



MACGREGOR YARDS II
118 MACKENAN DRIVE
CARY, NORTH CAROLINA 27511

OFFICE/FLEX SPACE FOR LEASE

±20,143 SF

FOUNDRY
COMMERCIAL

MACGREGOR YARDS II

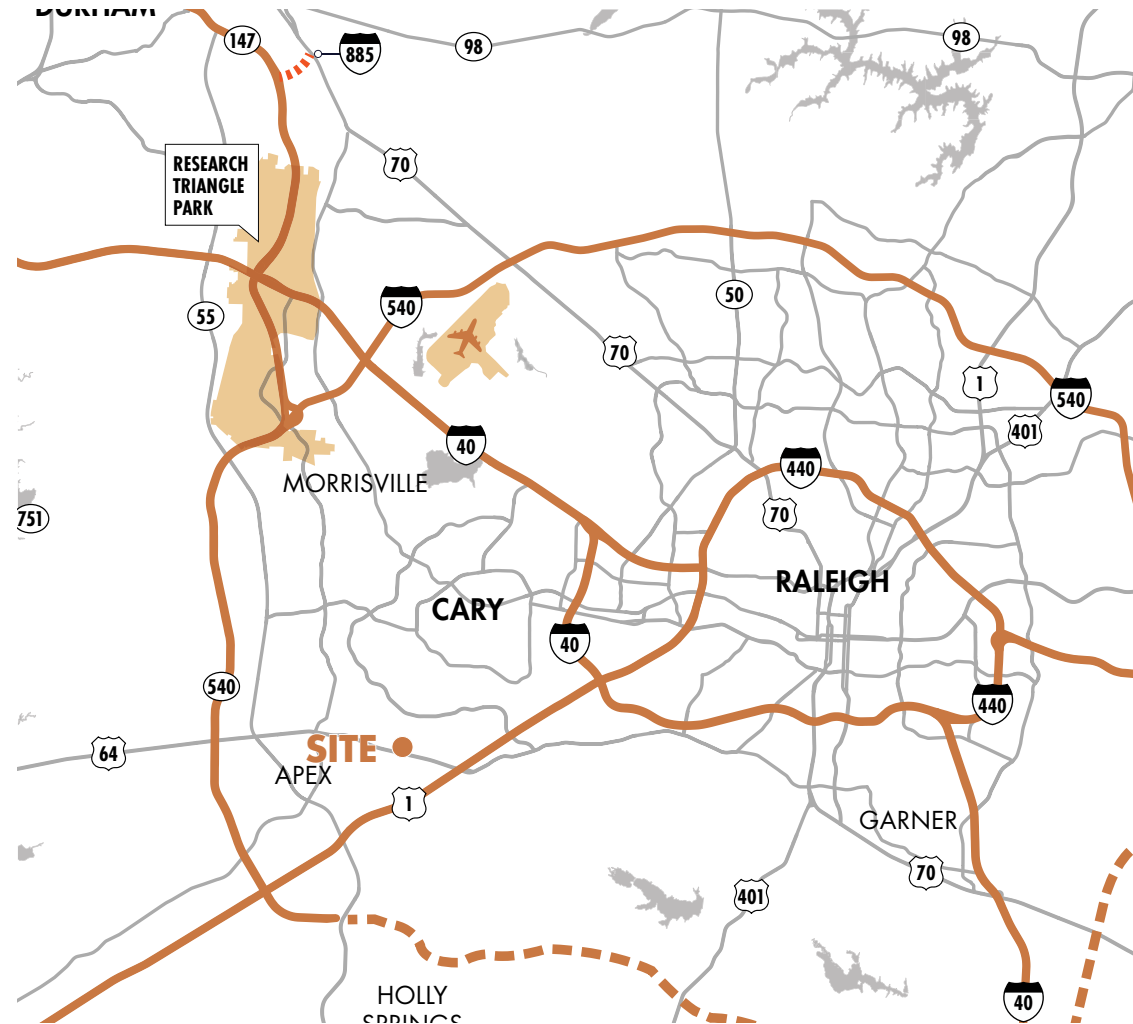
SPACE FOR LEASE

LOCATION & NEARBY AMENITIES

- Central Cary location with direct access to US-1 and Highway 64
- Close proximity to MacGregor Village, Waverly Place and Koka Booth Amphitheatre

PROPERTY FEATURES

- Attractive corporate office/flex setting
- Property upgrades underway
- Functional space with loading doors and a well-designed truck court
- Strong ownership prepared to execute



