

# FLEX SPACE FOR SALE & LEASE

## FULLY CONDITIONED WAREHOUSE & OFFICE SPACE

2228 Page Rd, Suite D108, Durham, NC 27703



### OFFERING SUMMARY

|                            |                   |
|----------------------------|-------------------|
| <b>SALE PRICE:</b>         | \$300,000         |
| <b>AVAILABLE SF:</b>       | 1,875 SF          |
| <b>PURCHASE PRICE /SF:</b> | \$20.00 SF        |
| <b>LEASE RATE:</b>         | 18.00 SF (MG)     |
| <b>YEAR BUILT:</b>         | 1996              |
| <b>BUILDING SIZE:</b>      | 15,000 SF         |
| <b>MARKET:</b>             | Raleigh Durham    |
| <b>SUBMARKET:</b>          | Research Triangle |

### PROPERTY OVERVIEW

PREMIER LOCATION in the heart of Research Triangle Park. This 1,875 SF FLEX SPACE includes 975 SF office space and 900 SF warehouse space. Grade level roll up door. Warehouse space has retractable half high walls that swing out from the wall with power - great for flexible workstation options. Space features two (2) HVAC units, 1 with heat pump. Close to everything -- shopping, dining, major cities, highways and Raleigh-Durham International Airport. Offered for sale as-is for \$300,000. Offered for lease as-is for \$18.00 SF/yr (MG).

Taxes are approximately \$3,023/year.  
Insurance is approximately \$1,000/month.  
Association Fee is \$360/quarterly.

### PROPERTY HIGHLIGHTS

- Premier RTP Location
- 900 SF Warehouse Space
- 875 SF Office Space
- Fully-Conditioned
- Grade Level Roll Up Door
- 2 HVAC Units
- Close to Everything!

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Each Office Independently Owned and Operated [kwcommercial.com/commercial/index.html](http://kwcommercial.com/commercial/index.html)

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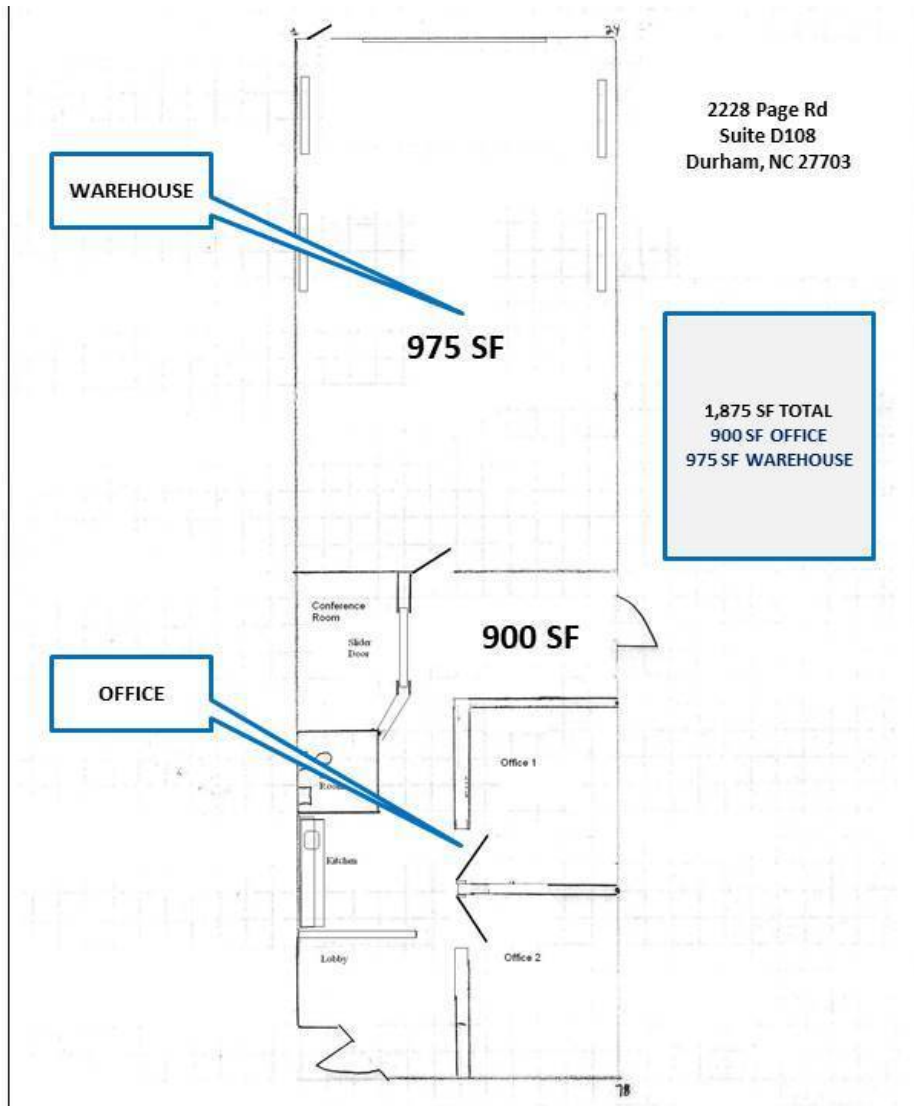
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**FLEX SPACE FOR SALE & LEASE**

