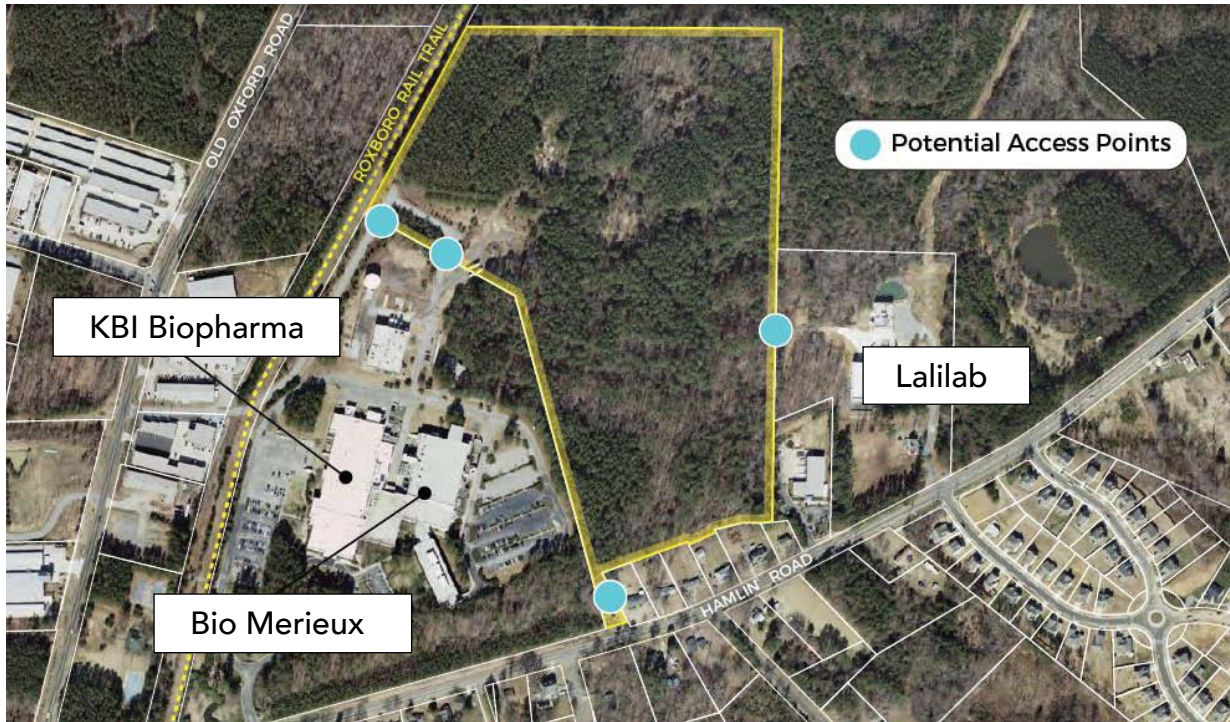


1225 Hamlin Road

FOR SALE
DURHAM, NC



Real Estate Associates and Unique Places Real Estate, LLC are pleased to offer for sale a well-located industrial property in north Durham adjacent to manufacturing and office space for pharma leaders KBI Biopharma and bioMerieux. This 38.72 acre tract of former tobacco farmland now has the potential to become new industrial space in one of Durham's centers of manufacturing, the corridor in and around Treyburn Corporate Park.

Immediately adjacent to the old Norfolk Southern Railway and the Catsburg Country Store, the property includes three old tobacco barns/sheds and access to utilities. The property is zoned light industrial but recreational use is also a possibility, with Falls Lake just minutes away and a proposed greenway on the northwest edge of property.

Proximity to major roads such as I-85 and US HWY 501 and centers of employment, including downtown Durham, Duke University and Medical Center and Duke Regional Hospital, makes this property easily accessible and convenient to the amenities of a bustling commercial area. Regionally, the property is within a 30 minute drive to Raleigh Durham International Airport as well as the world renowned Research Triangle Park. Proposed development in the immediate vicinity includes the Roxboro Rail Trail - a new greenway, part of the Rails to Trails Conservancy - and a new connector from Hamlin Rd. to E. Carver St., a main thoroughfare through Northeast Durham currently under construction.

