

PERMITTED 32,748 SF OFFICE CONDOMINIUM SITE FOR SALE

3125 ROGERS ROAD WAKE FOREST, NC 27587



PERMITTED, 32,748 SF OFFICE CONDOMINIUM SITE FOR SALE

Purchase Price: \$2,400,000

Last, .21-acre office pad site for sale in the Heritage Professional Park West Association in Wake Forest.

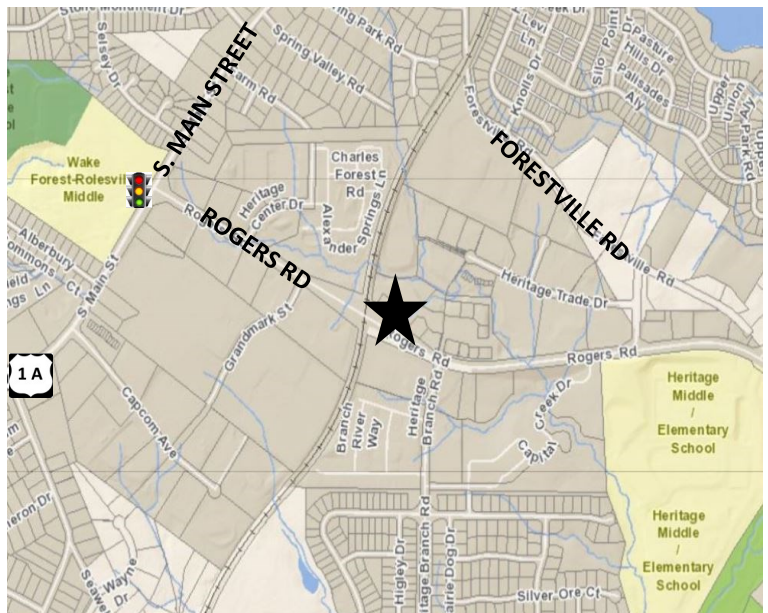
Permitted thru April 28, 2021, for a 32,748 SF three-story building with existing elevator shaft.

Sale Package will include: Full shell building plans & operational control of condominium project (57% ownership).

Completed construction work to convey: Three story elevator shaft, underground storm water retention system, footers, imbedded anchor bolts, masonry foundations, underground electrical service conduit (empty) and rough grading work. Under slab PVC piping with stub-ins.

Building Specifications per Shell Plans:

- ◆ Roof: EPDM- Mule hide with 15-year warranty.
- ◆ 30-year Weather Wood shingles.
- ◆ Insulation: Attic- R-38. Exterior walls- R-19. 1 hour fire rated walls/ceilings.
- ◆ Windows: Champaign Aluminum frames, Low E tinted windows.
- ◆ Fiber optic and cable to the building electrical room.
- ◆ Elevator- Thyssenkrupp rated for 2,500 lbs.
- ◆ Current parking ratio: 3.3 spaces per 1,000 SF.
- ◆ Potential parking ratio expansion to 4:1 after completion of Rogers Road DOT bridge project. If funded, estimated timeline for completion is late 2023.
- ◆ Association is professionally managed.
- ◆ Located in the high growth area of Wake Forest.
- ◆ Close to restaurants, retail, schools and banks.
- ◆ Near new Duke Medical Facility.



FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

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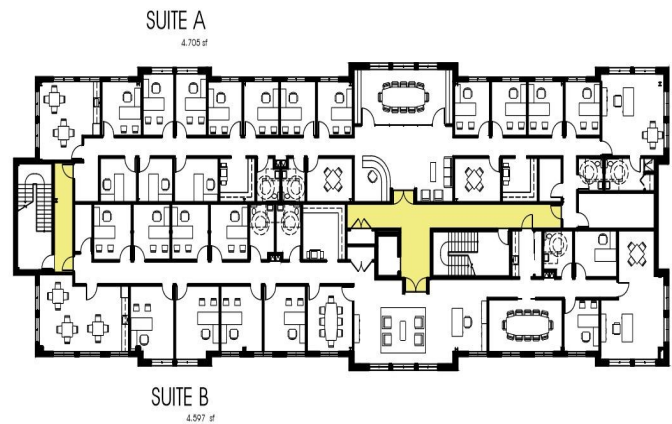
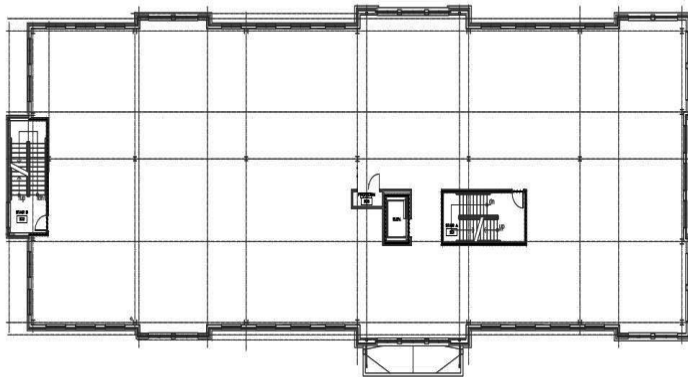
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SAMPLE FLOOR PLATES



SAMPLE FINISHES





WAKE COUNTY IMAPS/GIS

<https://maps.raleighnc.gov/imaps/>

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TRAFFIC COUNT

<https://www.arcgis.com/home/webmap/viewer.html?ebmap=ccbd236789d6417e8bb77b0359d5a105>

Live, Work and Play in Wake Forest NC

Situated less than 10 miles north of Raleigh Wake Forest is a prime location for anyone wishing to enjoy a quality way of life with all the benefits of city living. The community offers quick, easy access to the Triangle's first-class universities, the Research Triangle Park, Atlantic Coast Conference athletics, professional sporting events, and world-renowned golfing events. In addition, the beach is just over two hours away, while the mountains are a three to four-hour drive, so you are never very far from North Carolina's most popular vacation destinations.

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