BUILDING STATS

PROPERTY TYPE	Flex
LOCATION	118 MacKenan Drive, Cary, NC 27511
BUILDING SIZE	49,373 SF
FLOORS	One (1)
LEASING RATE	\$16.50 NNN
TICAM	\$3.13/SF
LOADING DOCKS	Two dock-high doors
CLEAR HEIGHT	18'
PARKING	3.5/1,000 SF
AVAILABLE SPACE	Suite 400: 20,143 SF

For more information, please contact:

JORDAN BETZ

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NEARBY AMENITIES



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PROPERTY UPGRADES

- Painting exterior of the building
- Suite entrance awnings
- Outdoor tenant amenity area between both buildings
- Landscaping enhancement
- Replacing monument signage



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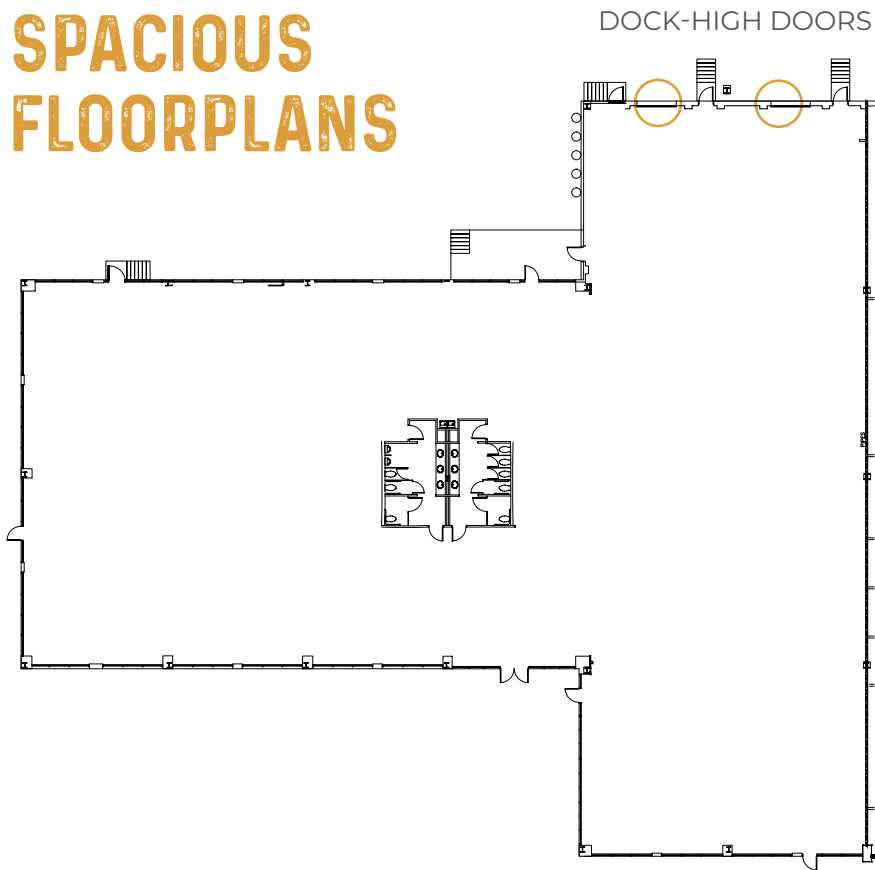
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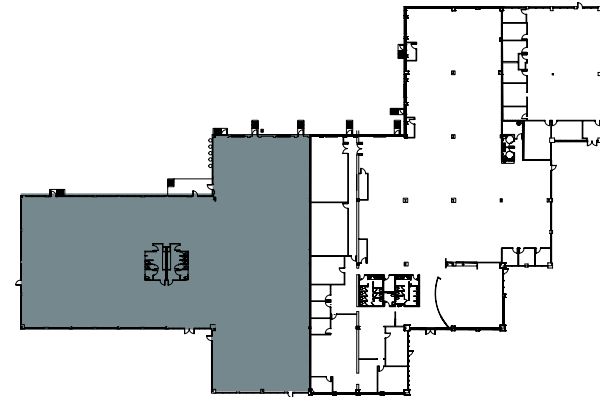
SPACIOUS FLOORPLANS



FLOOR PLAN

SUITE 400 | ±20,143 SF

- Excellent glassline as building endcap space
- Functional mix of office and warehouse space



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