

**±14,400 SF OF OFFICE/WAREHOUSE OPPORTUNITY
QUICK ACCESS TO I-540 & US-1/CAPITAL BLVD**



**3227 SPOTTSWOOD STREET
Raleigh, NC 27615**

FOR LEASE | FLEX/INDUSTRIAL



PROPERTY INFORMATION

Building Size: ±14,400 SF
 Acreage: ±1.11 acres
 Year Constructed: 2000
 Zoning: IX-3

SPACE INFORMATION

Space Available: ±14,400 SF total
 ±12,000 SF warehouse and ±2,400 SF office

Date Available: Immediately

Docks: (1) 12' W x 14' H exterior

Drive-In Doors: (8) 12' W x 14' H

Ceiling Height: 16' 0", 15' 3" clear

Column Spacing: 30' W x 20' D

Power: 200A/120 - 208V 3P

Parking: 20 spaces, surface

Lease Rate: \$13.50/SF NNN

TICAM: \$1.35/SF

HIGHLIGHTS

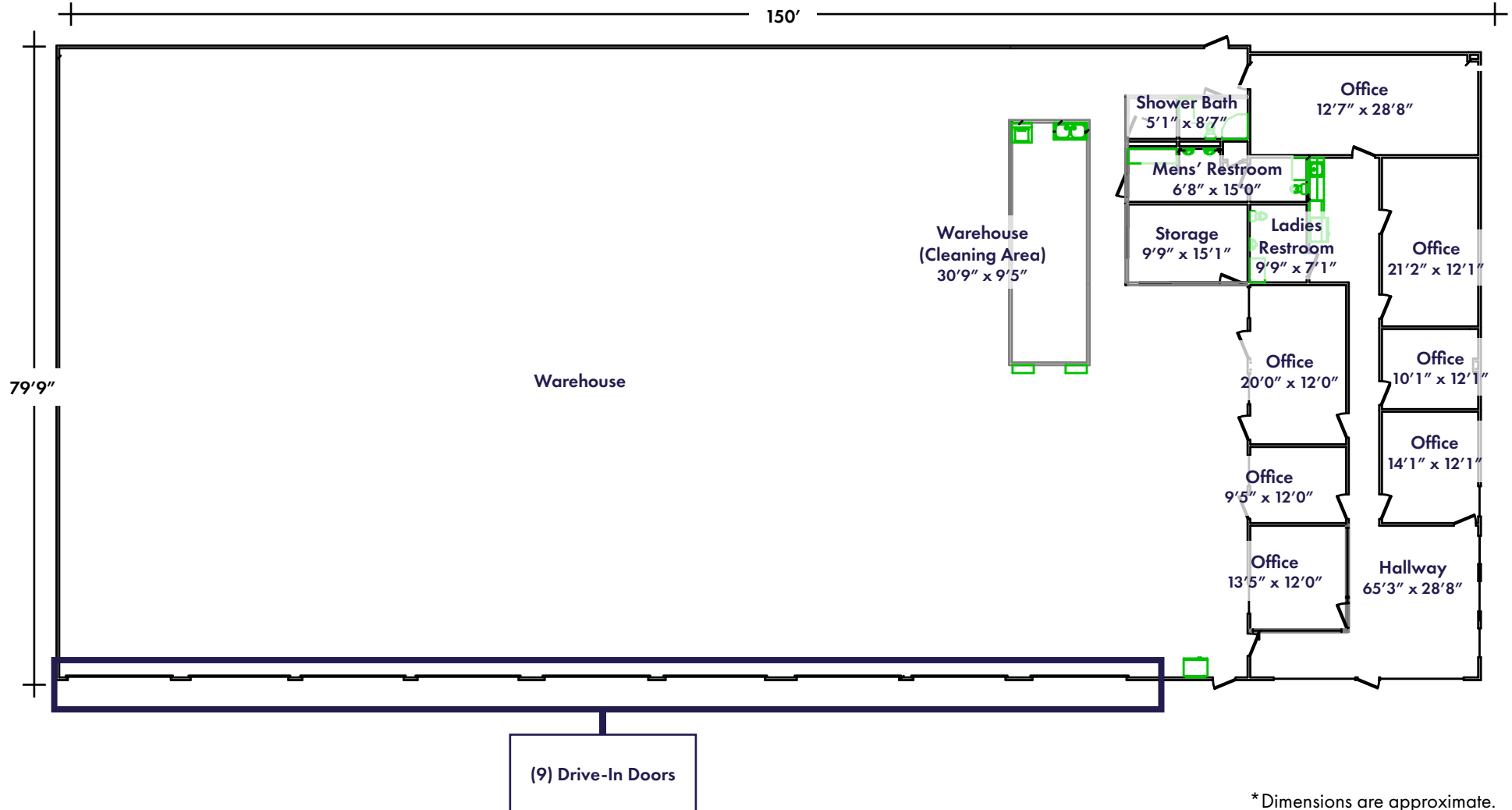
- Ideal location at I-540/US-1 (Capital Blvd), providing exceptional access throughout Raleigh and the Triangle
- Fully fenced-in property with ample parking
- Functional open warehouse layout



DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.



FLOOR PLAN



* Dimensions are approximate.



LOCATION OVERVIEW



LINKS

- [NC Railways Map](#)
- [Raleigh Public Utilities](#)
- [GoRaleigh Park and Ride](#)
- [GoTriangle Public Transportation](#)
- [Greater Raleigh Chamber of Commerce](#)

EASE OF ACCESS

US-1/Capital Blvd	1.0 mile
I-540	1.4 miles
US-401/Louisburg Rd	3.8 miles

	1-Mile	3-Mile	5-Mile
Population	6,635	72,397	195,323
Daytime Population	6,965	75,263	210,786
Workers	4,363	44,189	127,784
Residents	2,602	31,074	83,002

DAVID STROUD, SIOR | C: 919.757.5705 | O: 919.582.3148 | dstroud@apgcre.com

WILL BOYLE | C: 864.660.3899 | O: 919.582.3155 | wboyle@apgcre.com



Visit our website for more information.

EXTERIOR PROPERTY PHOTOS



DAVID STROUD, SIOR C: 919.757.5705 | O: 919.582.3148 | dstroud@apgcre.com

WILL BOYLE C: 864.660.3899 | O: 919.582.3155 | wboyle@apgcre.com



Visit our website for
more information.

OFFICE PHOTOS CONT.



