

FOR SALE

# INDUSTRIAL LAND

T.W. ALEXANDER DRIVE & S. MIAMI BOULEVARD

Durham, NC 27703



[www.cbre.us/raleigh](http://www.cbre.us/raleigh)

**CBRE** | Raleigh

Part of the CBRE affiliate network

# FOR SALE INDUSTRIAL LAND

T.W. ALEXANDER DRIVE &  
S. MIAMI BOULEVARD  
Durham, NC 27703



## PROPERTY FEATURES

- + Five contiguous parcels totaling 51.81 acres
- + Zoned Light Industrial (IL)
- + Permitted uses include light manufacturing, warehousing and wholesaling, office, government and medical facilities, restaurants, retail sales and services, etc.
- + Future land use calls for industrial and commercial
- + 16" municipal water line along S. Miami Boulevard; 8" municipal sewer line located along S. Miami Boulevard
- + Due diligence documents available upon request
- + PIN# 0749-04-51-1176, 0749-04-50-1918, 0749-03-41-4159, 0749-03-31-9242 & 0749-03-40-3468
- + Call for pricing



## NEARBY DEVELOPMENTS

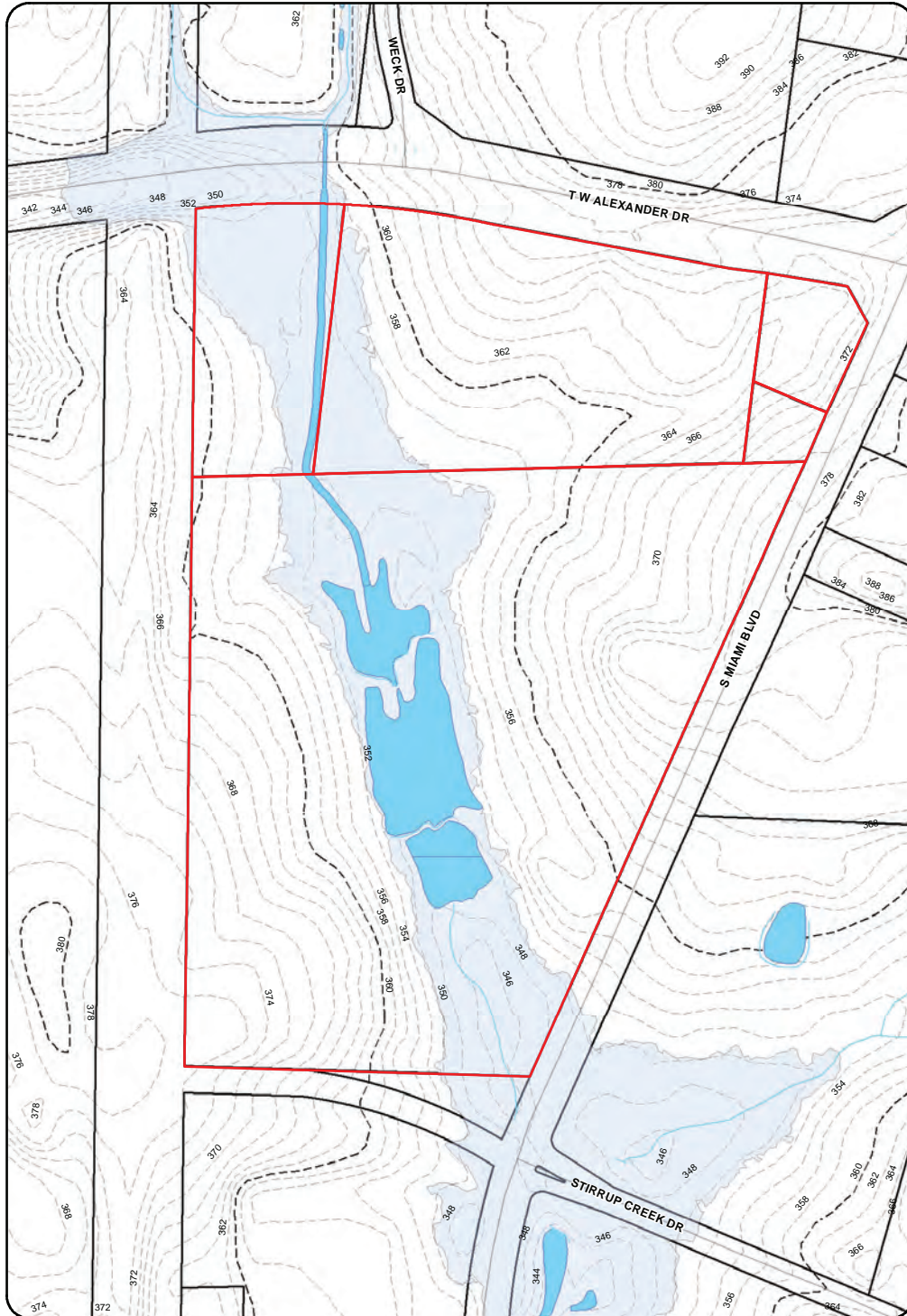
Name	SF Residential	MF Residential	Office	Industrial	Retail
<b>TBC Industrial</b>	-	-	-	+/- 500,000 SF	-
<b>Liberty Ridge</b>	-	-	-	+/- 457,500 SF	-
<b>Patriot Park</b>	-	-	-	+/- 850,000 SF	-
<b>West Brier Townes at Alexander Park Phase I</b>	27 Lots	-	-	-	-
<b>Trilogy at Brier Creek</b>	190 Lots	-	-	-	-
<b>Creekside at Bethpage</b>	79 Lots	-	-	-	-
<b>Sterling</b>	204 Lots	-	-	-	-

