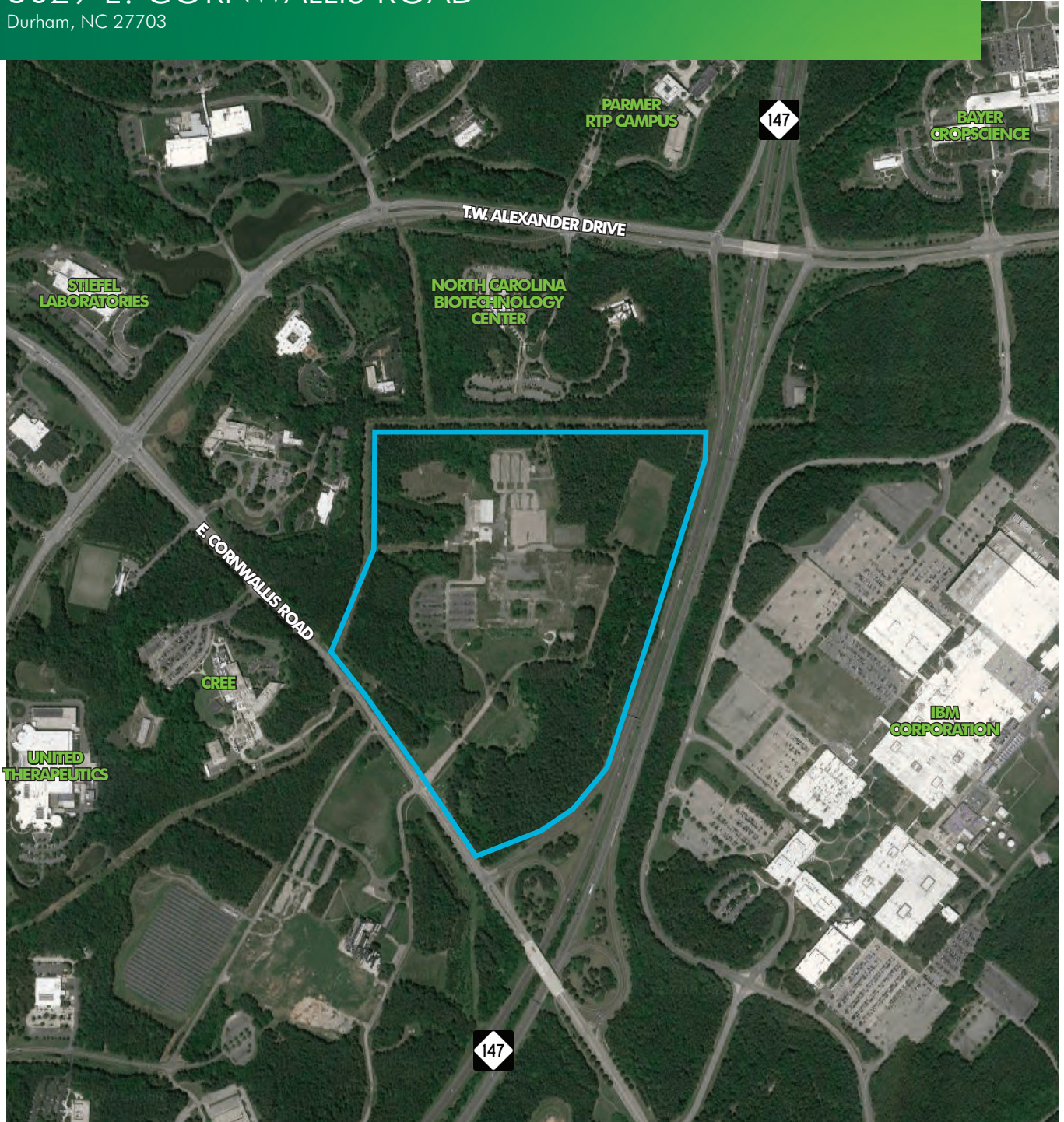


FOR SALE

# LARGE SCALE INDUSTRIAL/R&D DEVELOPMENT OPPORTUNITY

3029 E. CORNWALLIS ROAD

Durham, NC 27703



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# FOR SALE

## 3029 E. CORNWALLIS ROAD

Durham, NC 27703

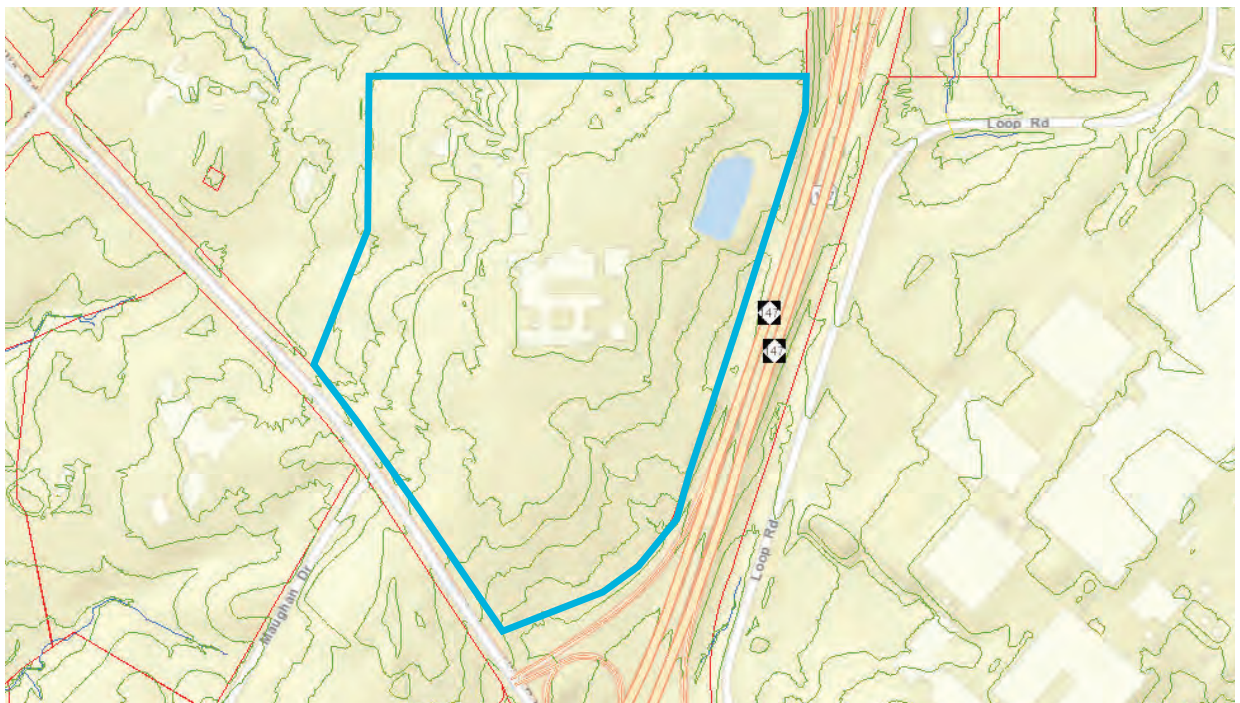


### PROPERTY FEATURES

- + ± 107.179 acres
- + Zoned Science Research Park (SRP) (City of Durham ETJ)
- + Permitted uses include office, research and development, light industrial services, government facilities, educational facilities and some retail services. For more information on permitted uses, click [here](#)
- + Buildings cannot exceed fifteen percent (15%) of the total lot size (parking is excluded from this calculation); Maximum building height of 120'; 100' setback buffers along public streets and adjoining lots
- + Future land use calls for Research and Research Applications (RRA)
- + City of Durham water and sewer available
- + Property is located in the Research Triangle Park and is guided by RTP's covenants and restrictions. The following conditions for development apply: companies located in RTP must include a high level of scientific input including those businesses in the research & development, production & assembly, corporate/regional/divisional headquarters of knowledge based companies, data processing, non-profit and higher educational fields
- + The property is located within the Durham Wake Service and Production District (DWSD), a tax incentive saving companies roughly thirty percent (30%) on real estate property taxes
- + \$8,575,000 (\$80,000/acre) sale price



