

Pre-leasing
**Proposed
Warehouse**



530 E. Gannon Avenue

Triangle East Business Park
Zebulon, NC

Property Features

- 80,000 SF - 126,360 SF
- Proposed warehouse build to suit
- \$1 Million tenant improvement allowance
- Concrete tilt-up construction
- 20 Dock high doors
- **Rail spur access**
- 26' clear ceiling height in the middle with ability to expand
- 0.6 mile drive to US-264 and I-495
- 1.8 miles to US Hwy 64
- 14 miles to I-540
- 32 miles to RDU
- Zoned IHL Heavy industrial ([Table of Permitted Uses](#))
- Lease Rate: \$5.95/SF NNN



Ed Brown, SIOR, CCIM

+1 919 345 5939 mobile
ebrown@naicarolantic.com

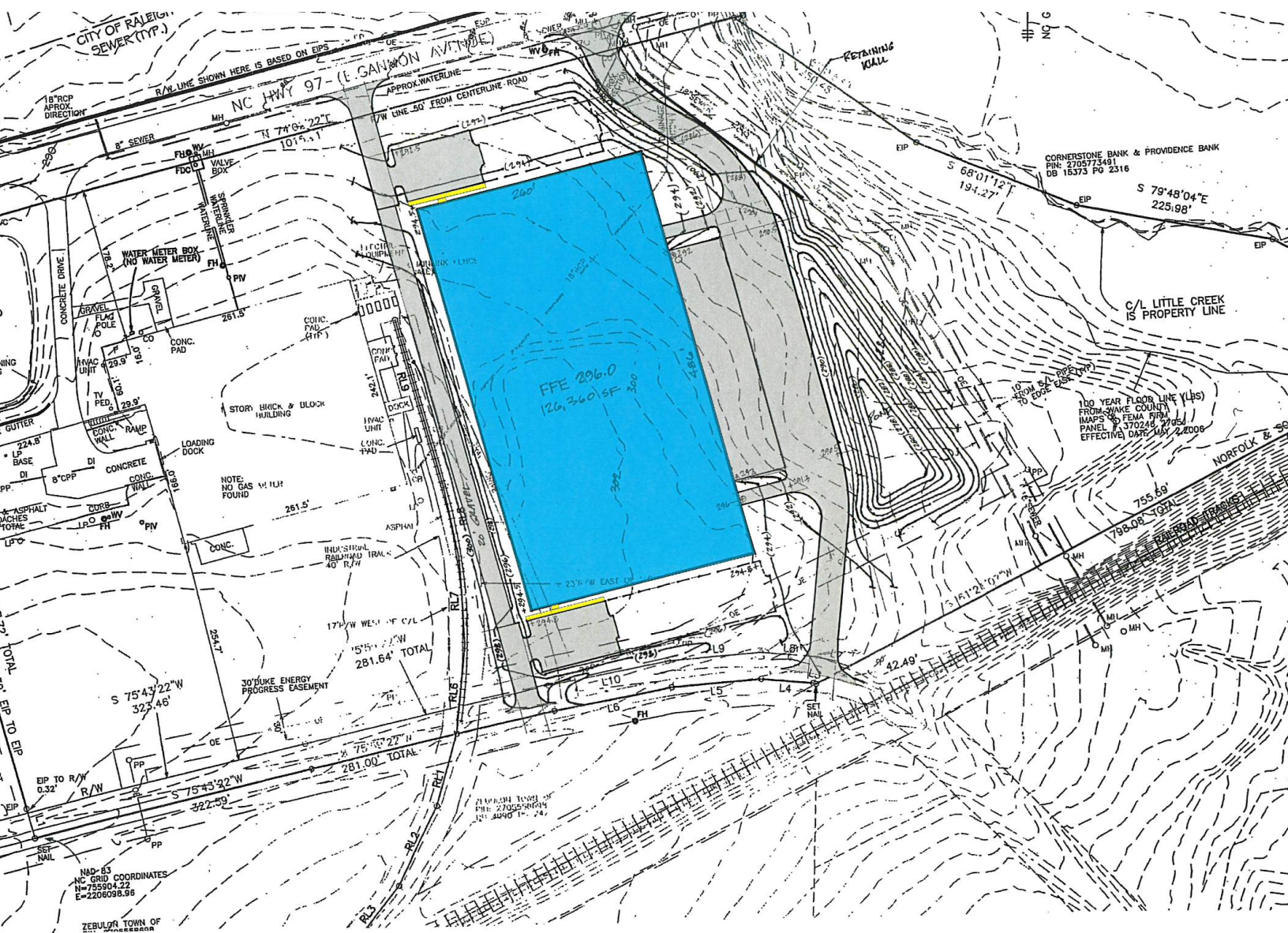
Michael Wallace

+1 919 219 1112 mobile
mwallace@naicarolantic.com

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5121 Kingdom Way, Suite 200
Raleigh NC 27607
+1 919 832 0594 office
naicarolantic.com