WAREHOUSE PHOTOS



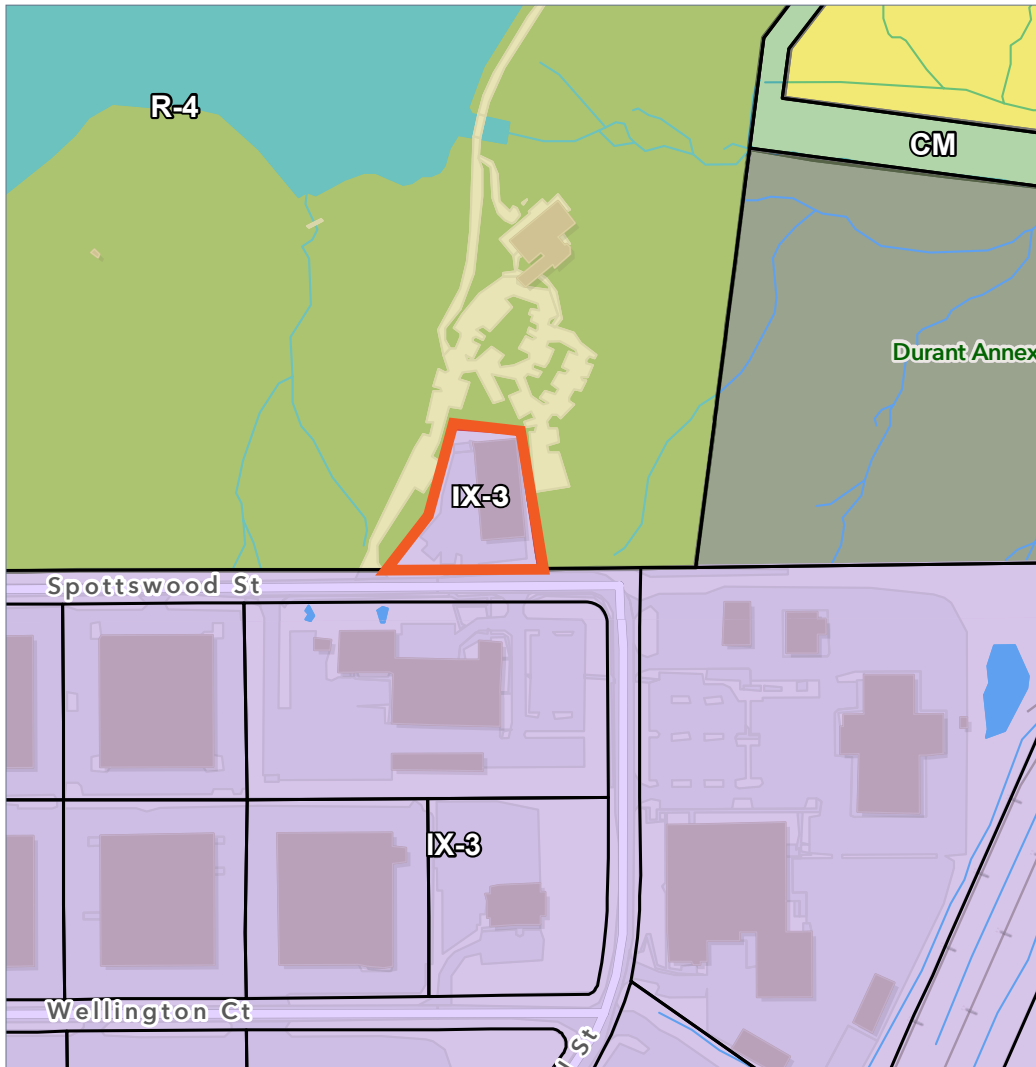
DAVID STROUD, SIOR C: 919.757.5705 | O: 919.582.3148 | dstroud@apgcre.com

WILL BOYLE C: 864.660.3899 | O: 919.582.3155 | wboyle@apgcre.com



Visit our website for
more information.

ZONING MAP



IX-3 Industrial Mixed Use - 3 Stories Max

IX- is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and limited housing opportunities. To help ensure that land is reserved for manufacturing and employment, residential uses are limited to the upper stories of mixed use buildings.

IX- is not intended to provide for areas exclusively dominated by light industrial or manufacturing but provide for developments that incorporate commercial uses with housing, retail and service-related activity.

IX- can serve as a land use transition between heavy industrial areas and mixed use districts.

Source: [Raleigh Unified Development Ordinance](#)

