



# Eaton Distribution Center

8380 Capital Blvd., Raleigh, NC 27616

## BUILDING DETAILS

### Property Overview

<b>Total GLA</b>	185,000 sq. ft.
<b>Year Built / Renovated</b>	1981 / 1984 / 1990
<b>Office Space</b>	21,029 sq. ft.
<b>Site Area</b>	23.4 Acres
<b>Parking Spaces</b>	267
<b>Clear Height</b>	24'
<b>Column Spacing</b>	40' x 30'
<b>Loading Docks (total)</b>	23 dock-high doors, 1 drive-in door

### Space Available

**100% Fully Leased**

### Key Features

- Eaton Distribution Center is extremely well-located, sitting near the interchange of Interstate 540 (Raleigh's "Outer Loop") and U.S. Highway 1/Capital Boulevard.
- Positioned with quick access to I-540 (1.5 miles), the Eaton Distribution Center also provides outstanding interstate access to the Southeast's major distribution corridors such as I-40 and I-85 to the west and I-95 to the east.
- 100% leased to Eaton Corporation, one of the largest industrial manufacturers of power management products in the world with stable, investment grade credit rated "A-" by Standard & Poor's.
- Located on approximately 23.4 acres, the Eaton Distribution Center features 120'-170' deep concrete truck courts, twenty-three (23) dock-high doors, one (1) drive-in door and 267 employee parking spaces.





