



FOUNDRY
COMMERCIAL

2206 EAST CORNWALLIS ROAD

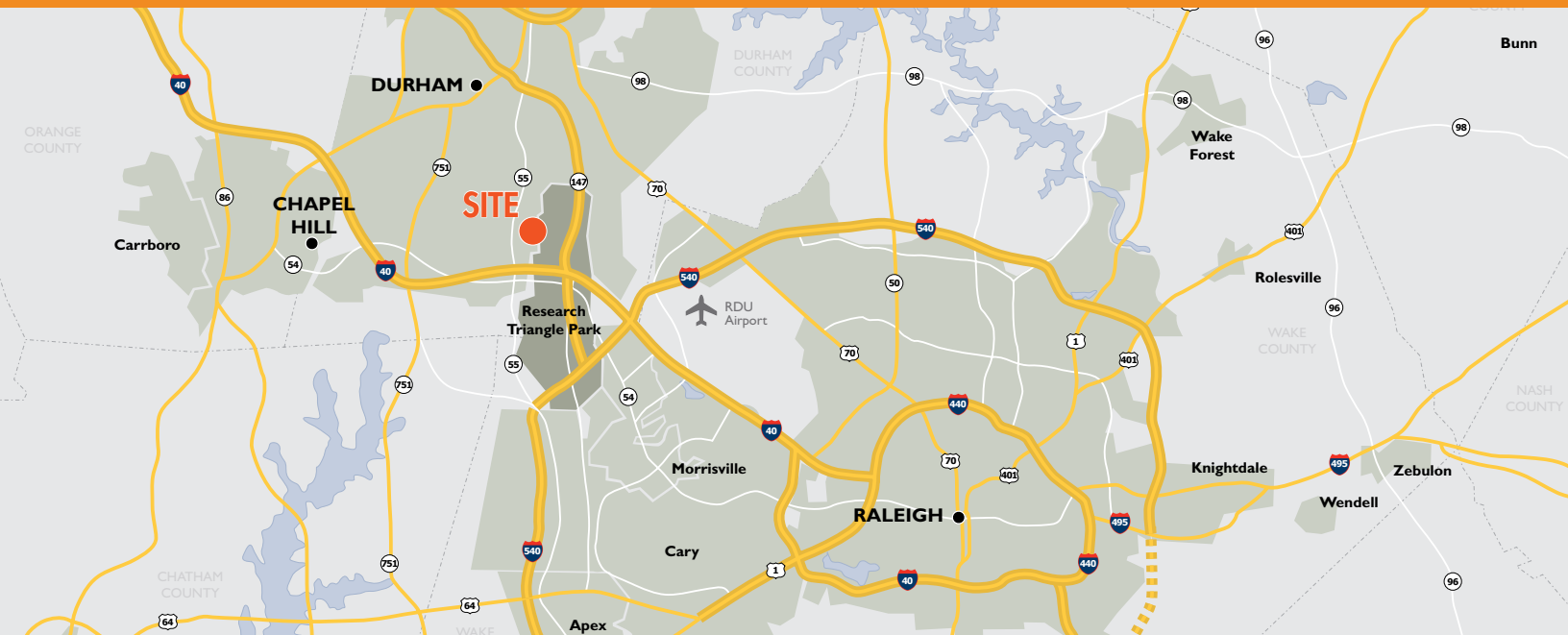
DURHAM, NORTH CAROLINA

INDUSTRIAL / FLEX / MEDICAL / OFFICE LAND FOR SALE

±2.67 ACRES

2206 EAST CORNWALLIS ROAD

COMMERCIAL LAND FOR SALE



PROPERTY FEATURES

Foundry Commercial is pleased to present an approximately 2.67 acre land parcel located off East Cornwallis Road near South Alston Avenue in Durham. The site provides an investor or end user the opportunity to build a manageable size warehouse, flex building, traditional or medical office, lab building, or R&D facility in a prime location.

The parcel is within the Research Tri-Center master-planned Industrial campus which is strategically positioned adjacent to the world-renowned Research Triangle Park. Research Tri-Center is the largest a Class A Industrial campus in the Raleigh-Durham region featuring over 1.5 Million square feet of premier distribution and manufacturing space as well as high tech R&D facilities.

The site has excellent access to Interstate 40, Interstate 85, the Durham Freeway (Highway 147), and is just minutes from the RDU International Airport.

