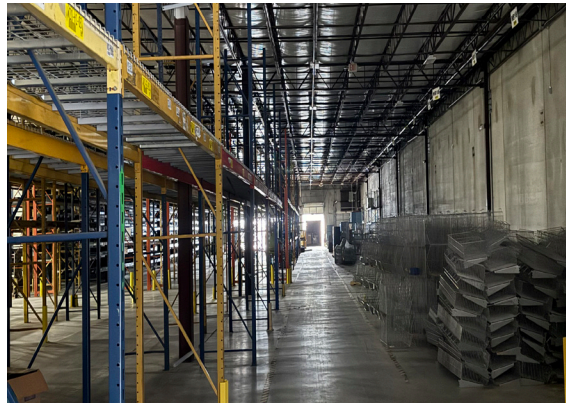
PROPERTY PHOTOS CONT.









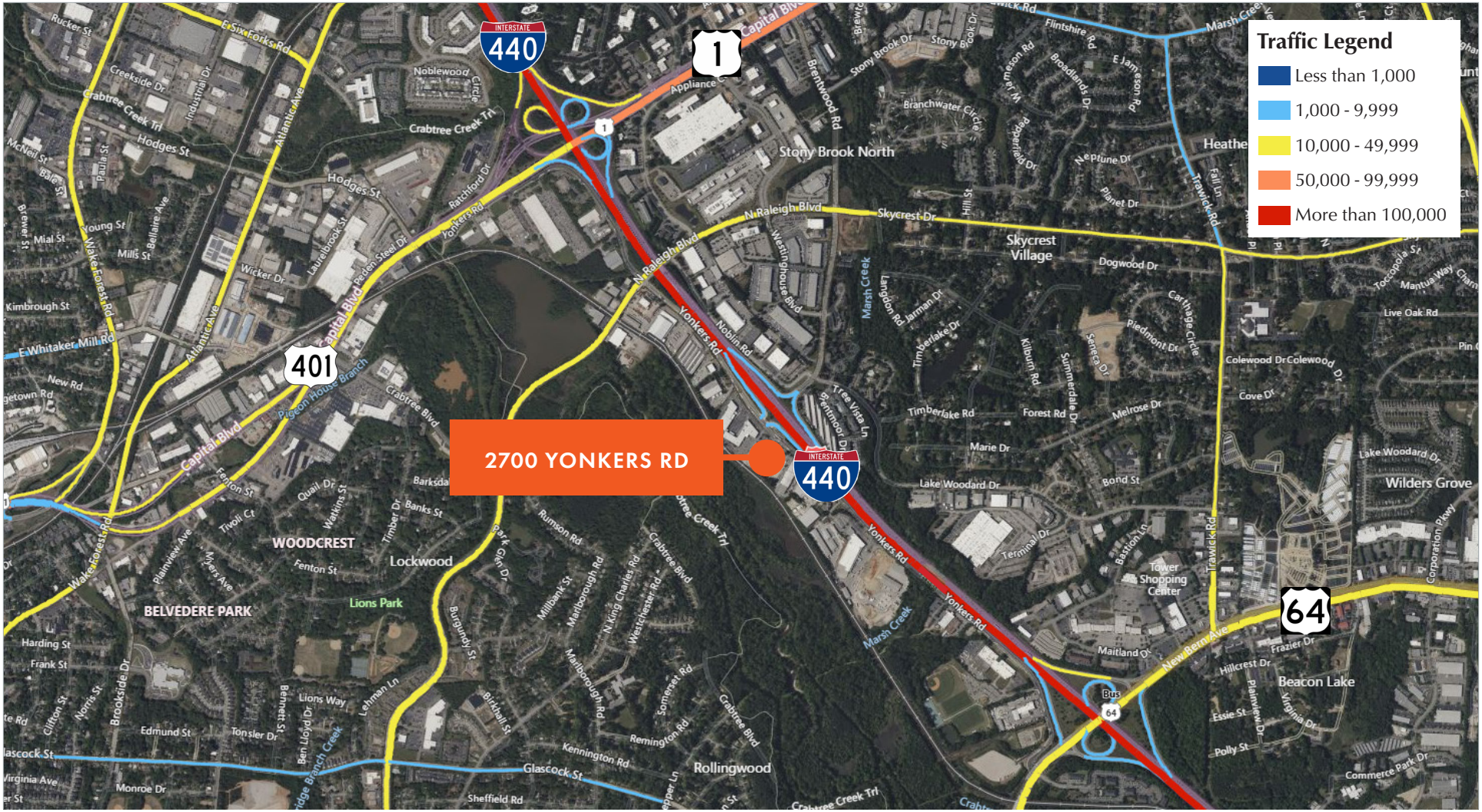


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TRAFFIC MAP



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2700 Yonkers Road

Neighborhood Map



1. Builders First Source
2. Factory Motor Parts
3. Virginia Air Distributors
4. Tar River Arms, Blue Sky Services Real Estate, Just Brakes
5. Cross Assembley
6. CED Raleigh, Carolina Chain & Cable
7. Public Storage
8. ABC Supply Co Inc.
9. United Rentals
10. Cabinets To Go
11. Catholic Parish Outreach Food Pantry
