

INDUSTRIAL SPACE FOR LEASE

8001 KNIGHTDALE BLVD., KNIGHTDALE, NC 27545

EAST  POINT



TRADEMARK  PROPERTIES
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Dan McCloy
(919) 227-5524 (Office)
(919) 270-9587 (Mobile)
dmccloy@trademarkproperties.com

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PROPERTY HIGHLIGHTS

Area Description

- Located on the east end of Knightdale, very close to the Highway 64 Bypass
- Located along US Highway 64 Business, 2.5 miles to US Highway 64 Bypass/US Highway 264/I-495, 3.2 miles to I-540, 7.3 miles to I-440 and 29 miles to I-95
- Three miles to power center with tons of amenities

Highlights

- Space is well suited for bulk warehousing
- Major frontage on Highway 64 East

Property Description

- 416,379 SF manufacturing/warehouse facility
- 49,984 SF available including 3,438 SF of office space and one dock-high door with pit leveler and the potential to add an additional two dock-high doors
- Built in 1972, expanded in 1980 & 1988
- Located on 59.16 acres with abundant parking

- Zoned manufacturing and industrial (MI)
- 23'6" ceiling height
- Front load configuration
- 39'4" x 39'11 column spacing
- 400/277 volt, 3-phase, 2000 amp
- Wet sprinkler system
- Partially conditioned warehouse
- Metal and steel construction
- Duke Progress Energy operates a 230,000 watt substation located on-site
- 2.00/1,000 SF parking ratio