SITE FEATURES

LAND SIZE	±2.67 acres
ZONING	IL (Industrial - Light)
UTILITIES	Served by municipal water and sewer
PIN NUMBERS	0739-03-43-0011, 0739-03-42-1725, 0739-03-42-2536
LIST PRICE	\$350,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	3,728	47,395	150,988
2022 PROJECTED POPULATION	4,059	51,551	165,762
EST. HOUSEHOLD INCOME	\$68,791	\$73,650	\$80,169

TRAFFIC COUNTS

EAST CORNWALLIS ROAD	5,000 VPD
HWY 55 / APEX HIGHWAY	22,000 VPD

For more information, please contact:

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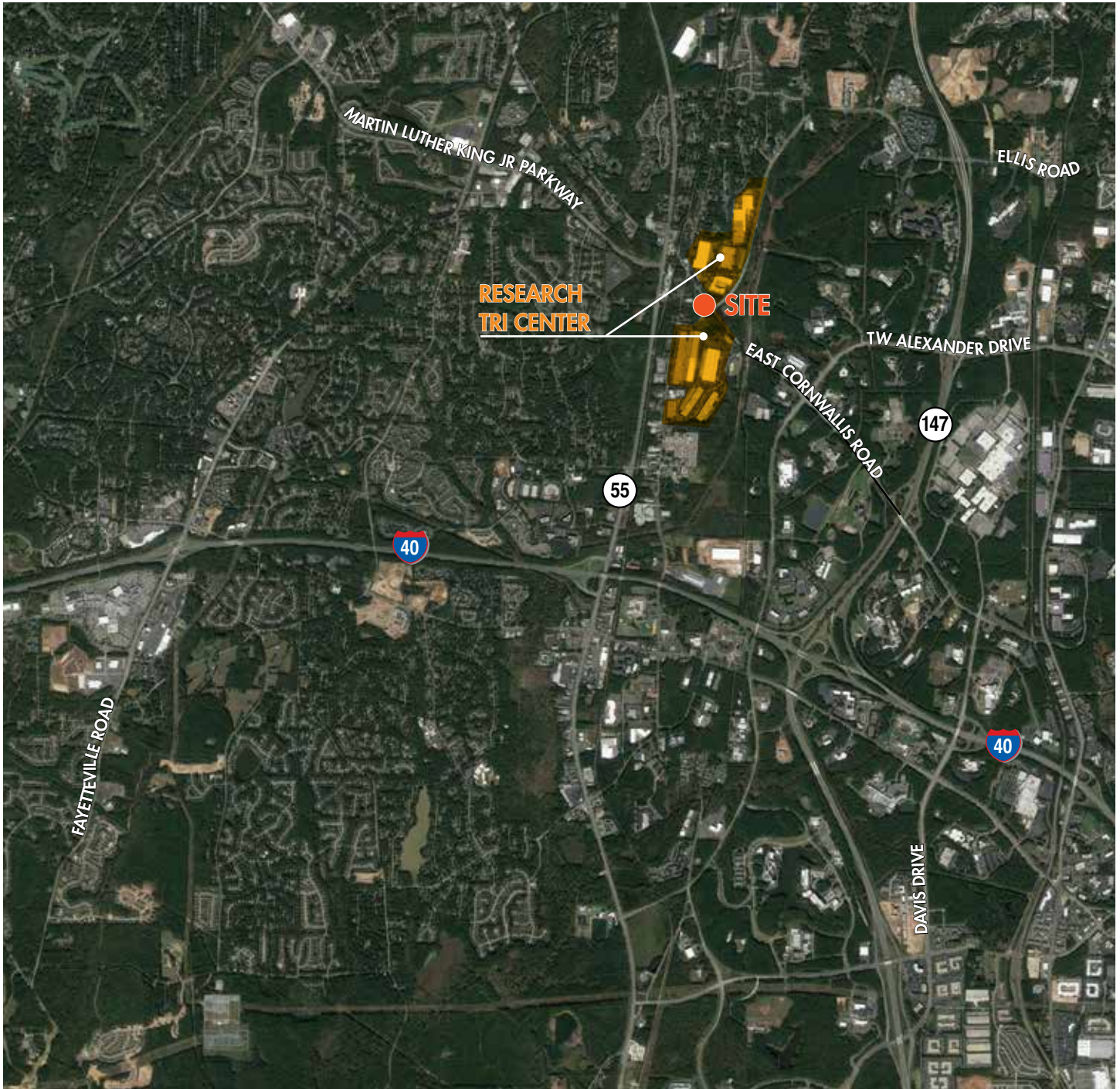
2301 Sugar Bush Road, Suite 520
Raleigh, NC 27612

