



**FOR LEASE  
FOR SALE**



## 2425 SOUTH ALSTON AVENUE DURHAM, NC 27703

### **DETAILS** *Space A: 43,275 SF, Space A/B: 65,375 SF*

- Location convenient to Research Triangle Park, Durham and RDU Airport.
- Easy access to Interstate 40, Durham Expressway (NC 147), NC 55 and NC 54.
- 83,600 SF warehouse has lease spaces: Space A: 43,275 SF; or Space A/B: 65,375 SF. Floor plan on reverse.
- ± 25' clearance, 7-9 overhead doors, loading docks, several dock levelers, section of heated and cooled office (about 2,000 SF).

### **LEASE RATE**

\$3.25 per SF plus prorated share of TICAM; tenant pays utilities and janitorial and routine interior maintenance.

### **SALE PRICE**

\$2,100,000

### **DIRECTIONS**

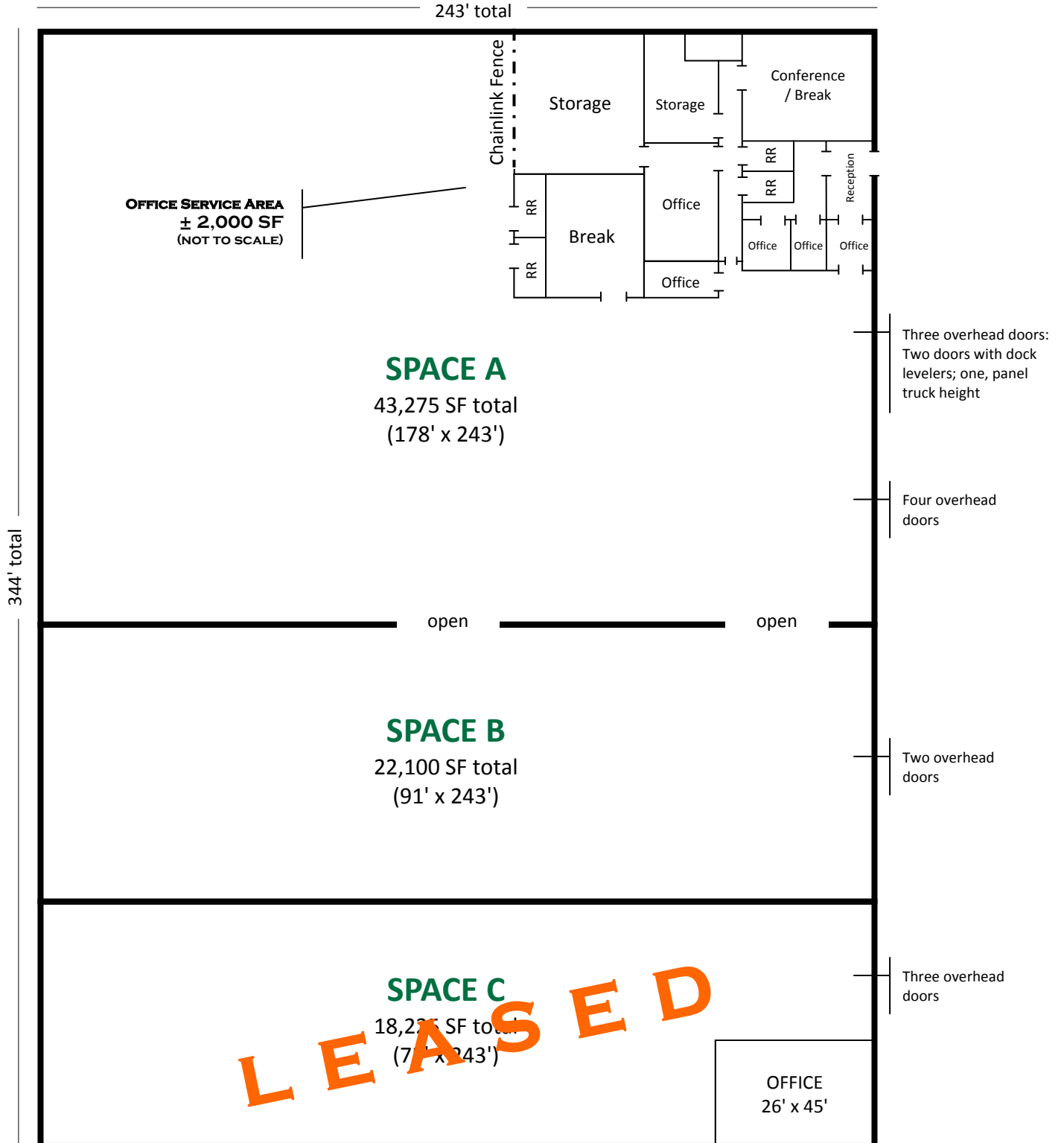
From Interstate 40: Go north on NC 55, right (east) onto Riddle Road, right onto South Alston Avenue, property on left.

From NC 147 (Durham Expressway): Go west on Cornwallis Road, right onto South Alston Avenue, after 1.7 mi, property on right.

### **CONTACT**

**Jerry L. Gambill**  
919.493.0395 office  
jgambill@pickett-sprouse.com

**Mark E. Micol**  
919.493.0395 office  
micol@pickett-sprouse.com



**LEASED**