# FOR SALE INDUSTRIAL LAND

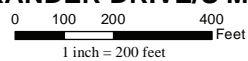
T.W. ALEXANDER DRIVE &  
S. MIAMI BOULEVARD  
Durham, NC 27703



## TOPOGRAPHY



**51.81 ACRES**  
**T. W. ALEXANDER DRIVE/S MIAMI BLVD**



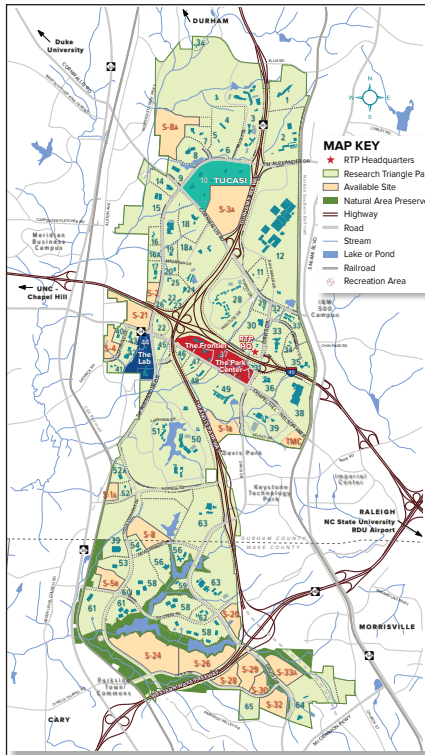
**THE JOHN R. McADAMS  
COMPANY, INC.**  
ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL  
RESOURCES (KERNAN, PARK & STARR) LL  
800.333.3333 • www.jrmadams.com