### PROPERTY TOPOGRAPHY

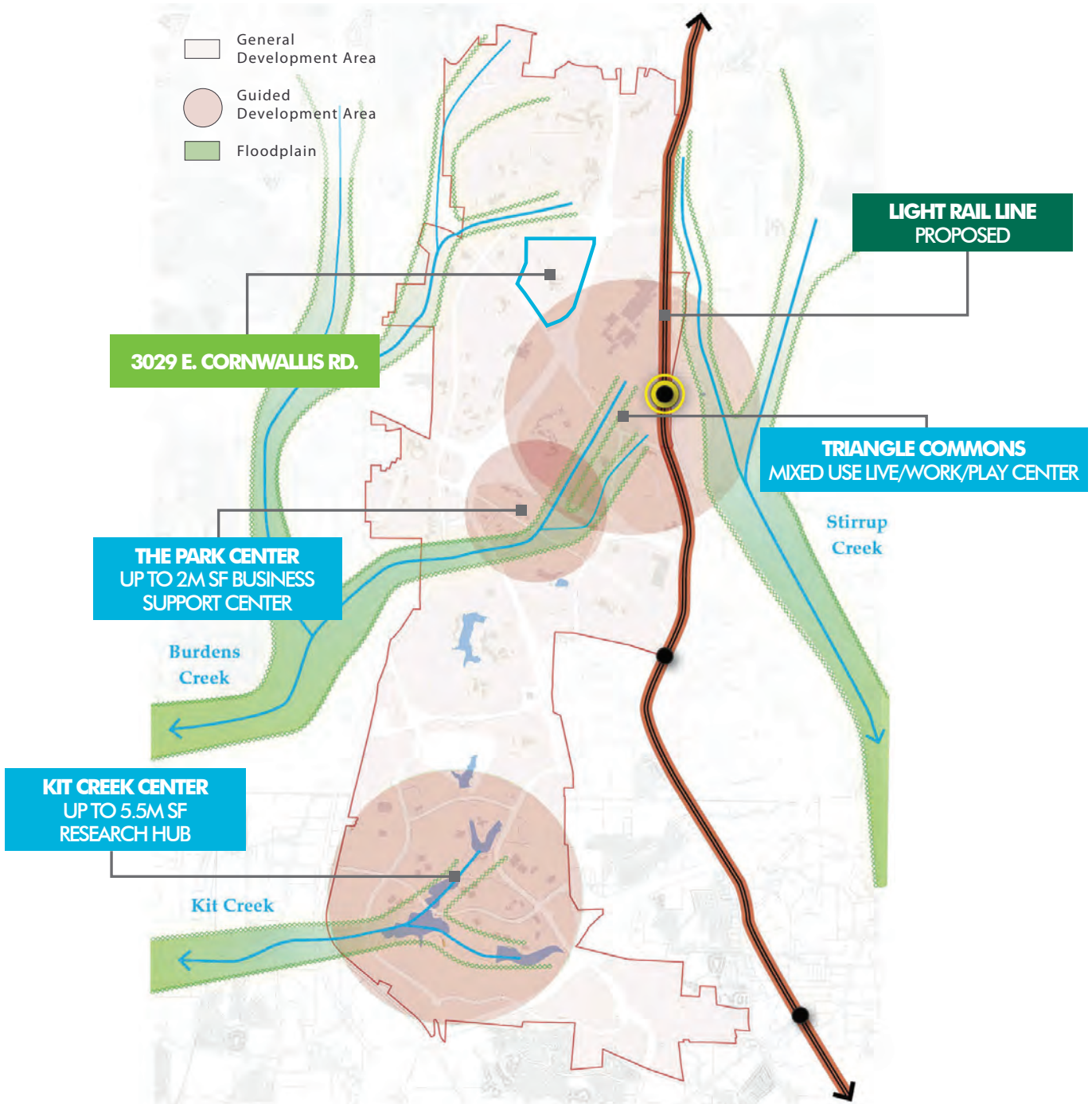


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## THE RESEARCH TRIANGLE PARK MASTER PLAN (2011)