# 1,875 SF FLEX SPACE (RTP)

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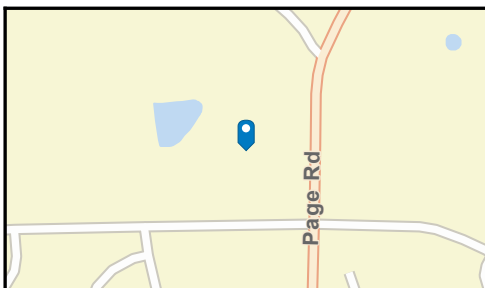
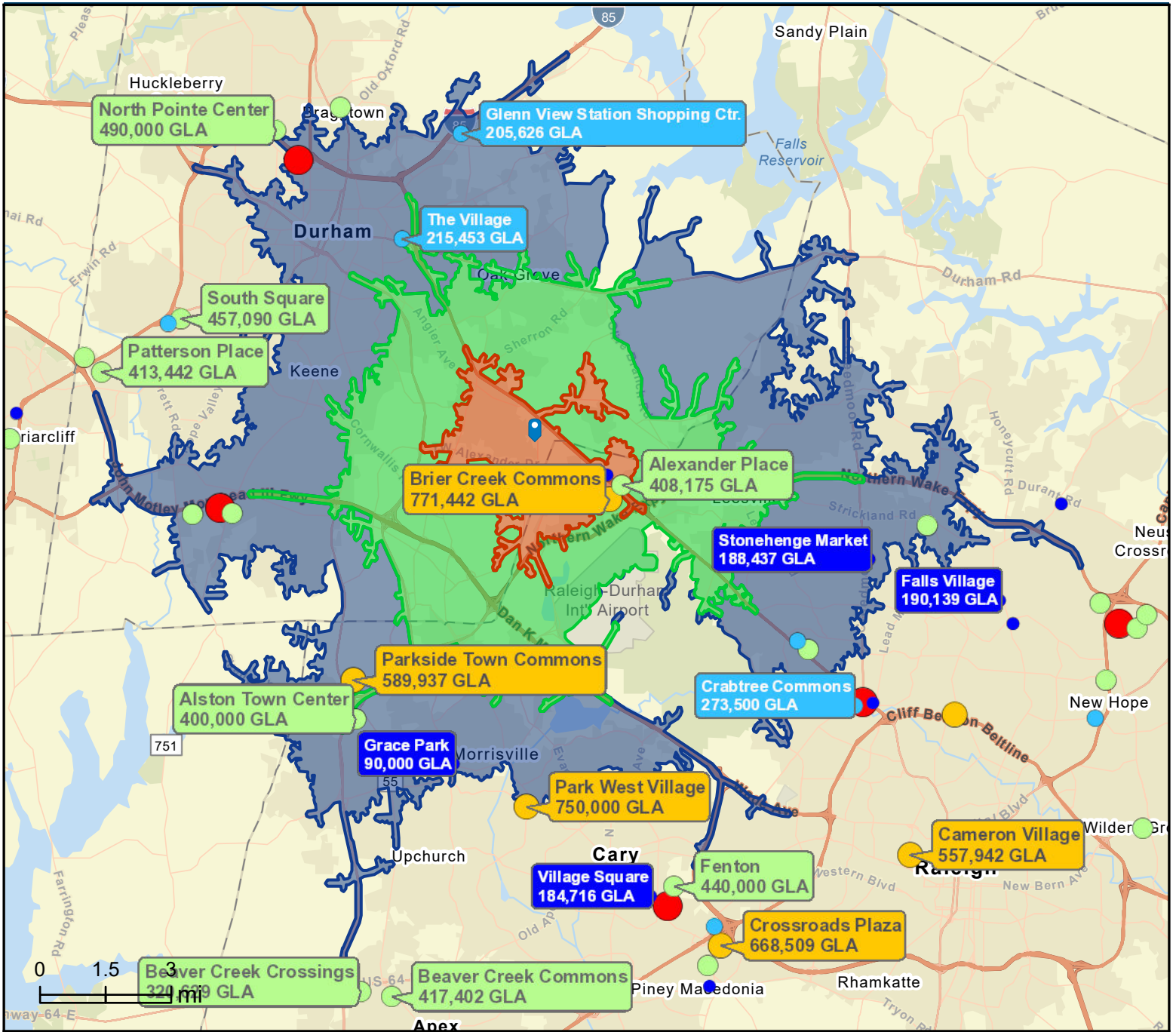


