

Dillon

Commercial Real Estate Services

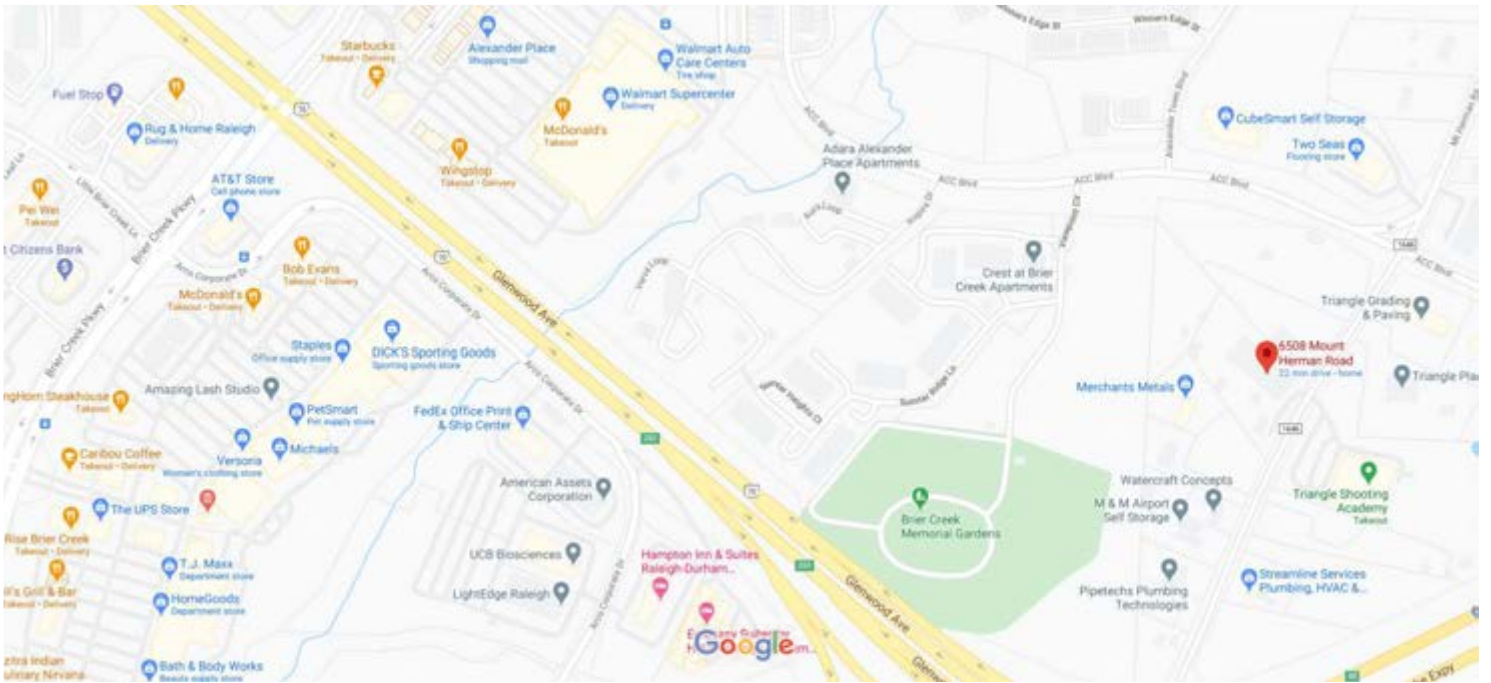


**6508 Mount Herman Road
Raleigh, NC 27617**

- **Approximately 20,700 square feet of Office/warehouse space near Brier Creek**
- **6,120 sf of office space, 7,380 sf of heated warehouse and 7,200 sf of conditioned warehouse**
- **The office area has 12 offices, conference room, kitchen, files and work rooms**
- **The site is approximately 2.9 acres, zoned IX-3**
- **Gated fenced security with hard surface yard area**
- **The warehouse space has ten (10) drive-in grade level doors, several 14 feet high**
- **The site has several out-buildings for secure and non-secure storage needs**
- **Asking NNN rent rate is \$12.50 per foot per year . . . \$21,562.50 per month**

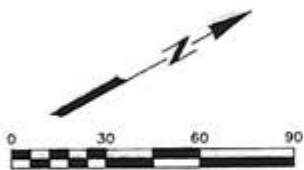
**Dillon Commercial Real Estate Services, Inc.
3700 National Drive, Suite 115 • Raleigh, NC 27612
919-782-1921**

www.dilloncommercial.com



NOW OR FORMERLY
ARTHUR P. FLYTHE
PROPERTIES, LLC
DB 11443, PG 2684
ZONED: TD

20' UTILITY EASEMENT
BM 1960, PG 679



NOW OR FORMERLY
ARTHUR P. FLYTHE
PROPERTIES, LLC
DB 11443, PG 2684
ZONED: TD

13 NEW EVERGREEN
SHRUBS - SEE SOLID
WASTE NOTES

NEW 20' WIDE X 12' DEEP
CONCRETE PAD
SEE SOLID WASTE NOTES

NOW OR FORMERLY
ARTHUR P. FLYTHE
PROPERTIES, LLC
DB 11443, PG 2684
ZONED: TD

NOW OR FORMERLY
LONG & ASSOC LLC
DB 14385, PG 75
BM 2012, PG 226
ZONED: TD

GATE SHALL BE
PROVIDED WITH
KNOX BOX FOR
FIRE DEPARTMENT
ACCESS

30' DUKE ENERGY
ACCESS EASEMENT

EXISTING DRIVEWAY
EXISTING 12" DWP

EXISTING FIRE
HYDRANT

NEW 5' SIDEWALK
EX CURB AND GUTTER

EXISTING 30' WIDE GATE
(45) NEW SHRUBS

NEW CREPE MYRTLE
EXISTING 10' SPACES

NEW 5' SIDEWALK
EX CURB AND GUTTER

NEW CREPE MYRTLE
EXISTING 10' SPACES

NEW CREPE MYRTLE
EXISTING 10' SPACES

NEW CREPE MYRTLE
EXISTING 10' SPACES

EXISTING ASPHALT

LOCATION OF FIRE LANE
THROUGH EXISTING SITE

NEW OAK

EXISTING 5 SPACES

EXISTING ASPHALT

NEW CREPE MYRTLE
EXISTING 10' SPACES

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STORAGE BUILDING

BOLLARDS (TYP)

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