See more at:
uniqueplacelive.com/places/old-oxford-at-hamlin

Location	1225 Hamlin Rd. Durham, NC 27704
Acreage	± 38.72 Acres
Sale Price	\$1,500,000 (\$0.89/SF)
Zoning	Light Industrial (Falls of Neuse/Jordan Lake Area B)
Close Proximity To	Treyburn Corporate Park, Duke Regional Hospital, I-85, Downtown Durham, Duke University, and Duke Medical Center

CAREY GREENE | Direct: 919.287.2135 | Mobile: 919.949.5672 | cgreene@realestateassoc.com



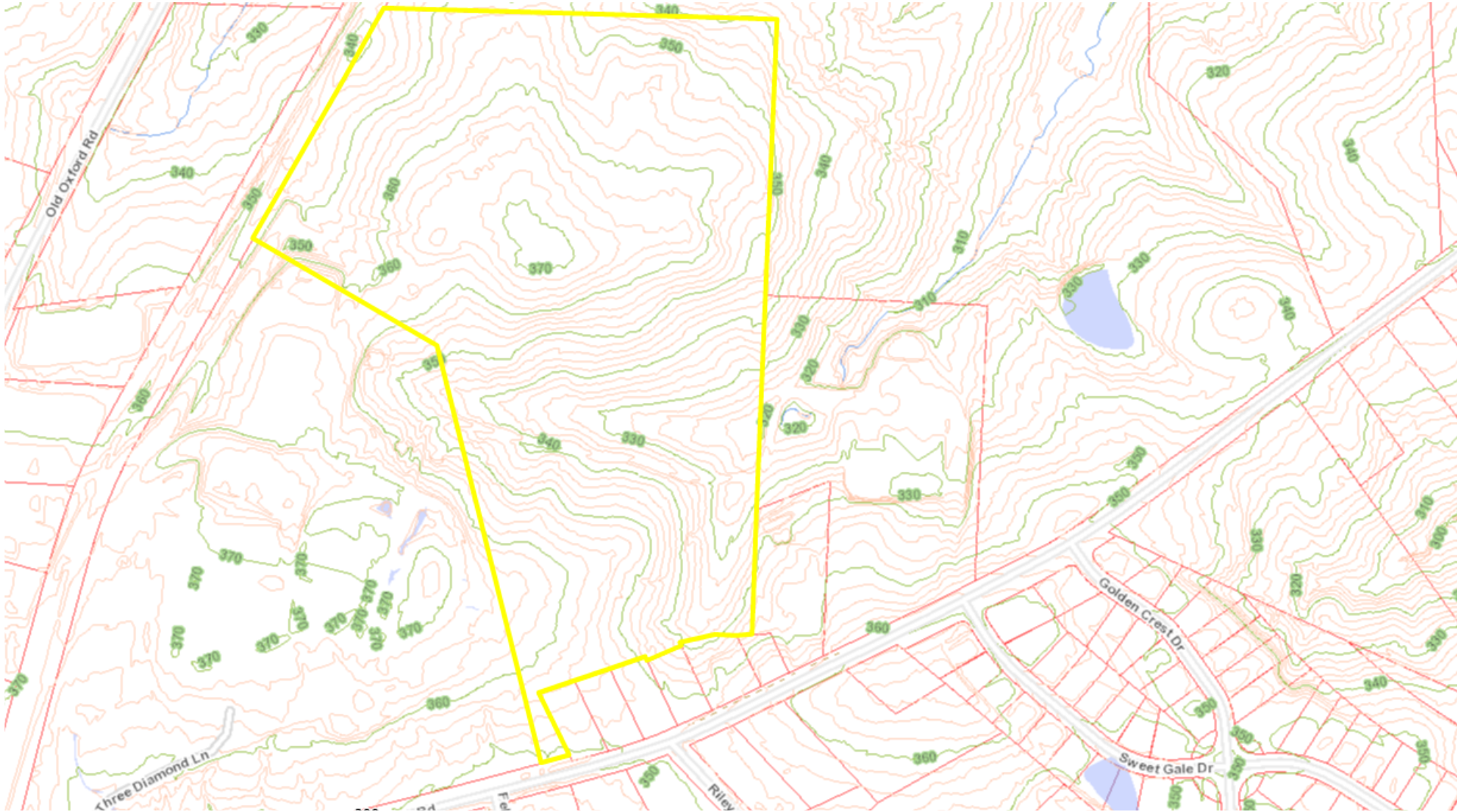
3333 Durham-Chapel Hill Boulevard, Suite C, Durham, NC 27707 | realestateassoc.com | 919.489.2000
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Aerial Map



Topo Map



Road Extension & Recreation Trails