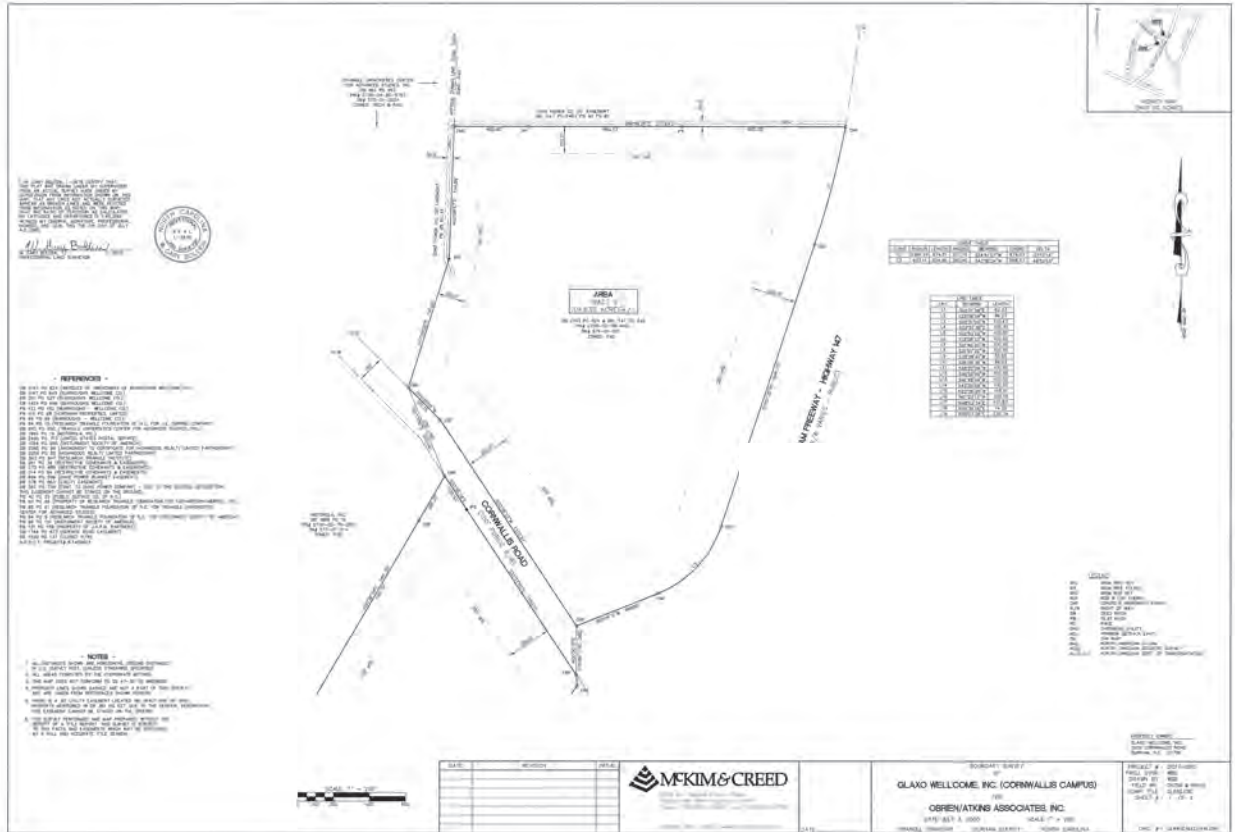
\*Map and information provided by The Research Triangle Park Master Plan (November 2011);  
Research Triangle Foundation of North Carolina