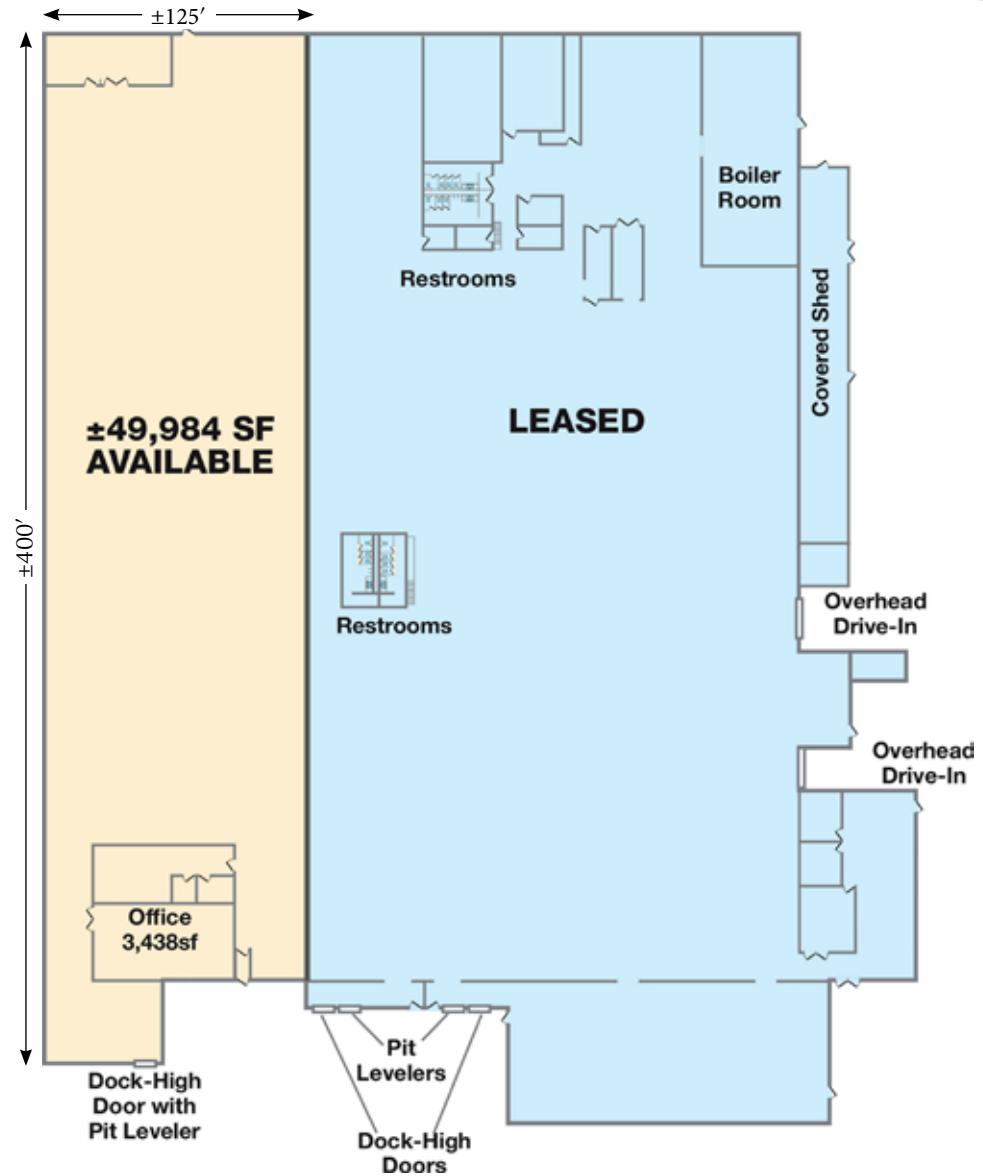
Lease Rate

\$4.05/SF, NNN
\$1.00/SF TICAM

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PROPERTY PHOTOS
& FLOOR PLAN

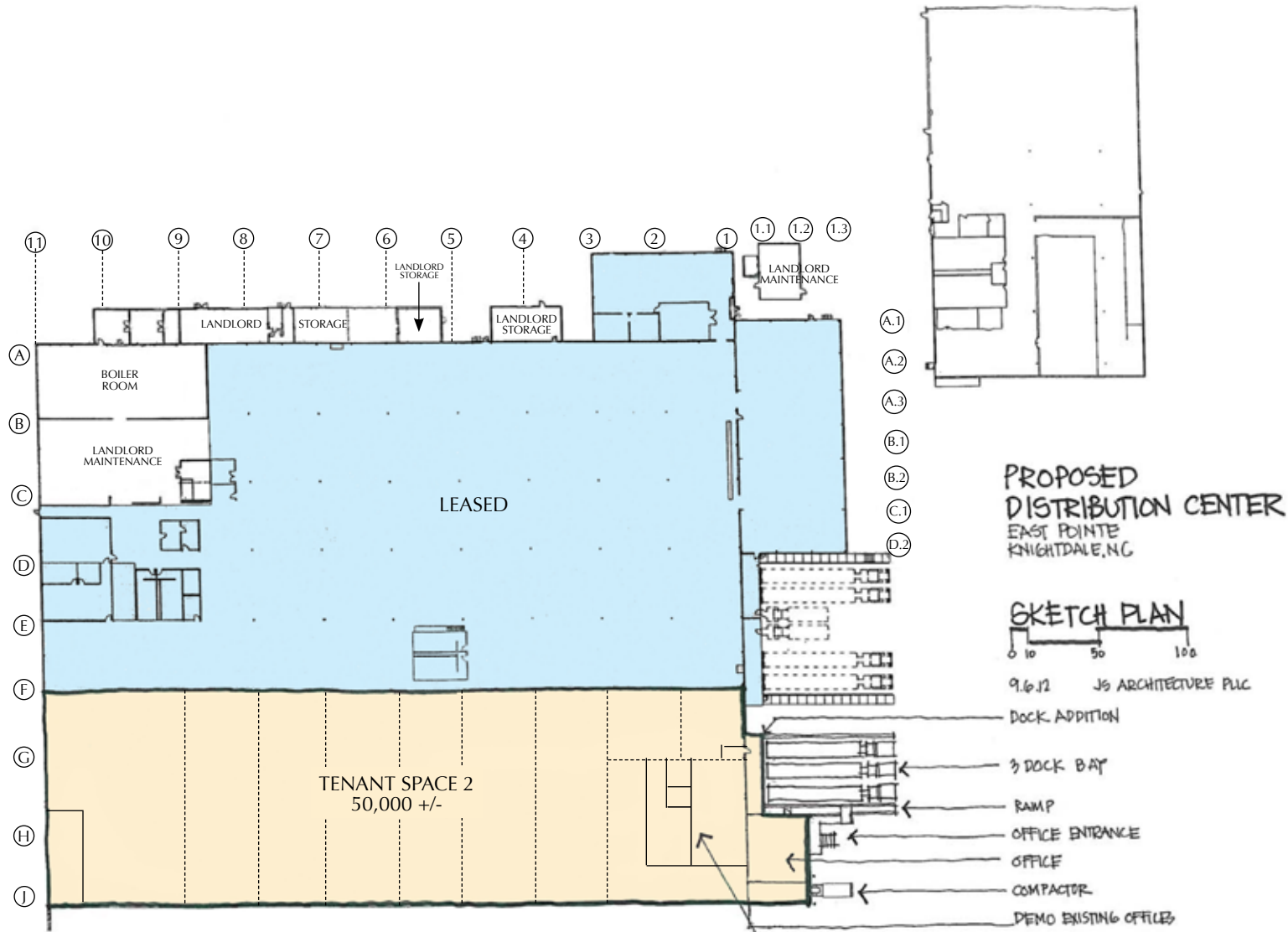


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POTENTIAL DOCK & OFFICE ADDITION