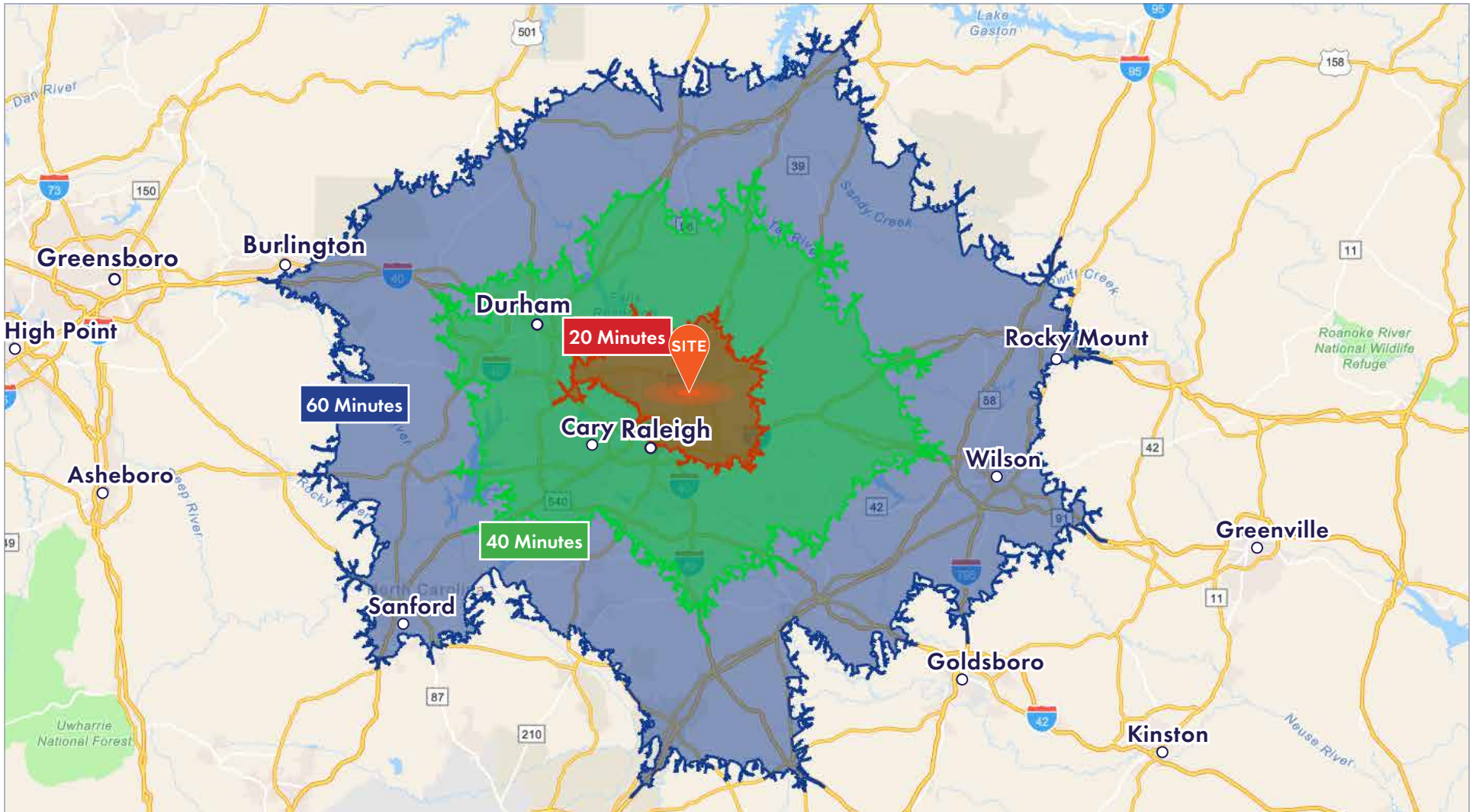
DAVID STROUD, SIOR | C: 919.757.5705 | O: 919.582.3148 | dstroud@apgcre.com

WILL BOYLE | C: 864.660.3899 | O: 919.582.3155 | wboyle@apgcre.com



Visit our website for more information.

DRIVE TIME MAP



DAVID STROUD, SIOR | C: 919.757.5705 | O: 919.582.3148 | dstroud@apgcre.com

WILL BOYLE | C: 864.660.3899 | O: 919.582.3155 | wboyle@apgcre.com



Visit our website for more information.

Welcome to Raleigh

Raleigh — It's a Smart Move.

With space to breathe and room to grow, this #1 Best Performing Large City is anchored by a strong economy and a business-friendly mindset.

#1

**Best Business Climate
(Raleigh/Cary)**

Business Facilities, 2025

#1

Best Performing Cities

Milken, 2025

#3

**Top Cities People Are
Moving To
PODs, 2025**

#3

**Resident
Satisfaction**

Axios, 2025

#4

**Best Work-Life
Balance**

CoworkingCafe, 2025

#5

**Best City for
Headquarters
Site Selection, 2025**