# FOR SALE 3029 E. CORNWALLIS ROAD

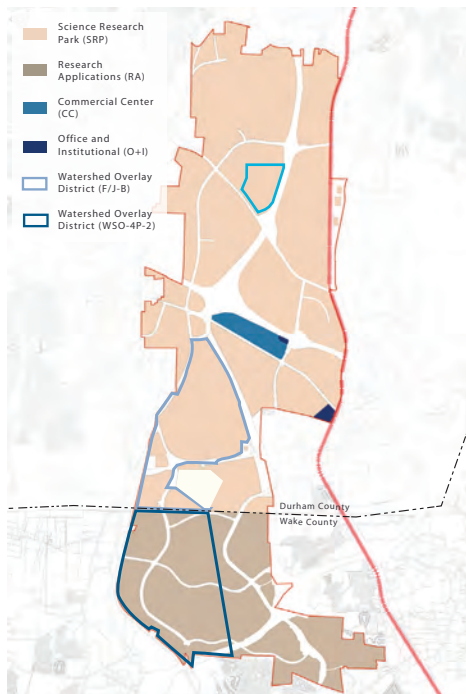
Durham, NC 27703



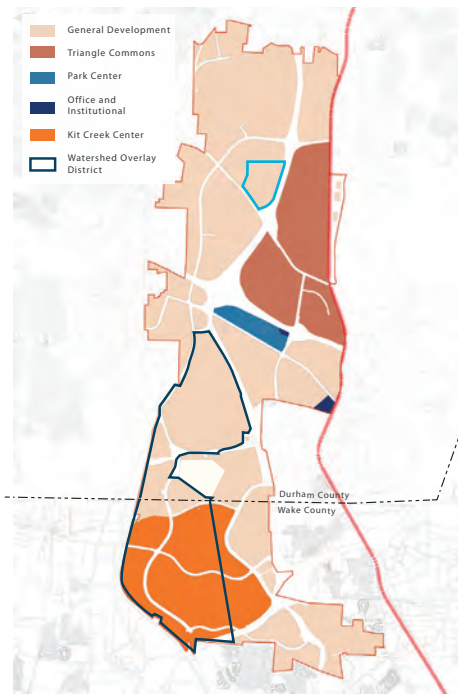
## PROPERTY SURVEY



## PROPOSED FUTURE REZONING



Existing Zoning



Proposed Regulatory Framework

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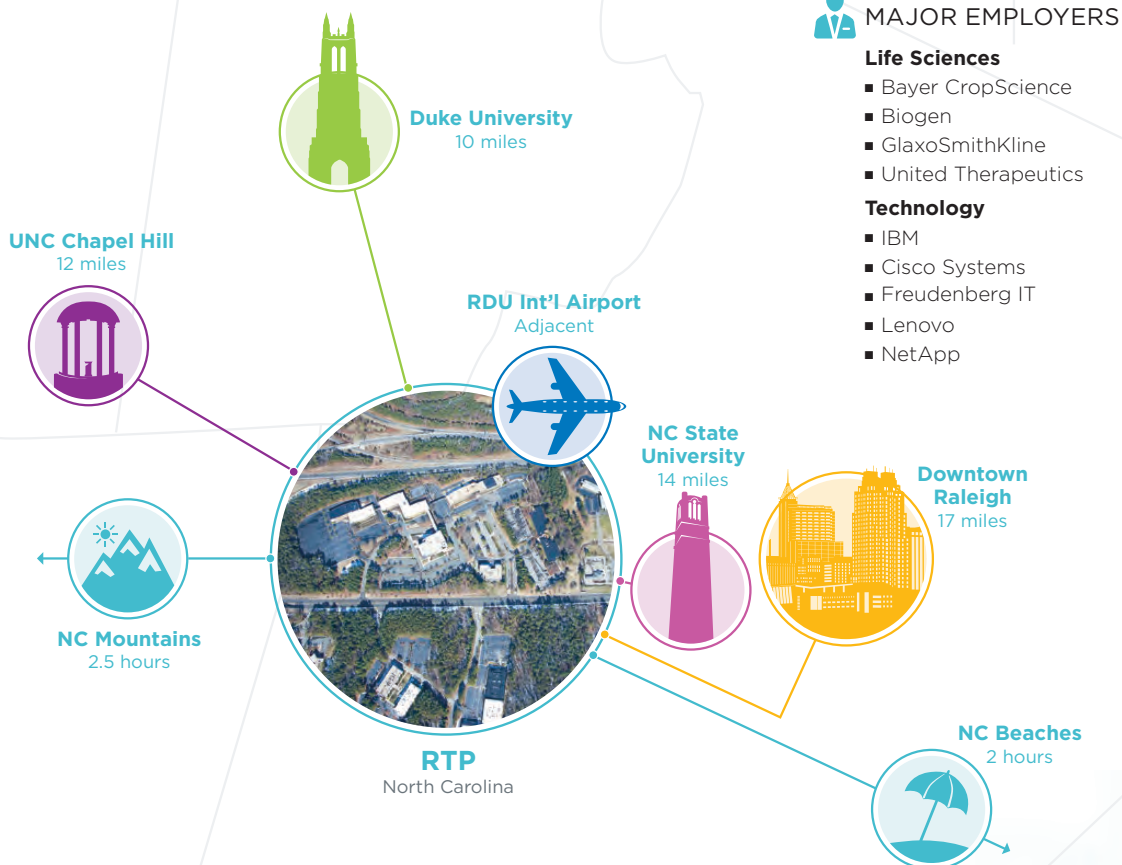


## ABOUT THE RESEARCH TRIANGLE PARK

# RESEARCH TRIANGLE PARK

NORTH CAROLINA

Located in the center of three tier one research universities, the **Research Triangle Park (RTP)** is the **largest, and one of the most successful, research parks in the United States**. Founded in the 1950s, RTP is now home to more than 200 companies employing north of 50,000 people. Companies in the Park range from IT giants like IBM to entrepreneurial ventures hoping to commercialize the world's next big idea.



