

## DR. PEPPER WAREHOUSE



416 S. DAWSON STREET  
RALEIGH, NC 27601

This historic building was constructed in 1935, where it operated as the Dr. Pepper bottling plant for nearly 40 years, and is in the early stages of a full historic renovation.

The yellow brick building has an Art Moderne façade with streamlined brick pilasters, large plate glass display windows, and an extensive factory space to the rear.



## PROPERTY OVERVIEW

This property is situated just around the corner from the new Raleigh Convention Center, Marriott City Center hotel, The Pit restaurant, Nash Square, and a short walk from Fayetteville Street and Moore Square. Downtown property with superior vehicular accessibility, conveniently located on Dawson Street and one block from McDowell Street, the two major arteries coming in and out of Downtown. This property is less than 2 miles from I-440, HWY 70, and I-40.

- The front portion of the building consists of approximately 1,400 SF of retail/office space on two stories. This section features a wide display window on the entry level and incredible views of Downtown Raleigh's skyline from the second floor.
- The central portion of the building consists of 7,900 SF of flex/warehouse space with a 20+ foot tall vaulted ceiling that can be exposed to create a dramatic open environment.
- Warehouse addition of approximately 4,200 SF with its own dock door. This could be taken along with, or independent of the other spaces in the building.

For more information, contact Empire Brokerage Services at 919 834 8350.

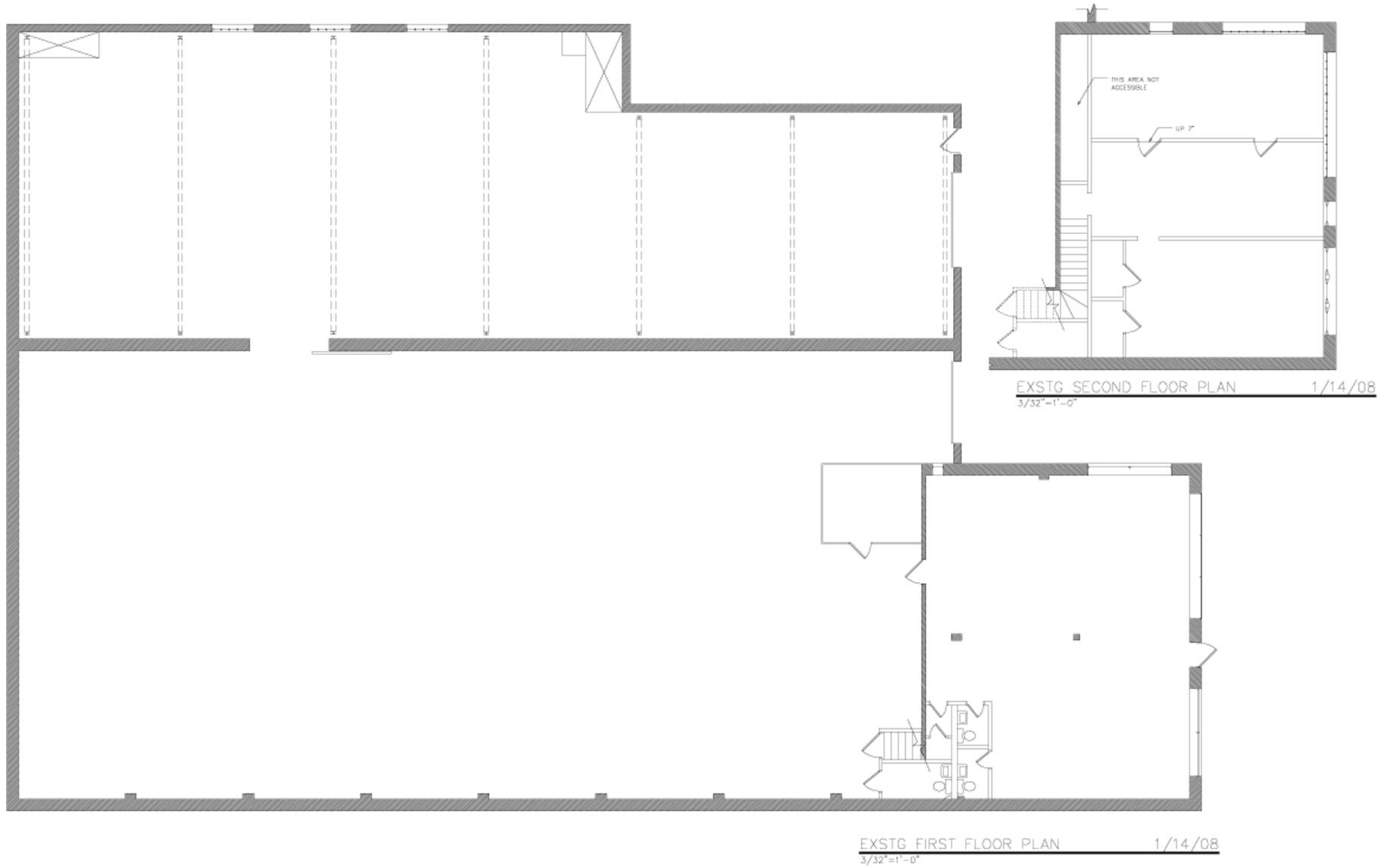
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EMPIRE PROPERTIES  
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 SIXTH FLOOR  
 RALEIGH NC 27601

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