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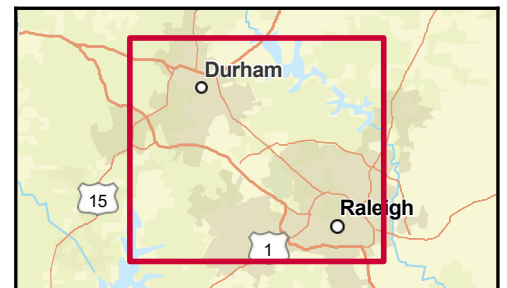
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- Gross Leasable Area
- Less than 200,000 sq ft
  - 200,001 - 300,000
  - 300,001 - 500,000
  - 500,001 - 800,000
  - More than 800,000

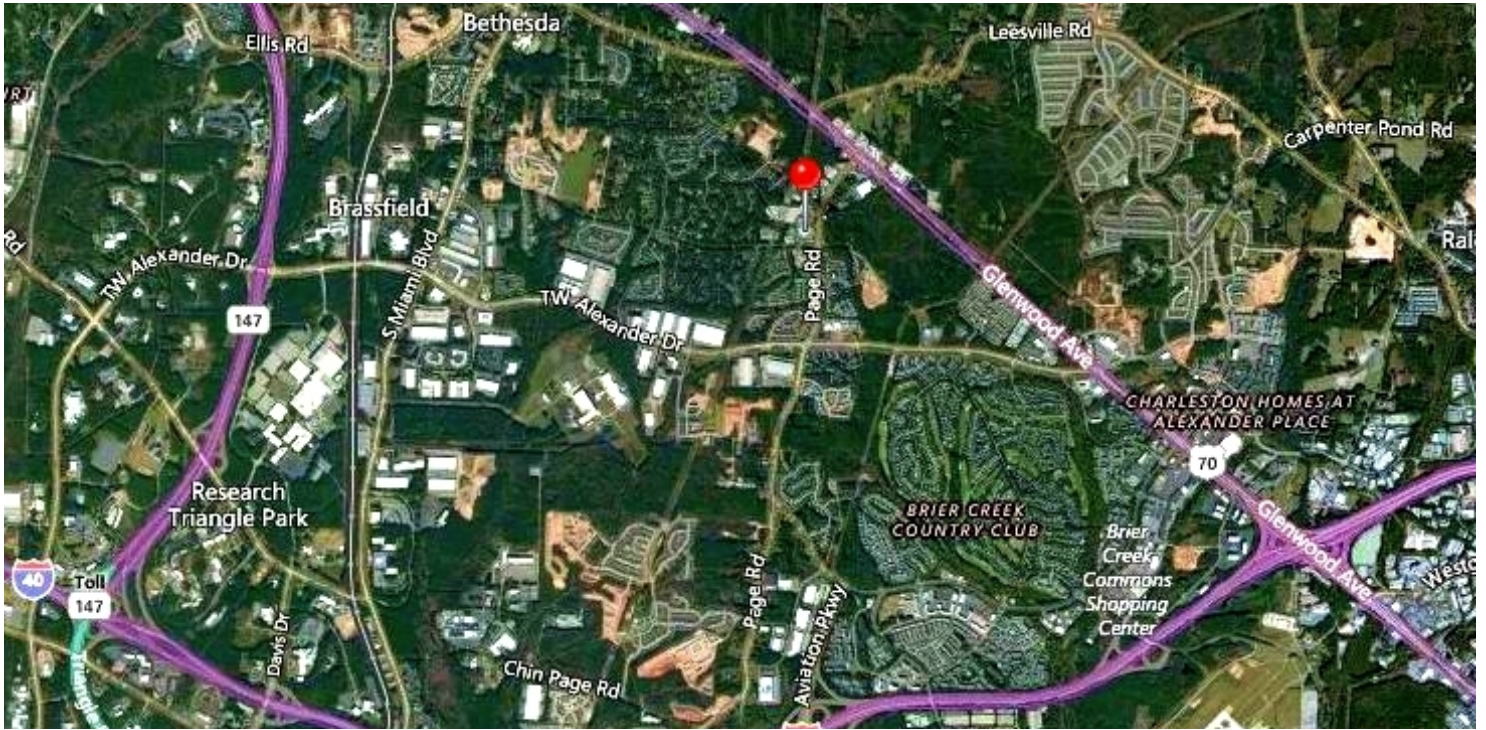


Source: Directory of Major Malls, Inc. (Jan 2020).

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