

PROPERTY AVAILABLE FOR LEASE OR SALE
1301 Person Street, Durham, North Carolina



PHOENIX
COMMERCIAL PROPERTIES

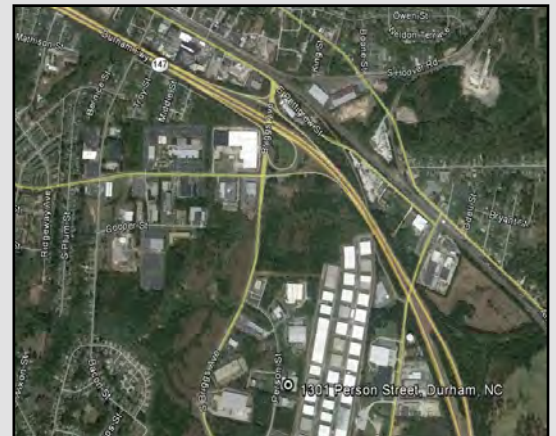


FOR LEASE OR SALE:

- ◆ **Property:** Approximately 38,996 square feet of fully heated and cooled industrial space on 2.845 acres of land. (adjacent expansion parcel is also available).
- ◆ **Use Rating:** Rated for H-3 storage and cGMP compliant.
- ◆ **Fire Suppression:** Wet sprinkler system in office area/ Alcohol-Foam system in the warehouse.
- ◆ **Power:** 1,000 amps/208V/Three Phase. Auto-start 150kw back-up generator with 330 gallon deisel tank.
- ◆ **Loading:** Four dock doors, one ramped drive-in door. Electric openers.
- ◆ **Price:** \$3,100,000.00. Owner financing is not available.
- ◆ **Rate:** \$8.75 per square foot on a triple net (NNN) basis.
- ◆ **Zoning:** Light Industrial (IL)
- ◆ **PIN:** 0830-11-76-0782

ALL SHOWINGS BY APPOINTMENT ONLY

Additional due diligence materials are available upon request



LOCATION

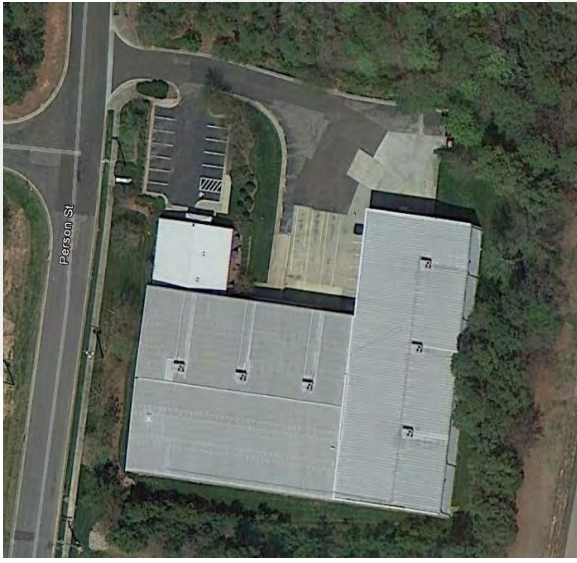


FOR MORE INFORMATION CONTACT:

JOHN P. LA ROCCA, SIOR, ALC, MICP
PRESIDENT
919.896.6497 (Direct) / 919.696.4340 (Cell)
john@phoenixcommercialinc.com

Office Address:
309 West Millbrook Road, Suite 191
Raleigh, North Carolina 27609

Mailing Address:
Post Office Box 99565
Raleigh, North Carolina 27624



LOCATION/PROPERTY DETAILS:

- ◆ **Location:** The building is located within Expressway Commerce Center on Person Street at the intersection of Briggs Avenue. The property has very convenient access to NC 147, I-85, I-40, downtown Durham and is adjacent to the Reaserch Triangle Park.
- ◆ **Property Description:** The building was completed in two phases of construction. The initial construction in 1998/1999 consisted of 2,634 square feet of office and 20,372 square feet of warehouse space. The warehouse was expanded in 2000 adding an additional 15,992 square feet for a total of 38,996 square feet. The building is on 2.845 acres of land. There is an adjacent 1.155 acre lot to the north of the subject property for sale by the owners as well.





ADDITIONAL PROPERTY DETAILS:

GENERAL PROPERTY:

- ◆ **Office Space:** The office space is comprised of rest rooms, a reception area, conference room, five offices, a kitchen/break room and a small open cube area. There is also a stand-alone managers' office within the warehouse.
- ◆ **Building Roof:** Butler MR-24 corrugated standing ridge roof.
- ◆ **Building Frame:** Steel frame with brick veneer.
- ◆ **Building Foundation:** Concrete slab over crushed stone on grade.
- ◆ **Warehouse Column Spacing:** 35' x 21'.
- ◆ **Warehouse Clear Height:** 19' to drop acoustic ceiling, 22' to deck.
- ◆ **Dock Doors:** One 14' ramped drive-in door. Four 10' dock high doors. Electric openers and manual levelers.
- ◆ **Flood Zone:** According to FEMA map 37063C0178G, dated February 2, 1996, the subject property is not located in a flood hazard zone.

ACCESSORY/SPECIALIZED SYSTEMS:

- ◆ **Fire Suppression System:** Wet sprinkler system in the office area and alcohol foam system in the warehouse.
- ◆ **Warehouse Floor:** The entire warehouse floor area has a professionally applied epoxy surface.
- ◆ **Ventilation System:** Ventilation fans and louvered vents in the warehouse.
- ◆ **Warehouse Lighting:** 400 watt GIV halogen lamps.
- ◆ **HVAC:** Six, four ton roof-top units serve the warehouse.
- ◆ **Network/Alarm:** All office areas are wired for voice and data. A security alarm system is in place.
- ◆ **Rack System:** There is a rack system in place. Negotiable.

UTILITIES:

- ◆ **Electricity:** Duke Energy Progress
- ◆ **Gas:** Public Service Company of North Carolina (PSNC). 2" line.
- ◆ **Electricity:** Duke Energy Progress. Three Phase 1000 amp service. 208V. Four panels.
- ◆ **Water/Sewer:** Durham municipal service.
- ◆ **Back-Up Generator:** Auto-start and transfer 150kw back-up generator with 330 gallon diesel tank.

