



FOUNDRY  
COMMERCIAL

1733 TW ALEXANDER DRIVE

DURHAM, NC

R&D PRODUCTION FACILITY  
ADJACENT TO RESEARCH TRIANGLE PARK  
**±97,875 SF FOR SALE OR LEASE**

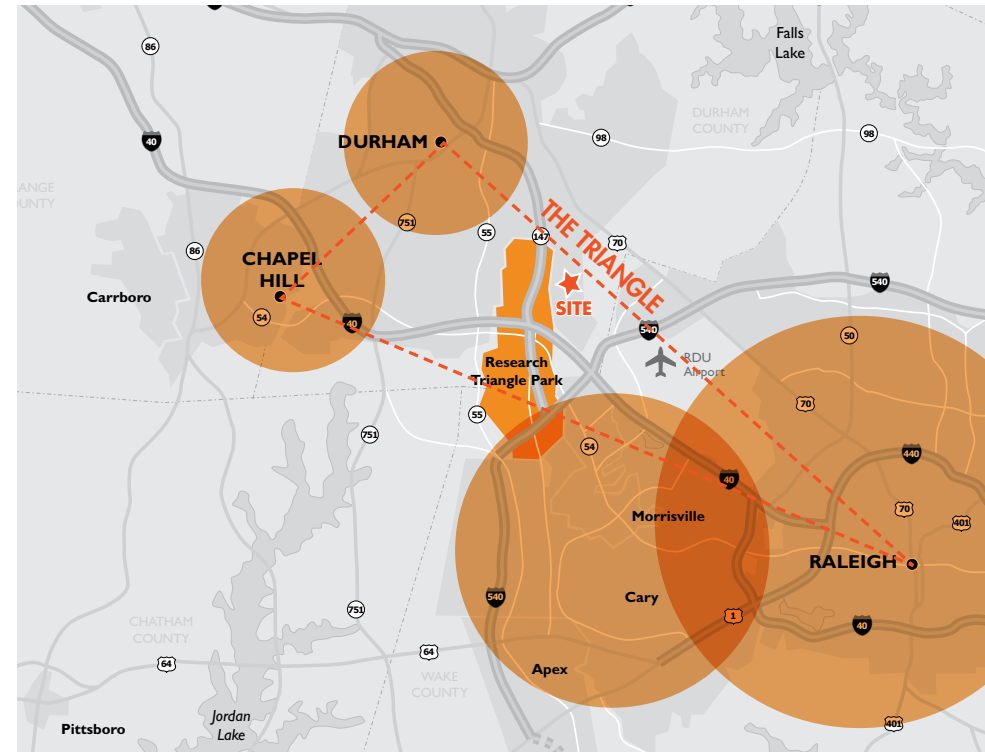
## PROPERTY OVERVIEW

Foundry Commercial is pleased to offer the 1733 TW Alexander Drive property for lease or purchase. This 97,875 square foot facility is located one mile east of the world-renowned Research Triangle Park.

This high-tech building is ideally suited for advanced manufacturing use. Design was completed and significant infrastructure improvements were made to support future ISO-7 rated clean room manufacturing operations prior to construction being halted. These improvements offer great value to other potential users in the pharmaceutical, biotech/life science, medical device, electronics, and other industries requiring robust infrastructure.

### BUILDING HIGHLIGHTS

- Attractive two-story glass along the front of the facility
- Designed for ISO 7 clean room production of pharmaceuticals
- Extensive infrastructure in place including:
  - » Central Utility Building with chillers, boilers and cooling towers
  - » 4000 amp electrical service
  - » Under slab electrical conduit and plumbing lines
  - » 25,000 SF structural mezzanine (could increase usable footprint to 122,875 SF)
  - » Some HVAC duct work mains and process piping in phase 1 of the proposed manufacturing area



## BUILDING SPECIFICATIONS

### BUILDING AND SITE

- 11.135 acres
- 97,875 SF first floor
- 25,000 SF structural Mezzanine along front of building with 2nd story storefront glass. This area could increase usable square footage to 122,875 SF
- Zoning District: HL "D" (Industrial Light)

### ELECTRICAL SYSTEM

- Duke Energy is the provider
- 2500 KVA transformer
- 4000A service with Square D switchgear
- 1600A UPS switchboard installed
- Temporary separate transformer and 600A panelboard installed for construction activities
- Extensive in-floor conduit for electrical distribution for phase 1 and expansion areas