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LOCATION



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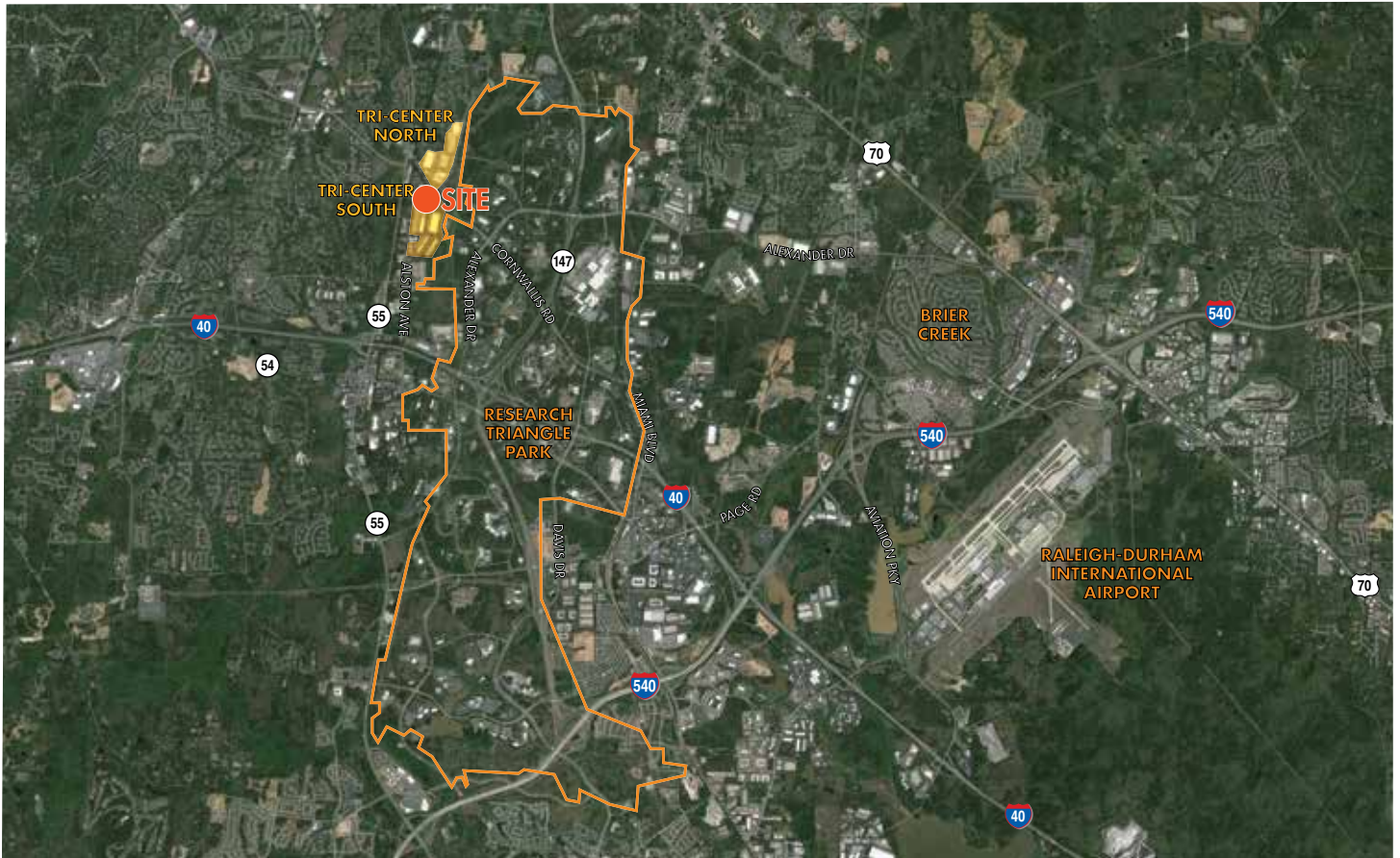
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RESEARCH TRI-CENTER LOCATION AND HIGH PROFILE TENANTS