# FOR SALE INDUSTRIAL LAND

T.W. ALEXANDER DRIVE &  
S. MIAMI BOULEVARD  
Durham, NC 27703



## ABOUT THE RESEARCH TRIANGLE PARK



44	108Labs, LLC	S
29	21st Century Creations	S
37	919 Magazine	S
62	Aerie Pharmaceuticals, Inc.	S
44	Agilome	S
29	Agile EndoSurgery	S
44	Alera Labs LLC	S
16	Alexander Business Suites	S
42	Alion Science and Technology Corporation	M
32	American Association of Textile Chemists and Colorists	S
37	American Homes 4 Rent	S
10	ARBOM	S
37	ATA Advisors	S
62	Aten Inc.	S
62	Attagene, Inc.	S
38	Avaya	L
44	Avayz, Inc.	S
29	Avertica	S
44	Avioq, Inc.	S
37	Bank of America	S
29	BaseTrace	S
49	BASF Corporation	L
2	Bayer CropScience	L
36	BD Technologies	L
47	BHV Pharma, Inc.	L
30	BioRad/Chem	L
63	Biogen	L
7	bioMASON	S
30	BioMedomics, Inc.	S
44	bioMONTR Labs	S
37	Blackstone Entrepreneurs Network	S
3A	Bright Horizons at RTP	S
6	Bright Horizons at The Enrichment Center	S
47	Brite Bio, Inc.	S
37	Bunker Labs RDU	S
41	Burroughs Wellcome Fund	S
29	Camras Vision	S
29	Cell Microsystems	S
47	Centers for Disease Control and Prevention	M
30	Center for Innovation	S
16	Center for International Understanding	S
29	CertRx Corporation	S
30	Chaperone Therapeutics, Inc.	S
44	ChemGenics BioPharma	S
30	ChemQ Bioscience LLC	S
37	Ciena Corporation	S
58	Cisco Systems, Inc.	S
29	Clinical Sensors, Inc.	S
30	Cloud Pharmaceuticals, Inc.	S
29	CNanz Inc.	S

## COMPANIES IN RTP

45	Compass Datacenters	S
16	Connective Inc.	S
43	Copernicus Group IRB	M
30	Couragen	S
37	CraZBrain, LLC	S
44	Creative PEGWorks	S
44	Creative Scientist	S
53	Credit Suisse	L
16	CrossView, Inc.	S
23	CSC Systems	M
47	Curascan Inc.	S
29	CytoFlow, LLC	S
37	Database Logic LLC	S
59	Delta Products Corporation	M
44	Dharma Laboratories, LLC	S
29	Dignity Therapeutics	S
30	DILBYM Services Inc.	S
8	DuPont Electronics and Communications	M
23	ECS Federal, Inc.	S
37	Edisys Analytics, Inc.	S
29	ElectroChemical Systems, Inc.	S
15	EMC Corporation	S
29	Endaceca, Inc.	S
25	Entire, Inc.	S
44	EntireDot	S
44	ENVIGEN Pharmaceuticals	S
38	Esissan	M
29	EthosGen	S
44	Eton Bioscience	S
29	Exam Design Inc.	S
37	Exinnet	S
29	Excelerate Health Ventures	S
29	Family Health Network	S
16	Fenicec Pharmaceuticals Inc.	S
39	Fidelity Investments	S
37	First Citizens Bank	S
50	First Environments Early Learning Center	S
29	First Flight Venture Center	S
28	FMIC Corporation	S
38	Forse, Inc.	S
7	Freudenberg IT LP (FIT)	M
64	Fujifilm Diosynth Biotechnologies	L
25	GT Therapeutics	S
62	GEALY Diagnostics, Inc.	S
16	GET UP NC	S
38	GENBAND	L

**INDUSTRY KEY**

- Agricultural Biosciences
- Medical Devices and Instruments
- Pharmaceuticals and Diagnostics
- Other Biotechnology and Life Sciences
- Business and Professional Services
- Blue and Green Technologies
- Financial and Insurance Activities
- Foundations, Institutes and Scientific Assoc.
- Information Technology
- Instruments and Advanced Materials
- Service Providers