12. Yandle-Witherspoon Supply Inc.
13. Maynor Service Center
14. SECU
15. NC Department of Public Safety
16. Electroswitch Electronic Products
17. Brentmoor Apartments
18. STORAGEMAX
19. ADI Global Distribution
20. Mosaic Home Interiors
21. Capital Electric
22. Craig's Lamp and Shade
23. East Coast Metal Distributors
24. MainStay Suites - Raleigh North
25. Quality Inn & Suites - Raleigh North
26. Raleigh MEPS
27. Motel 6 - Raleigh North

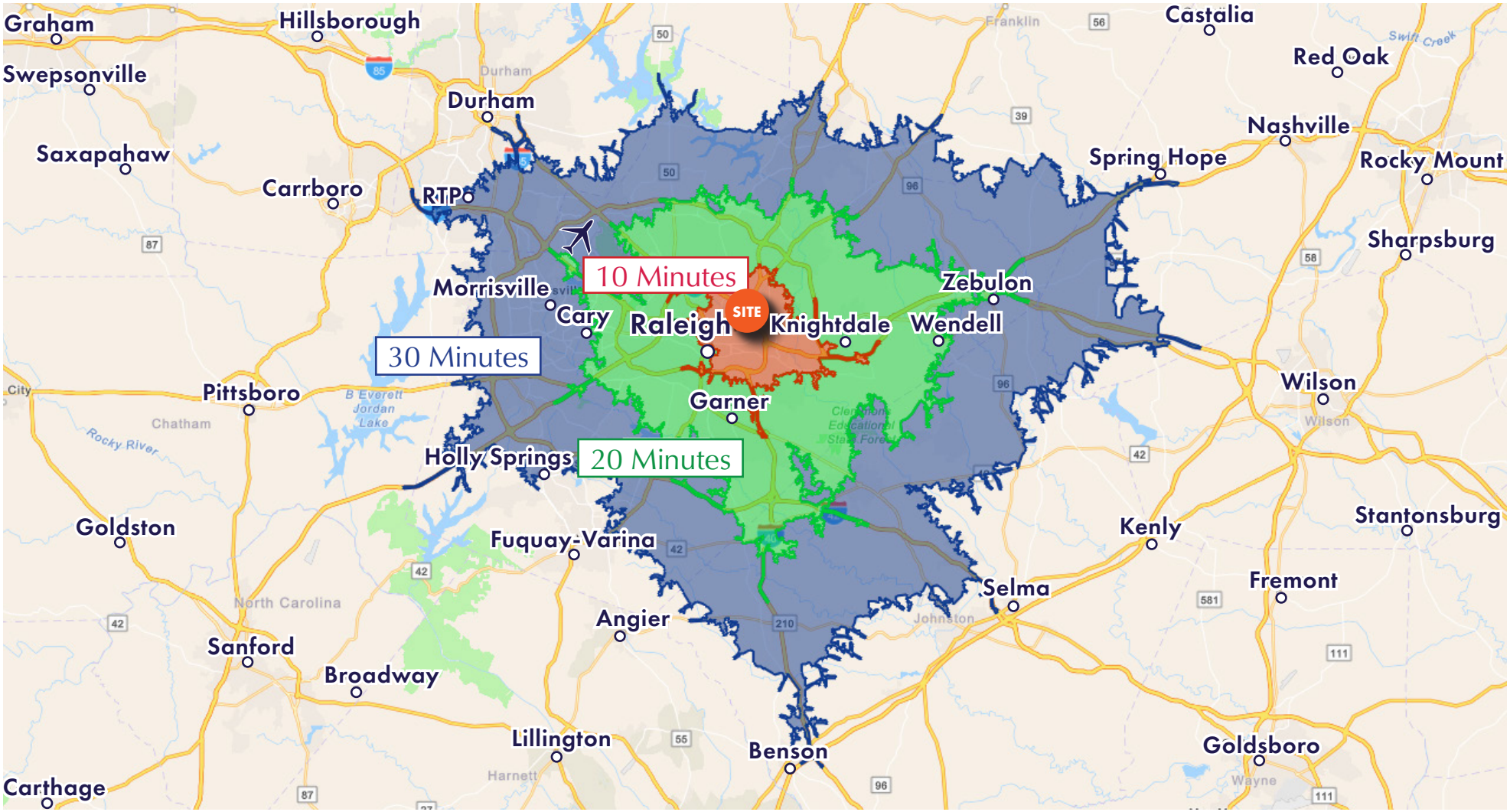
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DRIVE TIME MAP



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