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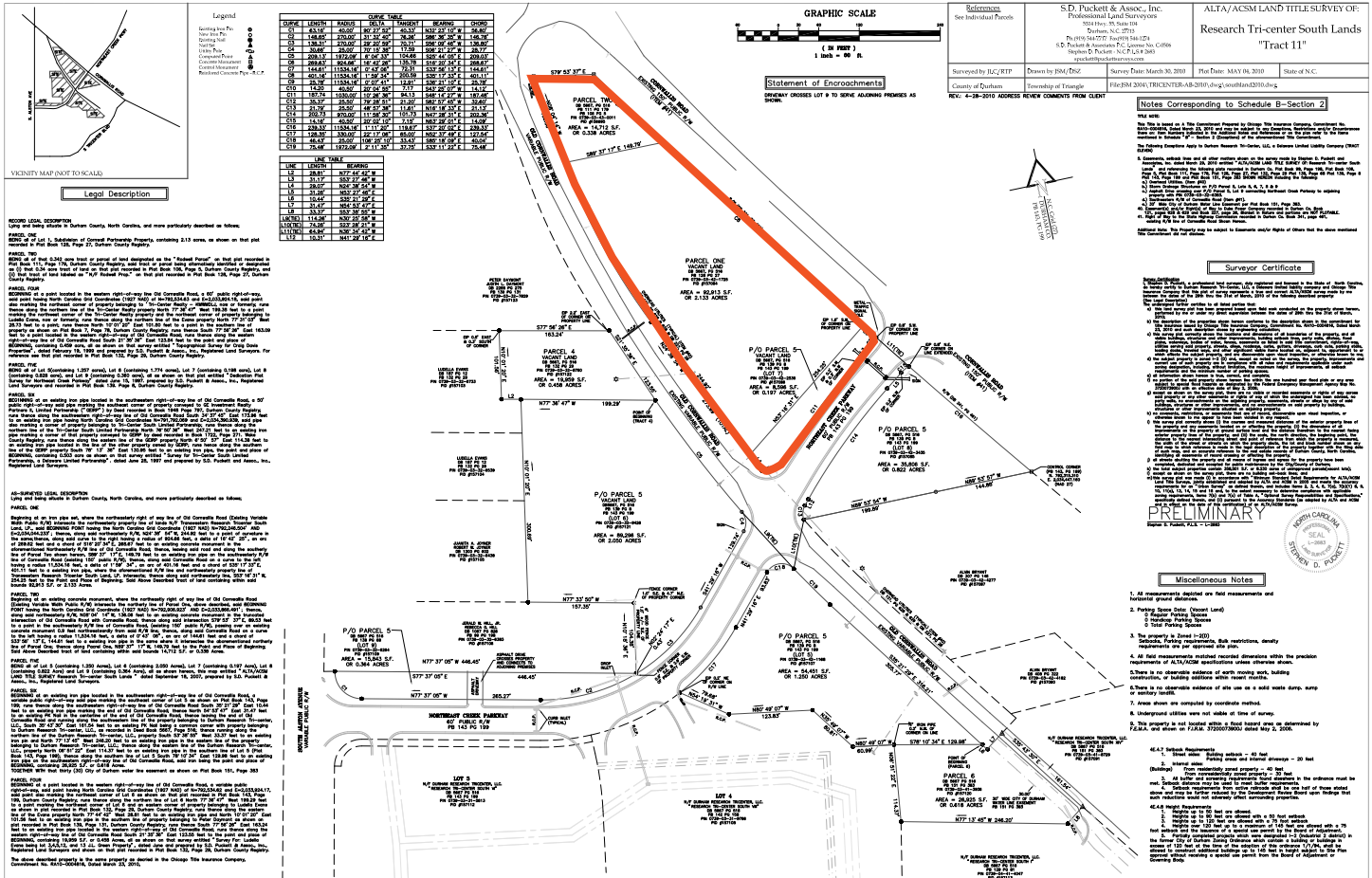
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SITE PLAN



ZONING

4.3.6 Industrial Light (IL) The IL District is established to provide for a wide range of light manufacturing, warehousing, and wholesaling activities as well as offices (including medical) and some support services, all subject to minimum design standards intended to ensure such development is compatible with high visibility areas. Standards of this district are designed to minimize impacts on the environment and to assure compatibility with the surrounding area. It is the intent of this district to offer sites for those industries whose operations, exposure, location or traffic have minimal impact on adjacent properties.

