



FOUND
COMMERCIAL

TBC INDUSTRIAL | LOT 3A
1650 TW ALEXANDER DR

DURHAM, NORTH CAROLINA

INDUSTRIAL SPACE FOR SALE OR LEASE

±61,037 SF

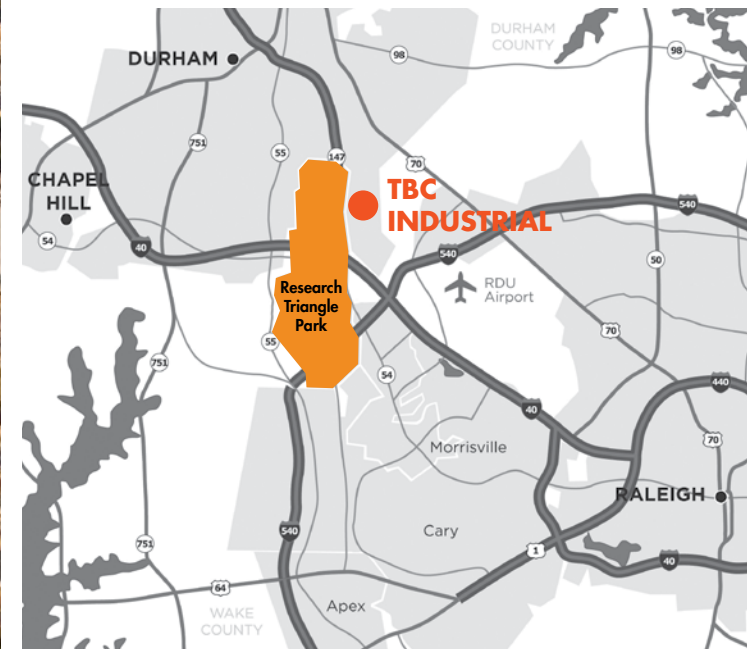
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PROPERTY FEATURES

- Great exposure along TW Alexander Dr (24,000 VPD)
- Divisible to 20,000 SF
- 24' clear, concrete tilt-wall construction
- Located in established business park conveniently located to RTP, Brier Creek, and RDU International Airport
- Rear load configuration
- Centrally located near RDU International Airport, Research Triangle Park, I540 & I40



For more information, please contact:

JIM ALLAIRE, SIOR
Managing Director
(919) 576 2691
jim.allaire@foundrycommercial.com

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2301 Sugar Bush Road, Suite 520
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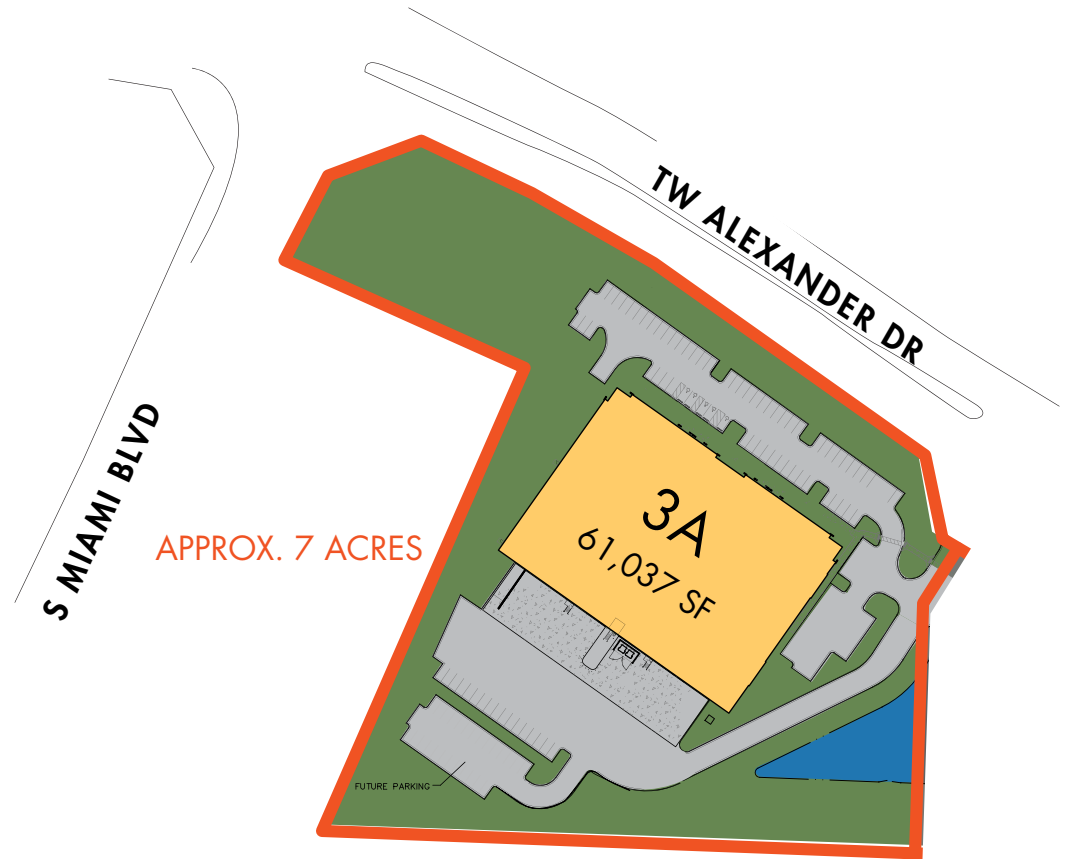
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PROPERTY FEATURES