### CENTRAL UTILITY BUILDING (CUB)

- Modular exterior CUB on 18" concrete pad includes
  - » Two (2) 300 ton Trane centrifugal chillers (room for additional chiller)
  - » Two (2) BAC cooling towers designed to handle 900 tons cooling
  - » Two (2) Aerco 3,000 MBH condensing hot water boilers are installed
  - » All piping has been pressure tested. Spool pieces installed for control valves
  - » Rough-in complete for building automation controls



✓ CENTRAL UTILITY BUILDING (CUB)



✓ 400AMP ELECTRICAL SERVICE

## BUILDING SPECIFICATIONS

### CONSTRUCTION DATES

- Shell completed June 2015
- Other improvements 2015 – 2016
- Phase I build-out partially completed. Permitted December 2016 and valid through July 2017

### CONSTRUCTION

- Insulated Metromont pre-cast architectural load bearing external walls
- Windows
  - » Two-story low-E storefront windows along front (south wall) of the building
  - » Two-story low-E glass curtain wall at southeast corner of building
  - » Storefront low-E windows along east and west walls
- Column spacing
  - » 50' x 50'
  - » Additional columns added for mezzanine support and increased structural support in specific areas
- Clear height: 28' minimum
- Slab: 6" 4000 PSI concrete over 4" sub-grade
- Roof:
  - » Mechanically fastened 45 mil white TPO
  - » Additional structural support added in areas to support future roof top equipment

▼ UNDER-SLAB ELECTRICAL CONDUIT



▼ PROCESS PIPING



## BUILDING SPECIFICATIONS

### GENERATOR

- Square D Parallel Switchgear and Switchboard placed on external pad (leased from Duke Energy)
- One (1) 1500 KW Caterpillar generator (leased from Duke Energy)
- One (1) additional pad with conduit in place for additional generator

### WATER

- 4" line to the building from a 6" main, service provided by City of Durham
- 8" fire/sprinkler main connected in Fire Riser Room

### SEWER

- 6" Sanitary service line to building; runs to 8" main, service provided by City of Durham
- Backflow preventers installed and inspected
- Foundation and Storm water drainage complete

### HVAC

- HVAC duct work mains installed for QC and Phase 1 clean room manufacturing areas. Additional HVAC duct work materials stored in building

▼ DUKE ENERGY GENERATOR AND SWITCHGEAR



▼ HVAC DUCT WORK PHASE 1 | MANUFACTURING



## BUILDING SPECIFICATIONS

### PARKING/PAVING

- Designed for 165—195 parking spaces depending on user's needs
- Truck court is 6" concrete over 4" stone base out 55' from dock wall (complete)
- Asphalt needs to be completed in north parking lot

### LOADING

- East end of truck court
  - » Three (3) docks 8' x 10' doors (dock levelers not installed)
  - » One (1) 8' x 10' drive in door with concrete ramp
- West end of truck court
  - » One (1) door for compactor
  - » One (1) 8' x 10' dock high door (no dock equipment)
  - » One (1) 20' x 20' powered drive-in door with concrete ramp

### SPRINKLER SYSTEM

- Designed and partially installed (70% complete) for NFPA 13 requirements
- All remaining sprinkler materials on site
- Life Safety Plan design complete and permitted

### LIGHTING

- 480/277V inverter for LED lighting installed
- Most Phase I lighting currently on-site



▼ 1ST FLOOR - FUTURE OFFICE AREA



▼ RENDERING OF POTENTIAL LOBBY

# BUILDING SPECIFICATIONS

## INTERIOR CONSTRUCTION

- Approximate 25,000 SF second floor structural mezzanine with three (3) stairs and one (1) elevator shaft (elevator cab on site but not installed)
- 12" heavy-duty studs in place for construction of ISO 7 clean room manufacturing and quality control areas to accommodate for low wall air returns. Office and warehouse space framing materials on-site
- Plumbing drains and rough in complete for all restrooms (toilet carriers installed)
- In-slab conduit installed for IT and phone rooms
- First floor power/data boxes installed every 14' along south wall to accommodate for flexible open office floorplan
- Training room with raised floor planned for first floor
- Extensive in-floor conduit for electrical distribution for phase 1 and expansion areas
- Chilled water piping distribution installed to serve Phase 1 planned clean room manufacturing area