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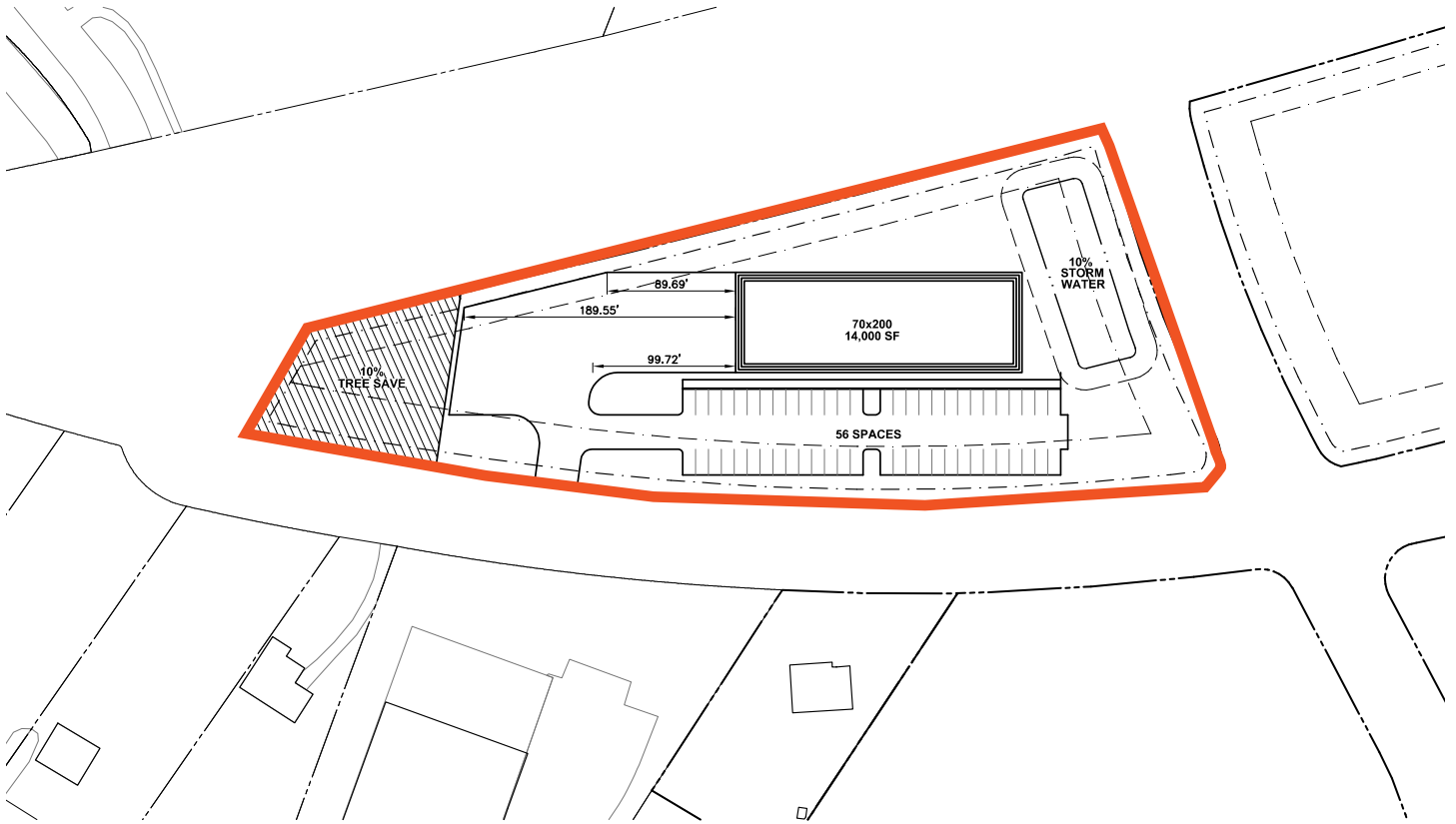
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2206 EAST CORNWALLIS ROAD