BUILDING FEATURES – 3A	
BUILDING SIZE	61,037 SF
CLEAR HEIGHT	24'
SPRINKLER	ESFR
LOADING	Seven (7) docks & two (2) drive-in doors Knock-outs for seven (7) additional docks
PARKING	130 parking spaces
CONSTRUCTION	Concrete tilt wall
ESTIMATED DELIVERY	Summer 2017
ASKING RATE	\$7.95/SF



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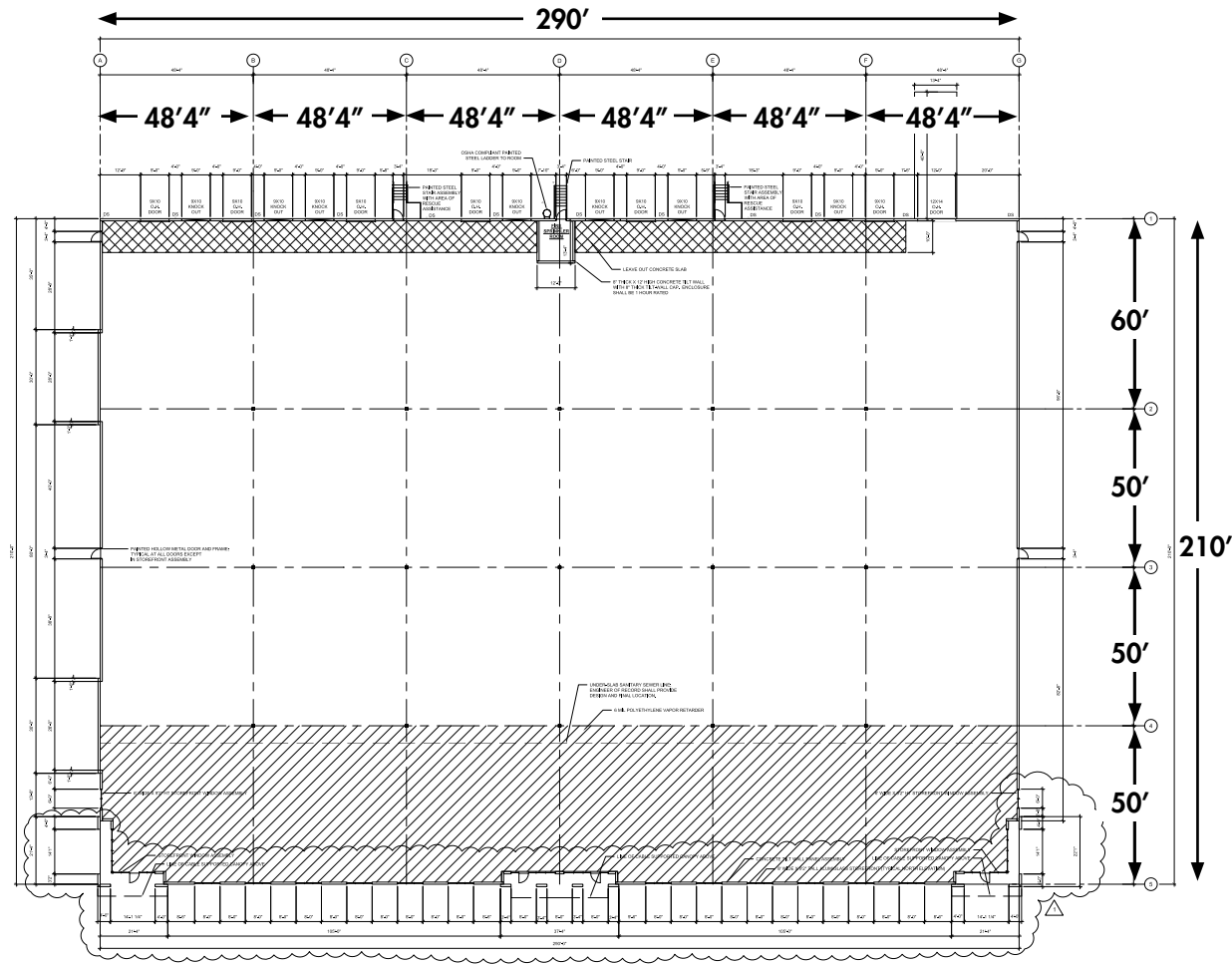
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FLOOR PLAN



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WALKING AMENITIES

A

DINING

Jersey Mike's Subs - Sandwiches
Cheerz Deli - Sandwiches
Waffle House - Breakfast (24-hrs)
Danny's BBQ - BBQ
Piper's in the Park - American
Pho 9N9 - Vietnamese
Koinonia Coffeehouse - Coffee & Pastries
Baguettaboutit - Bakery & Sandwiches
Spicy Green Gourmet - Light Fare
V's Kitchen - Southern/American
Con-Fusion - Japanese/Sushi

B

DAYCARE

Kids R Kids

C

TBC RECREATION AREA

(for exclusive use of TBC owners and tenants)

2 Volleyball Courts
2 Basketball Courts
Large open fields
Natural trails



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