

OFFICE / FLEX FOR SALE

2612 S MIAMI BLVD

 DURHAM, NC 27703





OFFERING SUMMARY

Exceptionally rare opportunity to acquire an attractive ±11,628 square foot free-standing flex building at the perimeter of world-renowned Research Triangle Park, in the heart of thriving Raleigh-Durham, North Carolina.

Outstanding location accessible from Interstate 40 and Highway 147, near RDU International Airport. Originally designed for office/flex use in a condominium divisible format, the base building structure could be suitable for a multitude of life science, research and development, office, flex, and other light industrial or commercial uses.

The seller will deliver the property vacant for immediate occupancy and/or the tenant's business and personal property is also available to interested and qualified purchasers.

SALE PRICE: \$2,990,000
(\$257 PSF)



CONTACT

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The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

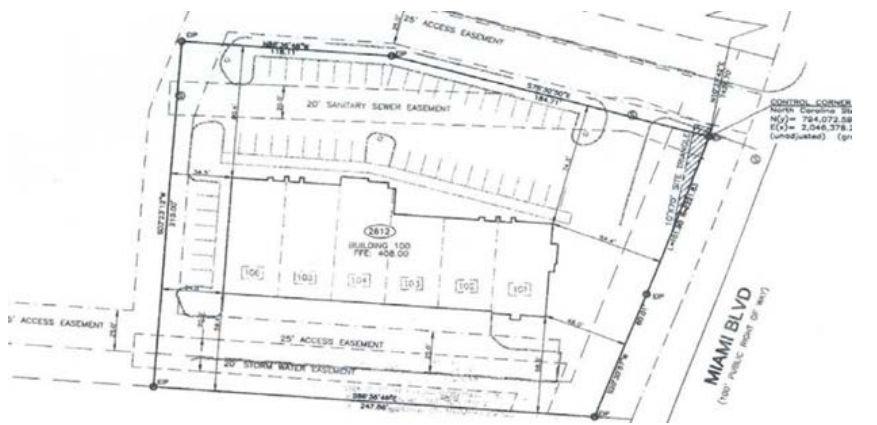
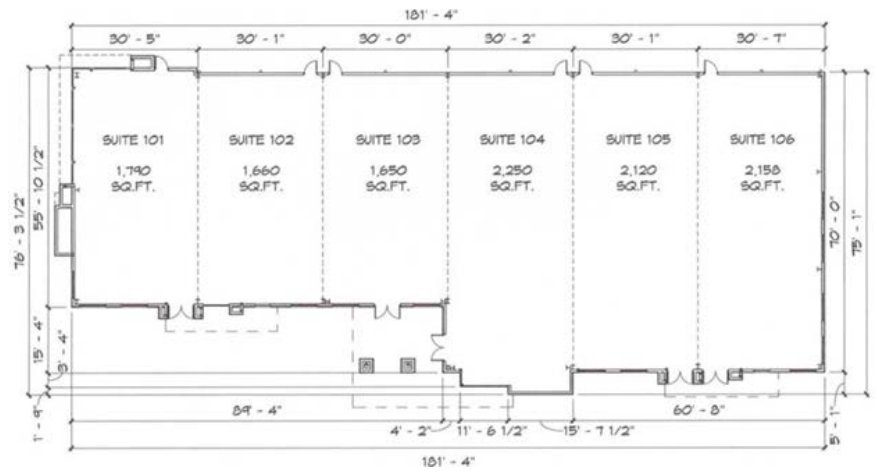
PROPERTY DETAILS