SKETCH FLOOR PLAN



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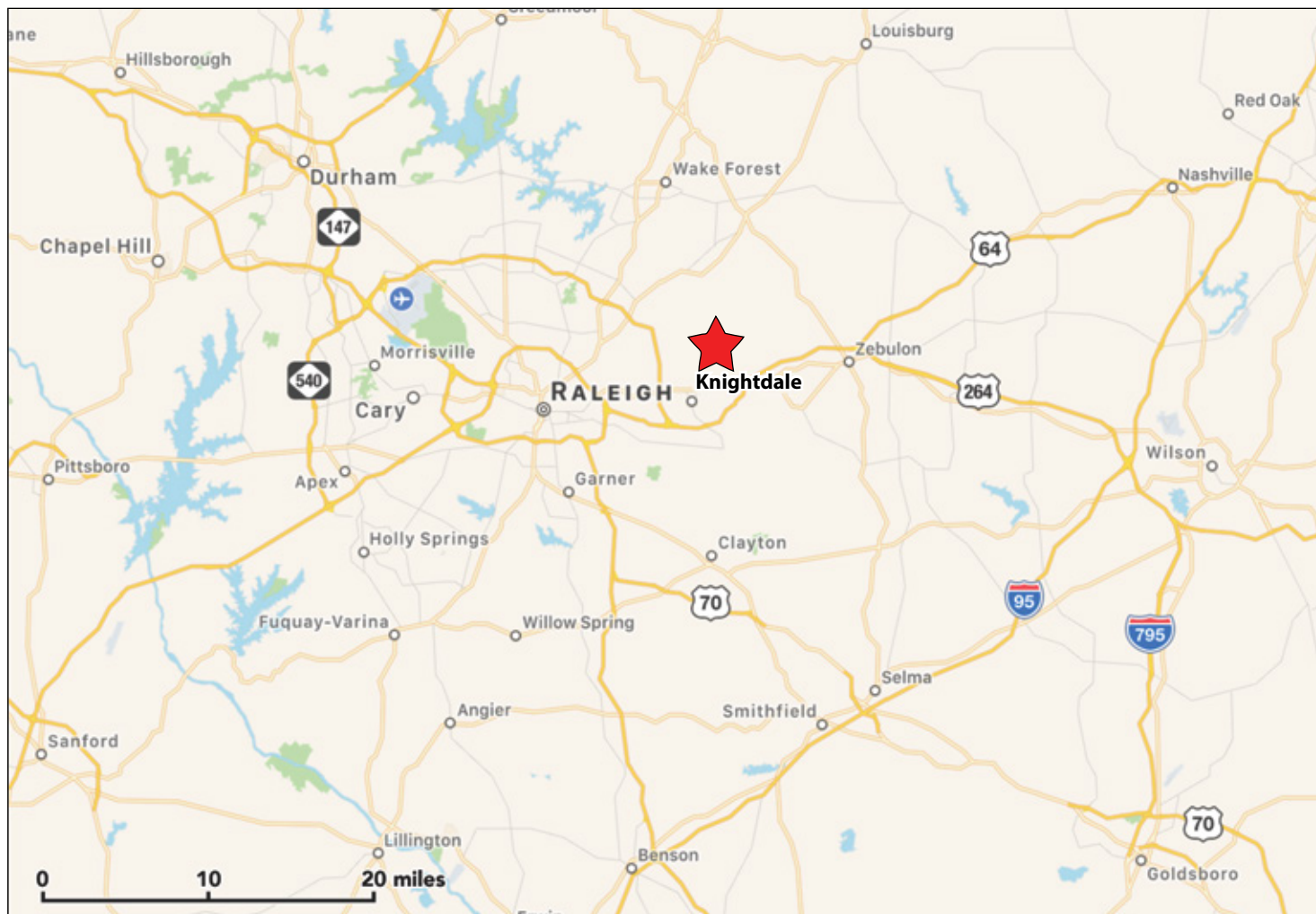
SITE AERIAL



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LOCATION MAP



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