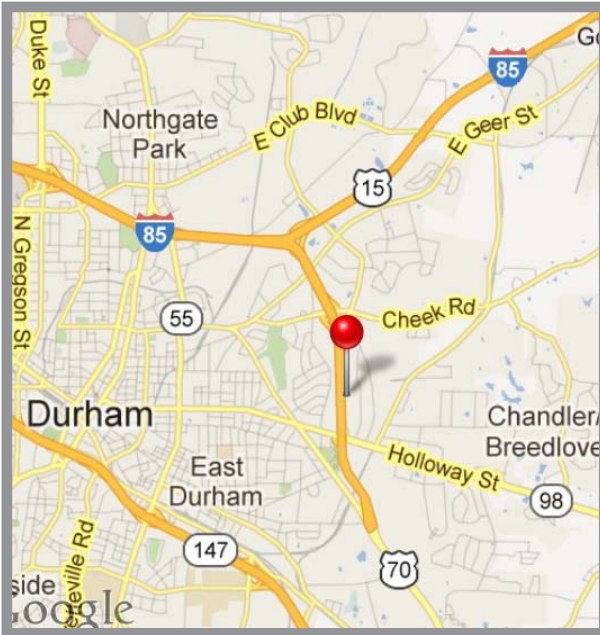




**FOR SALE  
DURHAM**

# 304 Muldee Street

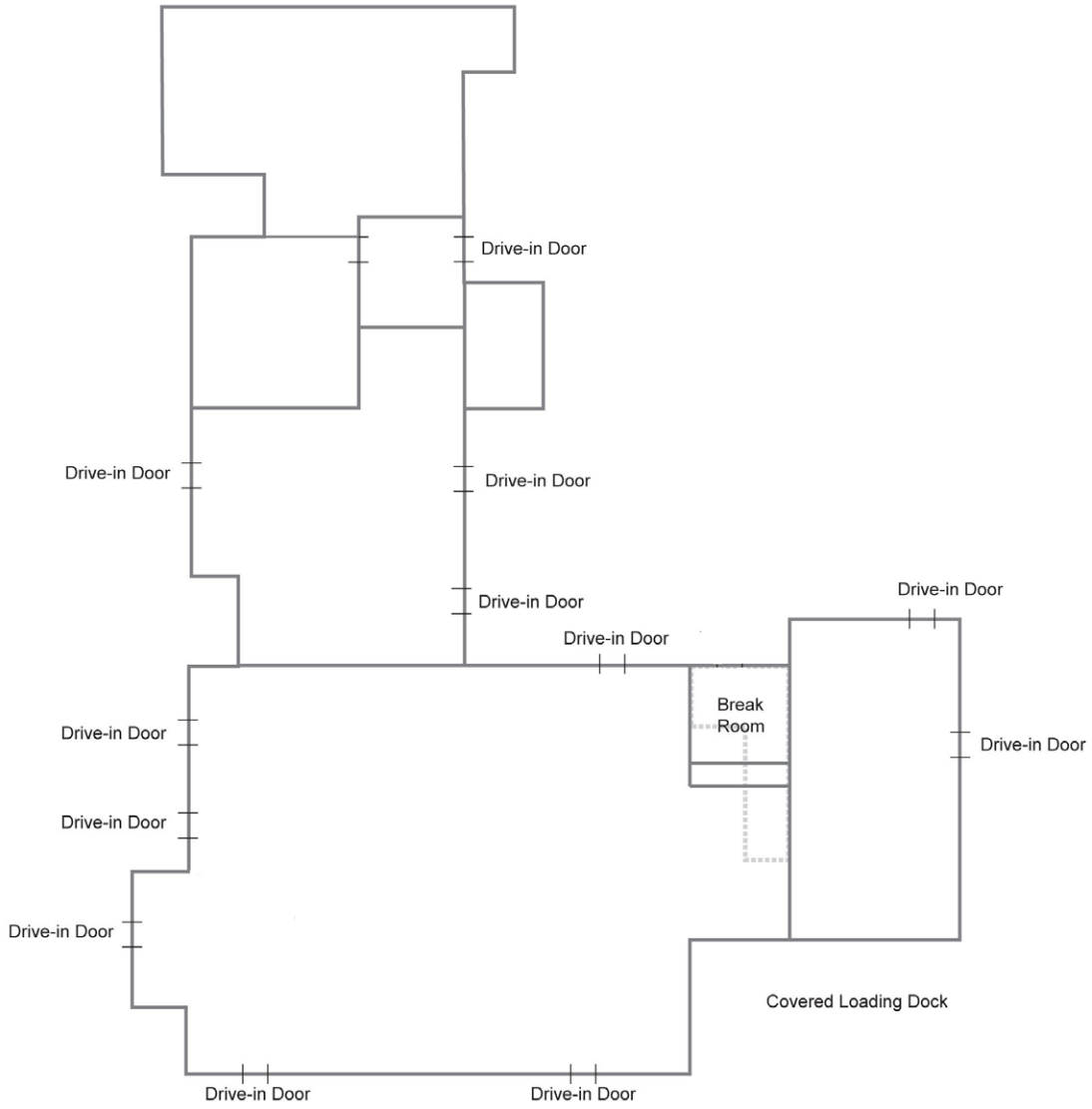
100% leased large office/warehouse. All tenants are month to month. Ideal for investment or owner-occupant.



LOCATION	304 Muldee Street Durham, NC 27703
ACREAGE	± 3.644 Acres
BUILDING SIZE	± 43,899 SF
PARCEL ID	159506
YEAR BUILT	1950/2003
SALE PRICE	\$1,850,000
ZONING	Industrial Light (IL)
FEATURES	<ul style="list-style-type: none"> <li>• Office space - heat and A/C</li> <li>• Warehouse space - heat only</li> <li>• 39' x 27' covered loading dock with monorail in place</li> <li>• 8' to 24' ceilings</li> <li>• Approximately 0.75 acre fenced parking area</li> <li>• Great visibility from US-70</li> <li>• Building available for owner occupant with 90 days notice to existing tenants</li> </ul>

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# BUILDING FLOOR PLAN



## PHOTO



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