



**410 DUPONT CIRCLE**  
Raleigh, NC 27603



**CAPITAL  
ASSOCIATES®**



# 410 DUPONT CIRCLE

Raleigh, NC 27603

<b>PROPERTY TYPE</b>	Industrial Warehouse
<b>BUILDING SIZE</b>	15,240 SF
<b>LEASING RATE</b>	\$19.50/SF
<b>LEASE TYPE</b>	Modified Gross*
<b>YEAR BUILT</b>	1940s-1960s
<b>YEAR RENOVATED</b>	1998
<b>COUNTY</b>	Wake
<b>LOCATION</b>	Raleigh, NC
<b>FLOORS</b>	1
<b>PARKING</b>	5+ spaces & parking deck

\*Tenant is responsible for their own electrical, janitorial, and waste management - each unit has its own dumpster.

Building signage is also the tenant's responsibility.

**BRET MULLER**  
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**WES JOHNSON**  
919.422.4853  
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## PROPERTY HIGHLIGHTS

- Boylan Heights neighborhood
- 100% heated and cooled
- Climate controlled storage
- New paint
- Building signage available
- Open space with two restrooms
- 12' x 14' drive-in rollup door.
- Warehouse clearance height 13' FT to HVAC vent, 16' FT to the deck
- Side entrance/exit door
- Lockable side gate for vehicle or other light storage
- 18-wheel truck accessible
- Zoned: IX-3-UL.
- Five parking spaces next to unit, three spaces on road, and a new parking deck directly across the street

### BRET MULLER

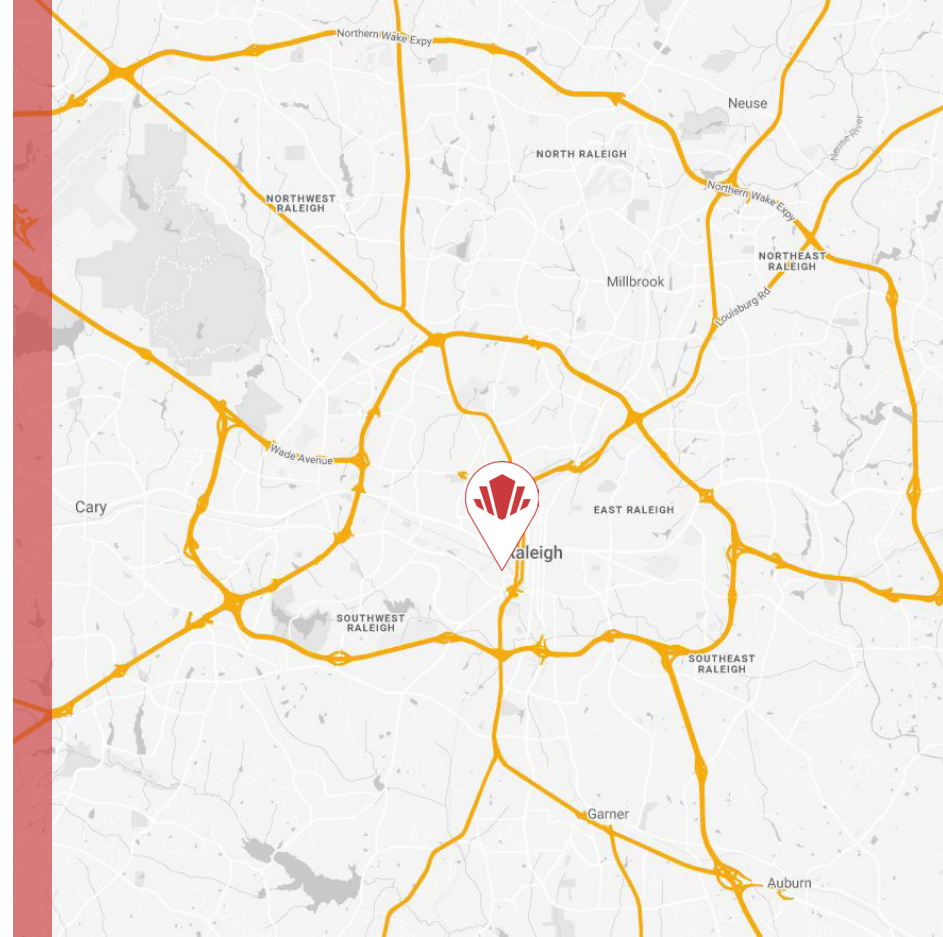
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