Conceptual Layout Rail Spur



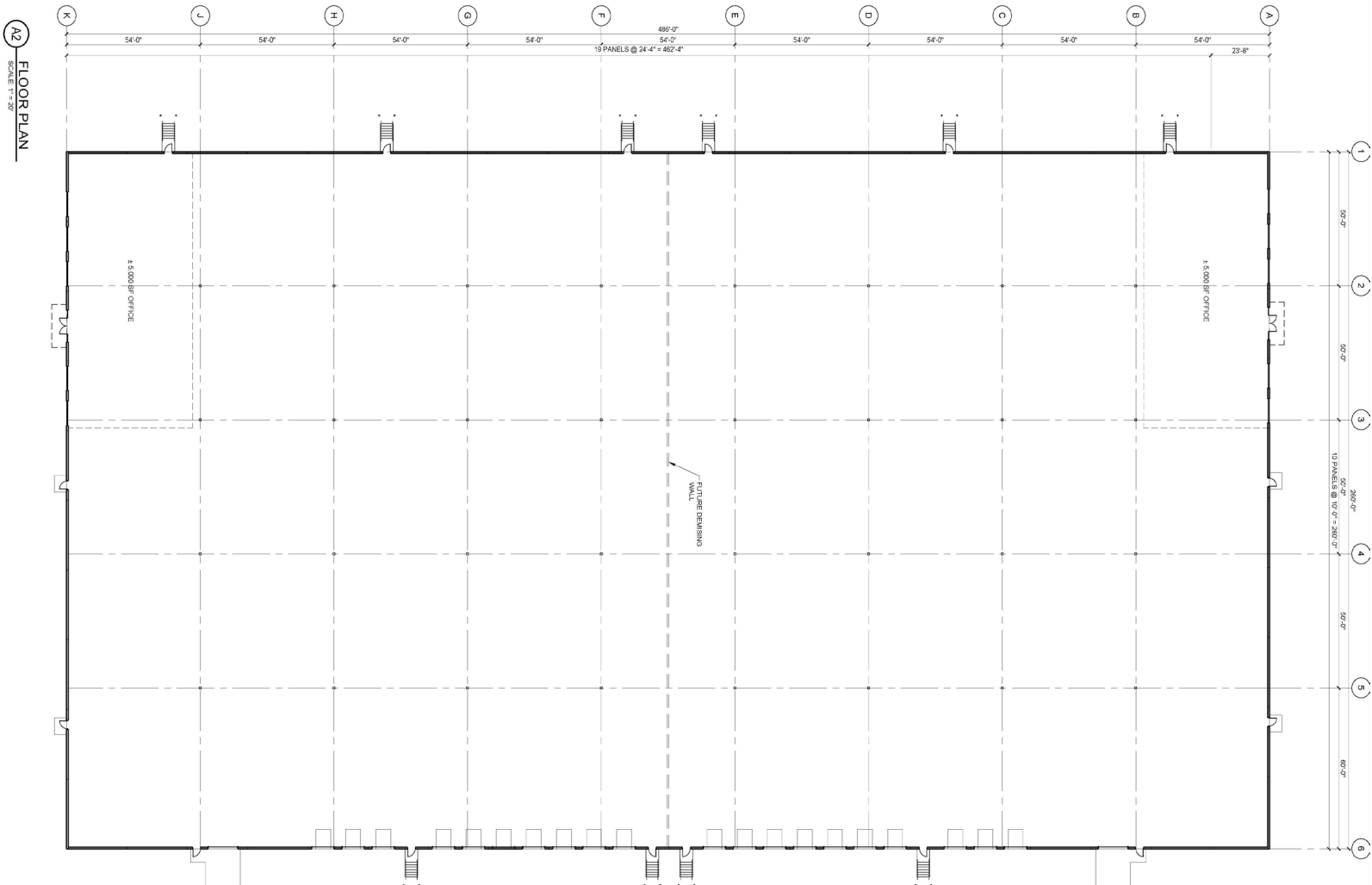
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Raleigh NC 27607
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