2ND FLOOR - 25,000 SF STRUCTURAL MEZZANINE



OFFICE SPACE RENDERING



# EXTERIOR INFRASTRUCTURE IMPROVEMENTS



Structural supports for roof top equipment

CUB

Duke generator and switch gear

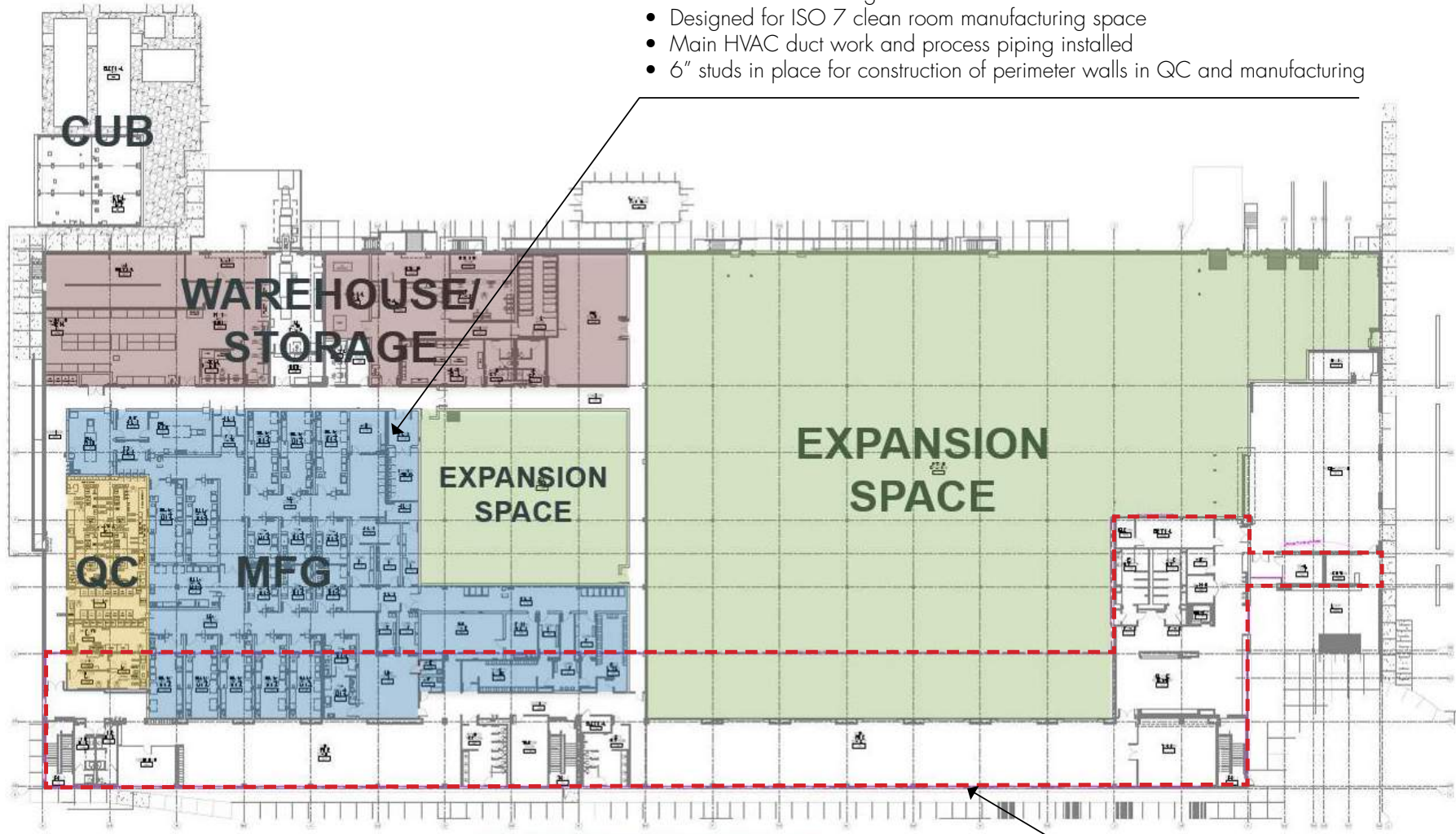
One (1) 20' x 20' drive-in and one (1) dock

Pad for future generator

One (1) drive-in and three (3) docks

# FLOOR PLAN

- Phase I - manufacturing and QC areas
- Designed for ISO 7 clean room manufacturing space
- Main HVAC duct work and process piping installed
- 6" studs in place for construction of perimeter walls in QC and manufacturing



- 2nd floor 25,000 SF mezzanine for future expansion

# LOCATION OVERVIEW



RESEARCH TRIANGLE PARK

syngenta

RTI  
INTERNATIONAL

United  
Therapeutics

IBM

North Carolina  
Biotechnology Center

gsk  
GlaxoSmithKline

PBM  
(RR Donnelly)

Bayer CropScience

BD

Fisher Scientific

AUROBINDO  
Commitment to Excellence

Power Secure

GE  
Aviation

TW ALEXANDER DRIVE

# FOUNDRY

COMMERCIAL

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