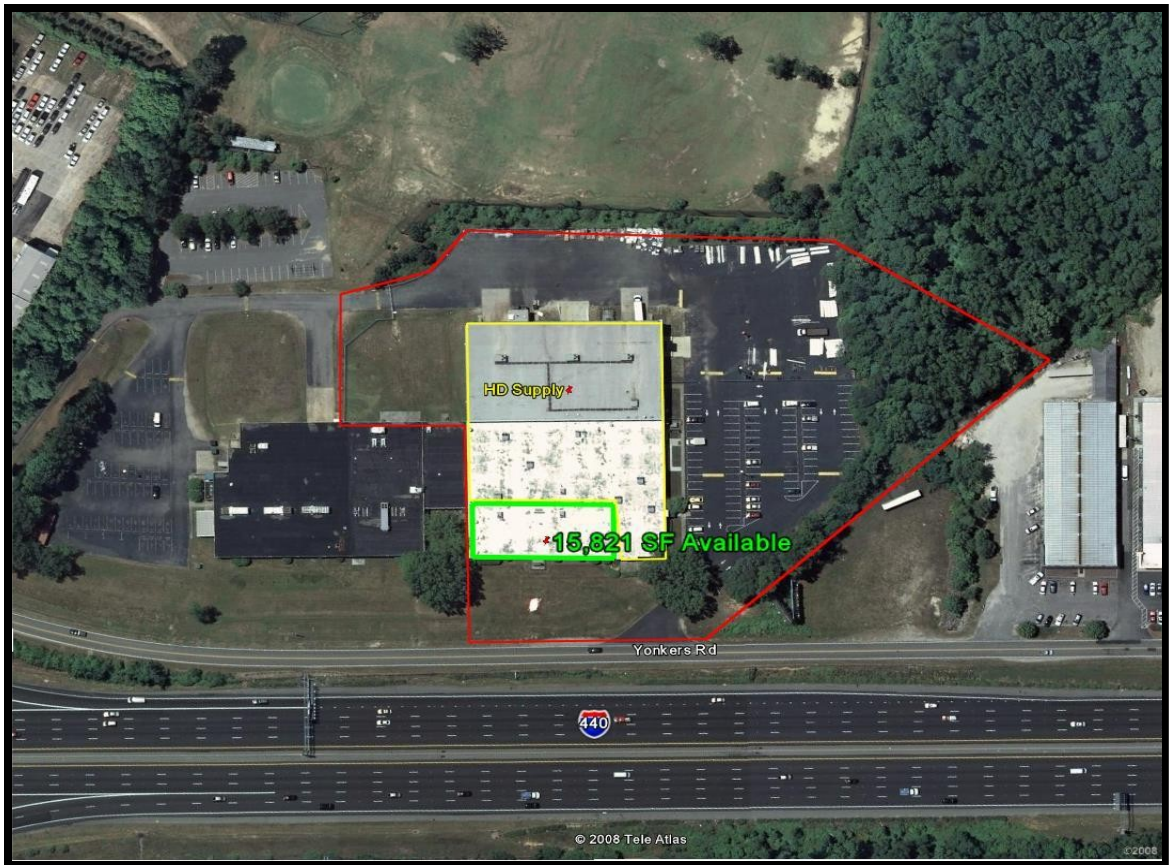


# AVAILABLE

3400 Yonkers Rd. Raleigh, NC

15,831 SF



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# AVAILABLE

3400 Yonkers Rd. Raleigh, NC

15,831 SF

## BUILDING SIZE

**OFFICE SPACE:** 10,621 SF +/-  
**DRY LAB/WORKSHOP:** 5,200 SF +/-  
**TOTAL:** 15,821 SF

## SITE ACREAGE

5.68 Acres

## CONSTRUCTION

**FACADE:** Brick and Glass  
**CONFERENCE ROOMS:** 4  
**OFFICES:** 28 Private  
**LABS:** 2  
**ROOF:** New Roof 2006

## MECHANICAL

3 Phase 400 A 120/280V Power  
Fully Heated and Cooled  
Fully Sprinklered – Wet System  
Security System in place

## TRANSPORTATION/PARKING

**ON-SITE PARKING:** 4 per 1000  
**MAJOR HIGHWAY ACCESS:** I-440 Beltline  
Property located ¼ mile from US 64 Bypass  
Only 1 ½ mile from Capital Boulevard.

## UTILITIES/ZONING

**WATER:** Raleigh  
**SEWER:** Raleigh  
**ZONING:** Industrial 1

## TELECOMMUNICATONS

Verizon Service  
T-1 voice, data, and internet  
Fiber Optic Cable and Copper Lines

## COSTS

**LEASE RATE:** \$12 per SF  
**TICAM:** \$2.41/ includes utilities and security

## COMMENTS

Convenient location. Right next to I-440 Beltline  
Just minutes away from Downtown Raleigh.  
Back up generator in place for existing  
offices and computer room.  
Great office/showroom location.

## AVAILABILITY

**DATE:** Immediate