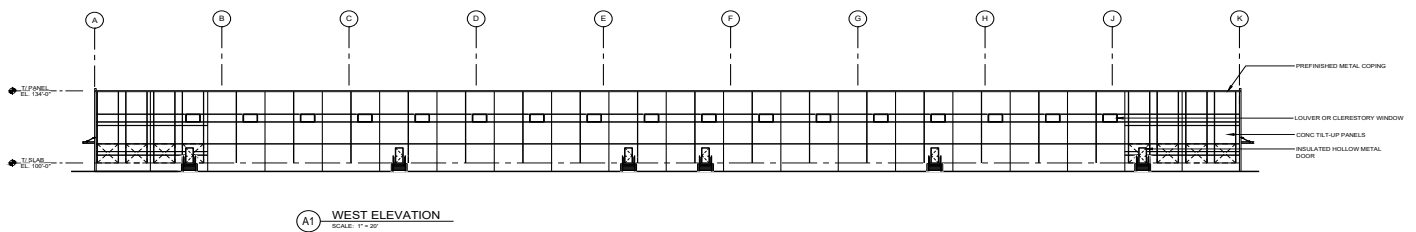
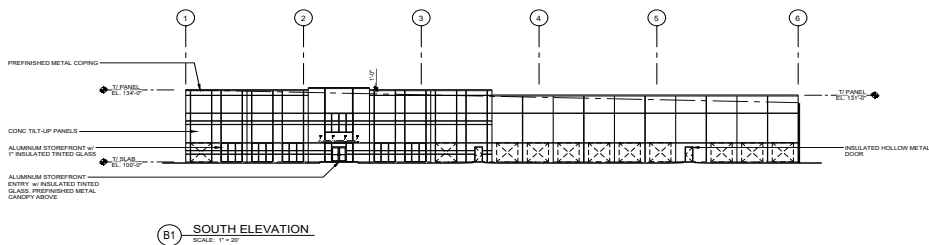
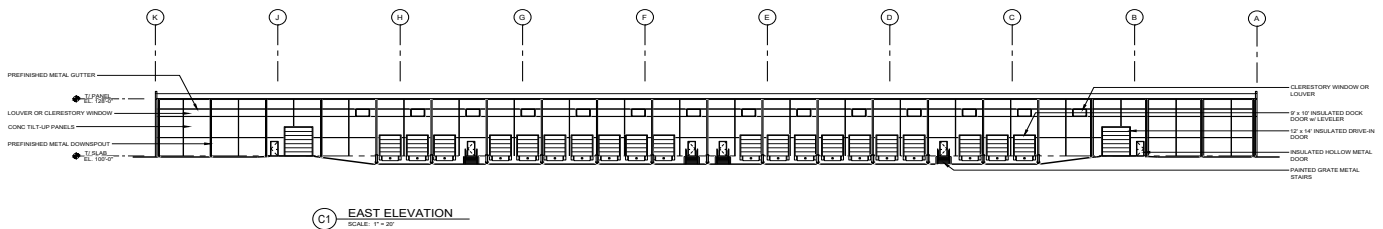
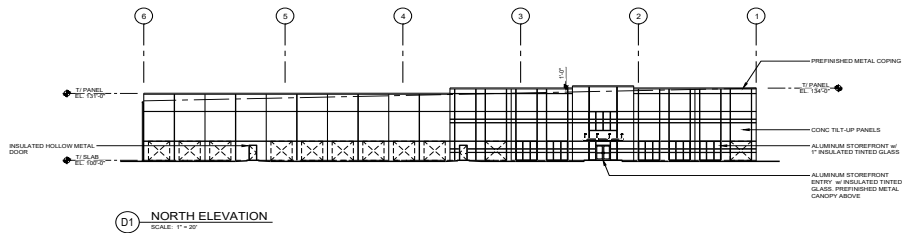
Pre-leasing
Floorplan

