

**FOR SALE**



**5425 FAYETTEVILLE ROAD**

Raleigh, NC 27603



**CAPITAL  
ASSOCIATES®**

# 5425 FAYETTEVILLE ROAD

Raleigh, NC 27603

<b>PROPERTY TYPE</b>	Industrial Warehouse
<b>BUILDING SIZE</b>	7,500 SF
<b>LOT SIZE</b>	1.81 acres
<b>SALE PRICE</b>	Contact Broker
<b>ZONING</b>	CMX (Town of Garner Jurisdiction)
<b>YEAR BUILT</b>	1985
<b>COUNTY</b>	Wake
<b>LOCATION</b>	Raleigh, NC
<b>EXISTING LEASE</b>	Expires 2/28/26
<b>ACCESS</b>	Hwy 401 & Page Rd



**BRET MULLER**  
919.523.4200  
bmuller@capitalassociates.com

**WES JOHNSON**  
919.422.4853  
wjohnson@capitalassociates.com



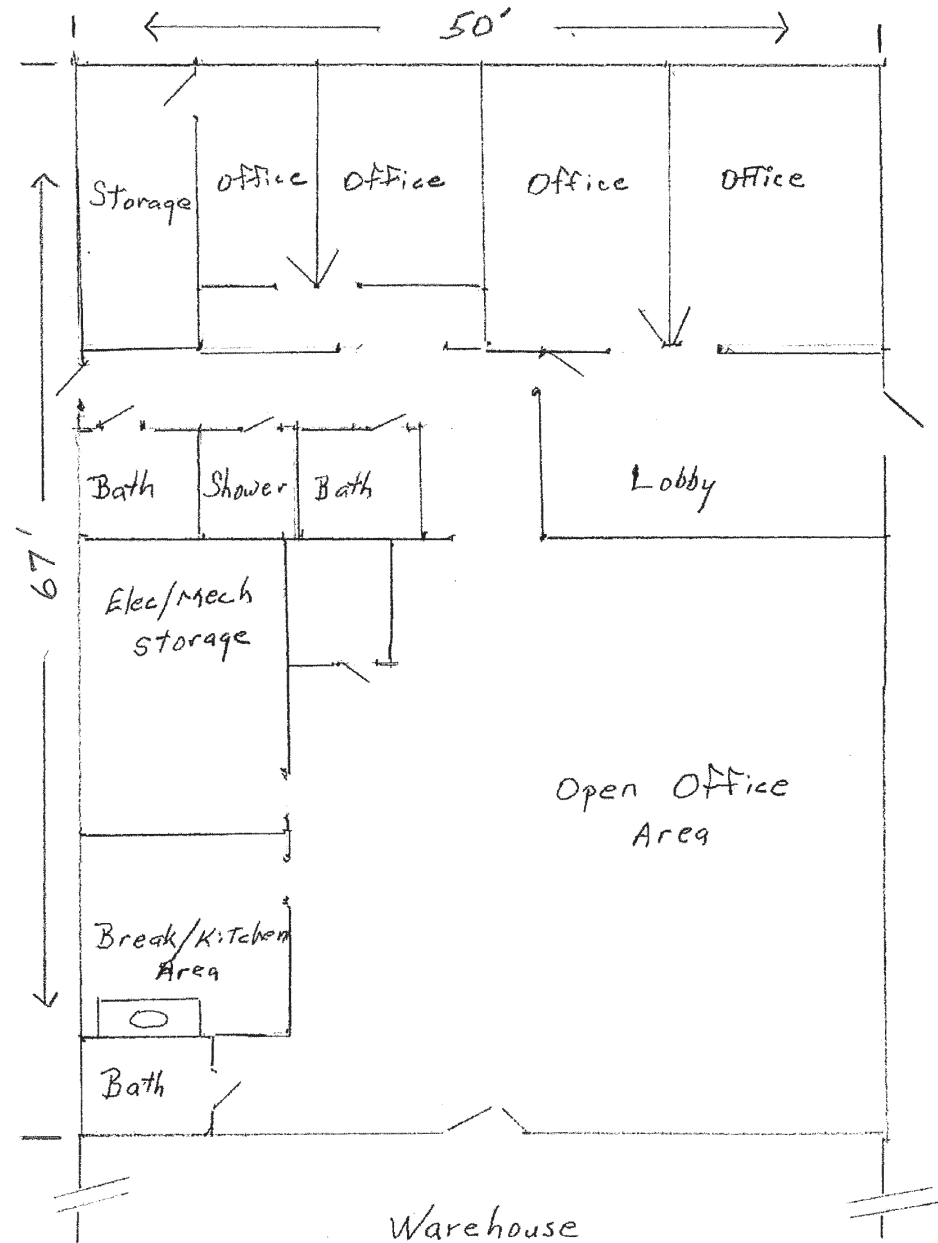
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## Office Layout

Front Office Area: 3,350 SF  
(67' x 50')

Warehouse Area: 4,150 SF  
(83' x 50')



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## PROPERTY HIGHLIGHTS

5425 Fayetteville Road is a one-story, 7,500 SF industrial warehouse building in south Raleigh. Some of its highlights include:

- 20' warehouse ceilings
- Ample parking
- 2 roll-up garage doors with truck wells
- Directly off US-401
- 10-minute drive to downtown Raleigh
- 1.81 acres
- Zoning is CMX (Commercial Mixed Use)

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