



2917 GRESHAM LAKE RD. RALEIGH, NC  
**INDUSTRIAL PROPERTY FOR LEASE**

**+/- 17,000 SF FACILITY &  
+/- 6.0 USABLE ACRES**

# PROPERTY HIGHLIGHTS



±17,000 SF across multiple buildings with ±6.0 usable acres



IX-3 zoning



Property is 2/3 gated and fenced with 1/3 constructed berm



Delivery within 60 days



(2) 23' x 12' Drive-Through Bays



Located 1.0 mile to US-1 and 1.5 miles to I-540



# PROPERTY DETAILS

Lease Type	Term Negotiable; NNN
Property Type	Industrial (Office / Warehouse / Secured Yard)
Total Building Size	±17,000 SF (Multiple Buildings)
Warehouse Size	±15,000 SF
Office Size	±1,200 SF (Front Building); ±800 SF (2-Story Rear Buildin)
Lot Size	±6.0 Usable Acres
Zoning	IX-3
Yard Configuration	2/3 Gated and Fenced; 1/3 Constructed Berm
Loading	(2) 23' x 12' Drive-Through Bays; (1) 12' x 12' Drive-In Door
Delivery	Within 60 Days
Water & Sewer	Well & Septic
Location	1.0 Mile to US-1; 1.5 Miles to I-540; 9.5 Miles to Downtown Raleigh; 16.0 Miles to RDU International Airport
Pricing	Contact Broker for Lease Rate



# PROPERTY PHOTOS



AERIAL VIEW



## PROPERTY OVERVIEW

2917 Gresham Lake Road is positioned within the North Raleigh industrial corridor, offering proximity to key regional transportation infrastructure and commercial routes. Located 1.0 mile from Capital Blvd./US-1 and 1.5 miles from I-540, the property provides efficient connectivity for distribution, service, logistics, and contractor-oriented operations.

Capital Blvd./US-1 serves as a primary north-south arterial route through Raleigh. Immediate access to I-540 enhances regional circulation, allowing convenient movement throughout the Raleigh metropolitan area. The property is situated approximately 9.5 miles from Downtown Raleigh and 16.0 miles from RDU International Airport, supporting operational accessibility for workforce, vendors, and transportation needs.

With IX-3 zoning and a  $\pm 6.0$ -acre site configuration featuring secured yard components, the property is positioned to serve industrial users requiring a combination of warehouse, office, and controlled outdoor storage within a well-connected Raleigh location.





2917 GRESHAM LAKE ROAD

**+/- 17,000 SF FACILITY & +/- 6.0 USABLE ACRES**

**FOR MORE INFORMATION,  
PLEASE CONTACT:**

**Walker Rouse**

Broker

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