530 E. Gannon Avenue
Zebulon, NC

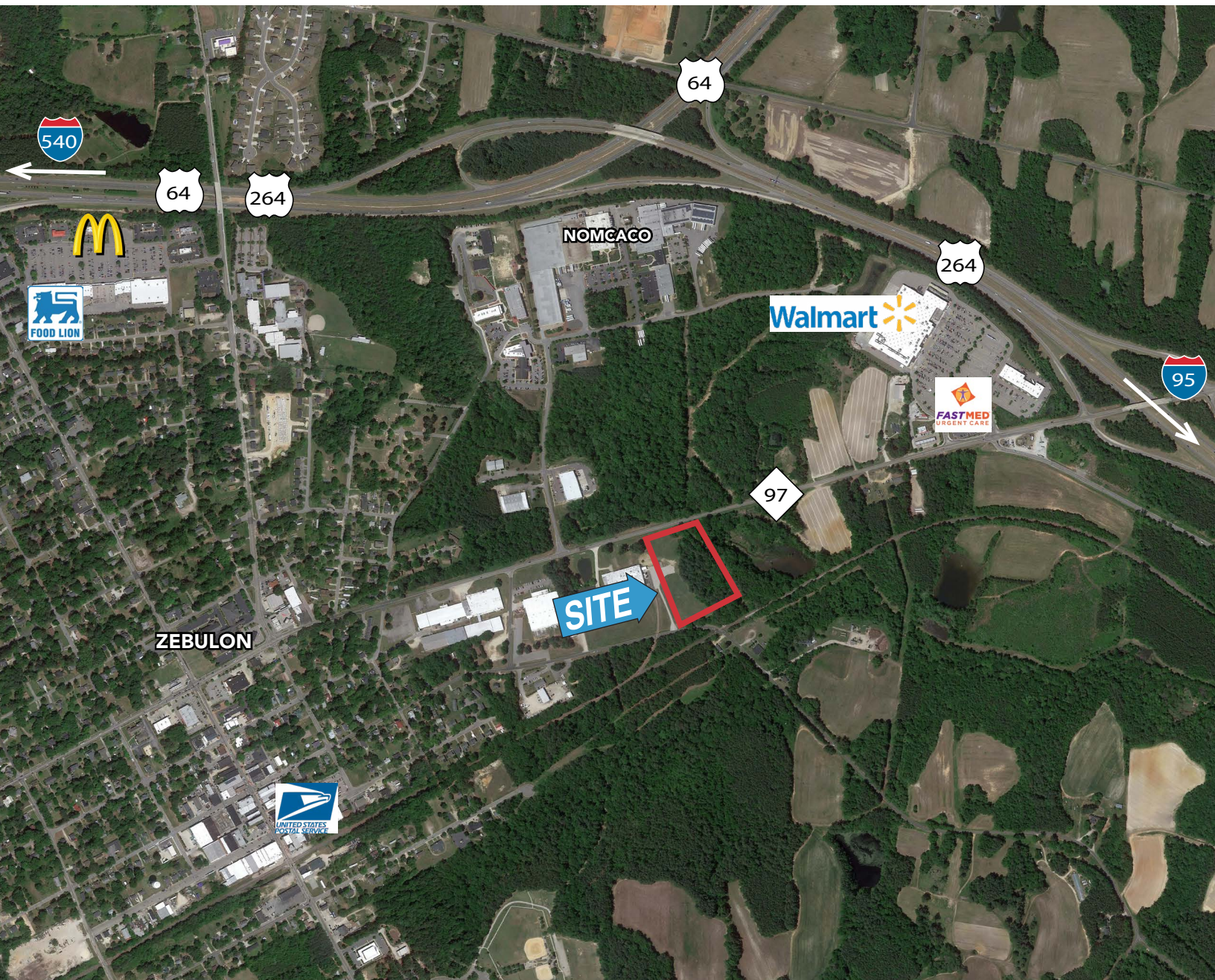


Pre-leasing Elevation

530 E. Gannon Avenue
Zebulon, NC



Pre-leasing
Warehouse




530 E. Gannon Avenue
Zebulon, NC



Pre-leasing Map

530 E. Gannon Avenue
Zebulon, NC

Freight Routes

-  North Carolina Railroad Company
*Norfolk Southern Class I Freight Service
-  Norfolk Southern
-  CSX Transportation
-  Various Shortlines

Intermodal Terminals

-  Norfolk Southern
-  CSX Transportation