COMMERCIAL LAND FOR SALE

CONCEPT PLAN - 14,000 SF FLEX BUILDING WITH 56 PARKING SPACES AND 190' TRUCK COURT



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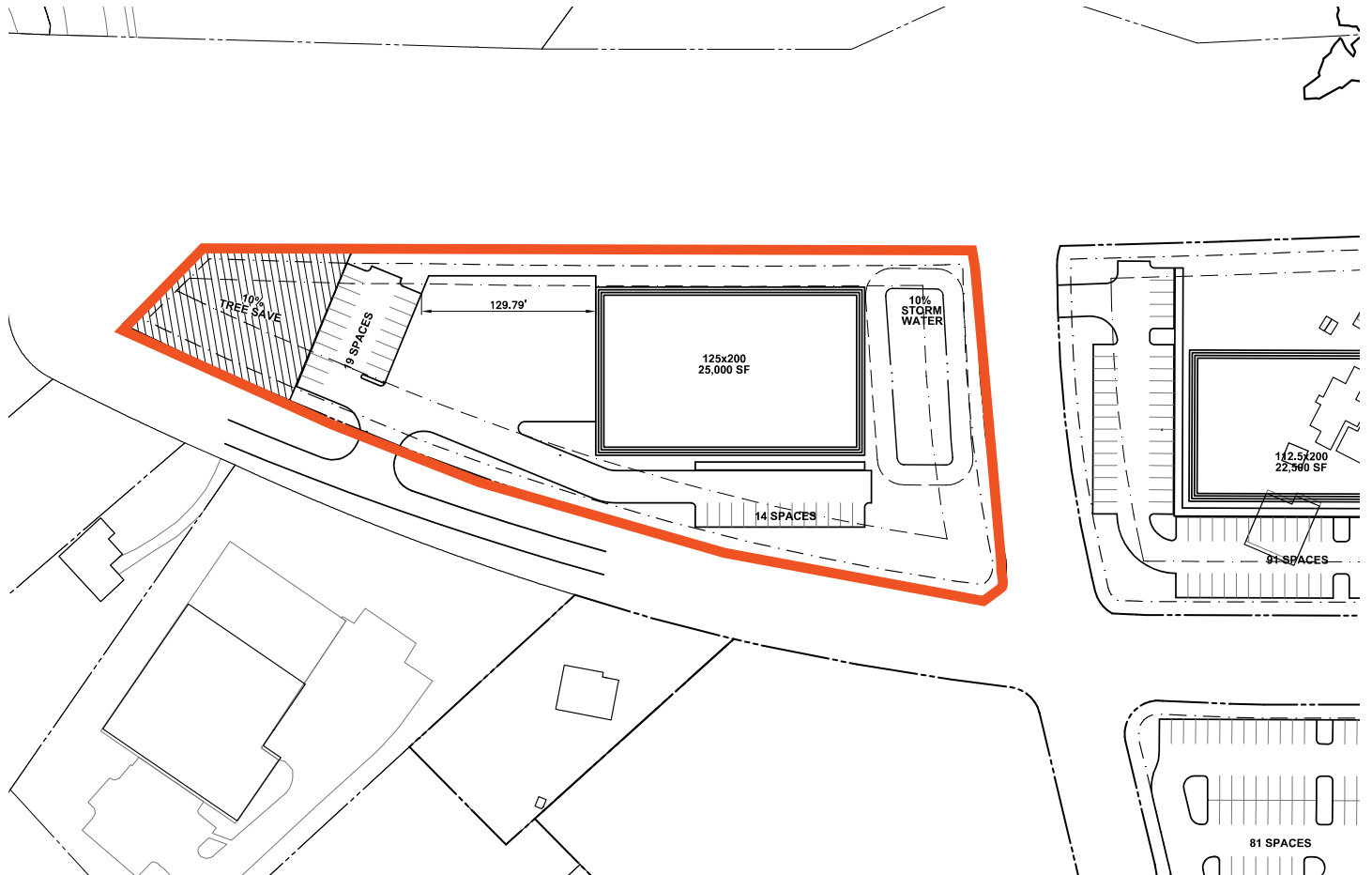
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COMMERCIAL LAND FOR SALE

CONCEPT PLAN - 25,000 SF WAREHOUSE BUILDING WITH 33 PARKING SPACES AND 130' TRUCK COURT



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