### FAST FACTS

- Created in 1959
- 7,000 Acres
- 22.5 Million Sq. Ft. of built space
- 200+ companies employ 50,000 people
- 4 of the 5 largest global Ag Biotech firms



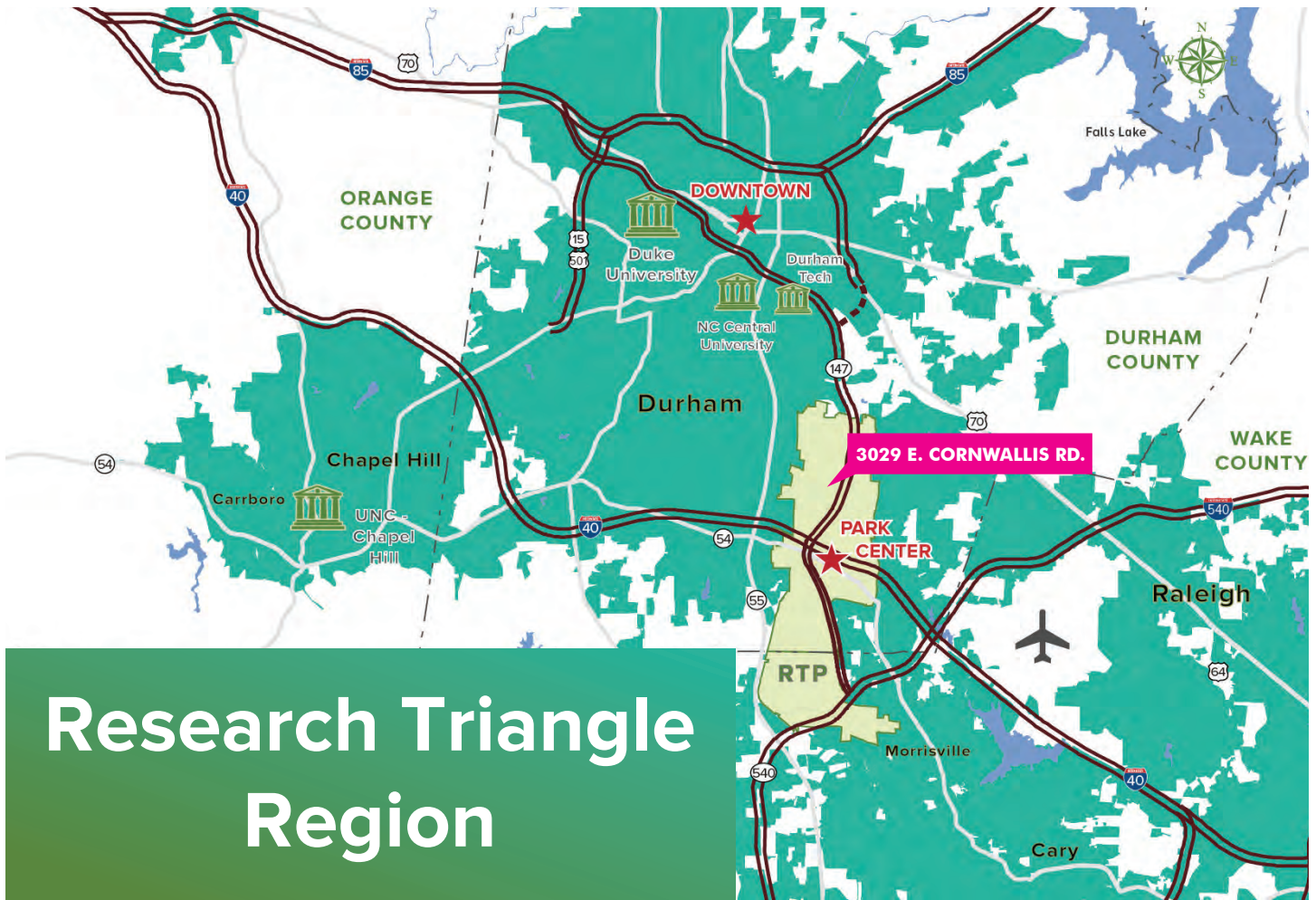
### KEY INDUSTRIES

- Life Sciences
- Technology
- CleanTech
- Entrepreneurial Ventures

\*Information provided by The Research Triangle Park and Wake County Economic Development

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## Research Triangle Region



### CONTACT US

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