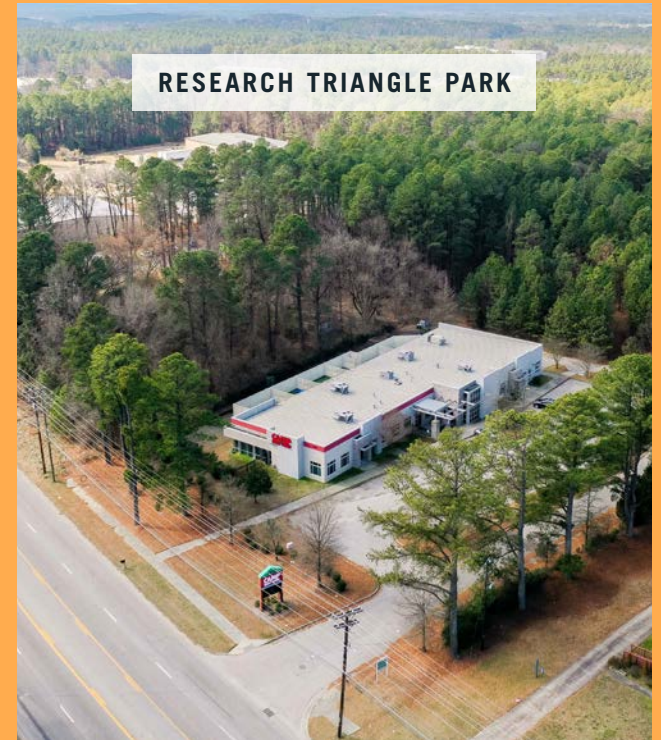
ADDRESS	2612 S. Miami Blvd Durham, NC 27703
BUILDING SIZE	±11,628 SF
YEAR BUILT	2005
RENOVATED	2013, selective demolition and new improvements. See plans for details.
BUILDING TYPE	Office / Flex, Light Industrial
PROPERTY SIZE	1.356 acres
PARKING	51 parking spaces (4.75:1000) with ±20k sf of paved surface
OCCUPANCY	Currently used as an animal kennel. Existing tenant will vacate prior to closing. Tenant's business and personal property are also available for purchase by qualified parties.
OPERATING EXPENSES	Ask broker for details
LEGAL DESCRIPTION	Free-standing building, legally divided into six condominium units 101, 102, 103, 104, 105, and 106. See property deed for details.
ZONING / TAX	IL(D) Light Industrial / Durham County, City of Durham
UTILITIES	Water and Sewer - City of Durham
BUILDING DESCRIPTION	Concrete slab foundation, stucco and metal exterior walls with a glass store front, steel framing and a metal roof. Two roll-up drive in doors. Shell ceiling heights approximately 16-18 feet. Sealed concrete floor, exposed steel framing, insulated walls, and ceiling. Six HVAC rooftop split systems.
CURRENT LAYOUT	Current building layout includes reception area, office, conference / training room, laundry, kitchen, breakroom, restrooms, 100% conditioned, interior animal housing units and interior / exterior play areas, and approximately 80% open warehouse.



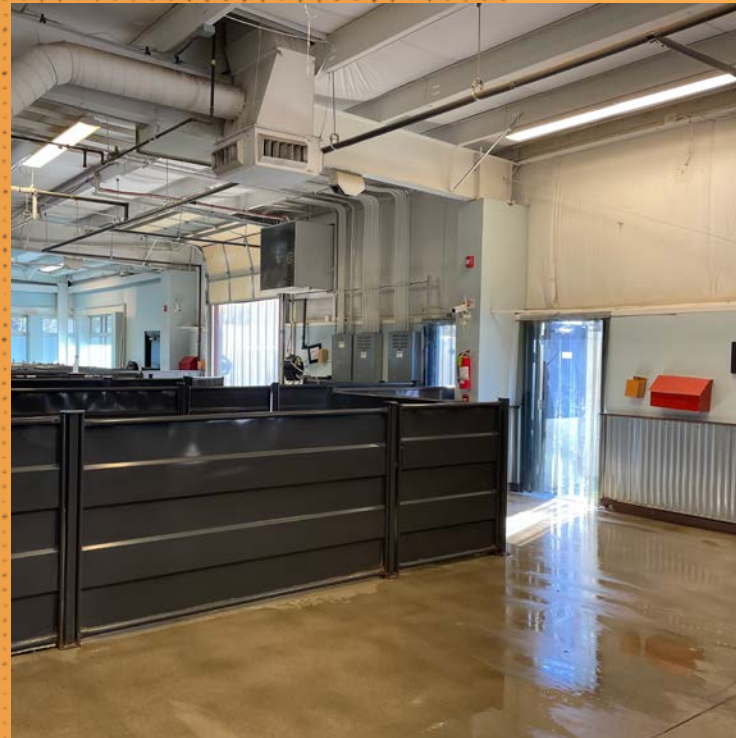
SITE PLAN

POTENTIAL CONDOMINIUM SUBDIVISION





RESEARCH TRIANGLE PARK





2612
S MIAMI BLVD

FUTURE APPLE
CAMPUS ↓

3 MILES TO I-40
4.6 MILES TO I-540
7 MILES TO RDU AIRPORT

TRINITY
PARTNERS

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