**COMPANY SIZE KEY**

- S Under 50 employees
- M 50 - 249 employees
- L 250 or more employees

**THE RESEARCH TRIANGLE PARK**

Connect With Us  
www.rtp.org  
parkinfo@rtp.org

@TheRTP  
The Research Triangle Park  
The RTPNC's Channel

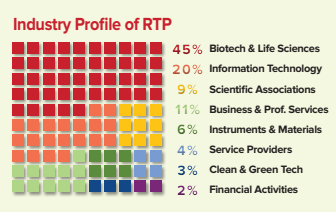
## COMPANIES IN RTP

50	National Computing Center	S
10	National Humanities Center	S
37	National Inclusion Project	S
51	National Institute of Environmental Health Sciences	S
10	National Institute of Statistical Sciences	S
51	National Toxicology Program	S
10	NC Biotechnology Center	M
24	NC Families Accessing Services Through Technology	S
3	NC GlaxoSmithKline Foundation	S
47	NC Healthcare Information and Communications Alliance	S
5	NC New Schools	S
5	NC State Education Assistance Authority	M
29	NC State University MBA@RTP	S
61	NetApp, Inc.	L
29	Network Development Group	S
25	NeuroRepair Therapeutics, Inc.	S
29	NIrVana Sciences, Inc.	S
62	Novartis Vaccines	S
29	Novata, Inc.	S
29	Novocor Medical Systems	S
44	Novozymes	M
44	Novus Energy Technologies, Inc.	S
37	Oak City Tech	S
25	Oncotide Pharmaceuticals Inc.	S
16	Optricity Corporation	S
29	OSSCube	S
29	Palmetto Biomedical	S
44	Park Living Cell	S
37	Perserve	S
25	Pharm-Otam International	S
44	Pine Labs	S
25	PrecisionHawk	S
31	Premier Research	S
37	Retro M	S
27	Research Triangle Foundation of North Carolina	S
46	Research Triangle High School	S
29	Ridge Diagnostics	S
28	RTI International	L
29	RTP Capital Associates, Inc.	S
37	RTP Federal Credit Union	S
34	Schulman IRB	S
29	SciKan Innovation, Inc.	S
29	Sciome, LLC	S
47	Sigma Xi, The Scientific Research Society	M
29	Sirga Advanced Biopharma, Inc.	S
30	Society of Biomaterial Imaging and Informatics	S
29	SonoGel, Inc.	S
44	Southco, Inc.	S
10	Spyryx Biosciences	S
10	Statistical & Applied Mathematical Sciences Institute	S
37	Storyboard Media	S
9	Stiefel, a GSK Company	M
29	Strensor Systems	S
44	Symmetry Biosciences	S
33	Syngenta Biotechnology, Inc.	L
44	Synovator, Inc.	S
29	Synsise Medical	S
16	T3D Therapeutics Inc.	S
16	Telemangement Resources International, Inc.	S
37	Tetra Tech, Inc.	S
12	Toshiba Global Commerce Solutions	S
29	TransCrisis	S
37	Triangle ArtWorks	S
30	Triangle Research Laboratories, LLC	S
37	Triangle Ultimate	S
25	Triumphant, Inc.	S
14	Trosier Electronic Laboratories, Inc.	S
16	UIAI Technology, Inc.	S
35	UL LLC	L
50	United States Environmental Protection Agency	L
19	United States Postal Service	M
18A	United Therapeutics Corporation	L
4	The University of North Carolina Center for Public Television	M
11	USDA Forest Service Southern Research Station	S
7	Vacon, Inc.	S
3	VIV Healthcare	S
44	Viviva Pharmaceuticals LLC	S
29	ViraSource	S
29	ViraTree	S
25	Webonise Lab	S
37	Wells Fargo	S
29	WhiteSpace Health, Inc.	S
18	WolfSpeed	S
62	XinRay Systems Inc.	S
62	Xintek, Inc.	S
47	Zen-Bio, Inc.	S
29	ZumaTek, Inc.	S

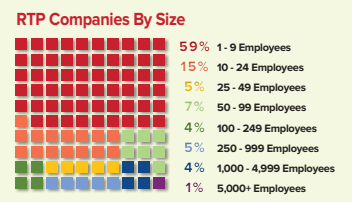
## ABOUT RTP

**The Research Triangle Park's creation in 1959** remains one of the most transformational public-private partnerships in the history of North Carolina – and one well before its time, due to the visionary ambitions of government, business and academic leaders to create a more competitive economic base that would carry the state into the 21st century.

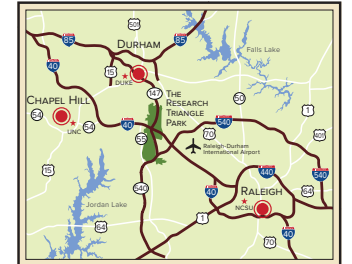
Today, RTP is recognized around the world for its critical mass of pioneering research, university/industry partnerships, multinational businesses and a globally competitive talent pool. It is among the largest research parks in the U.S., currently home to more than 220 companies that have created a culture of scientific advancement and collaboration.



- Key RTP Facts**
- Find out more at [www.rtp.org](http://www.rtp.org)
  - 7,000 acres (2,833 hectares)
  - 220+ research companies, including more than 65 start-ups
  - 46,000+ high-tech workers
  - 22.5 million sq. ft. of built space
  - Founded in 1959
  - Managed by the nonprofit Research Triangle Foundation of NC



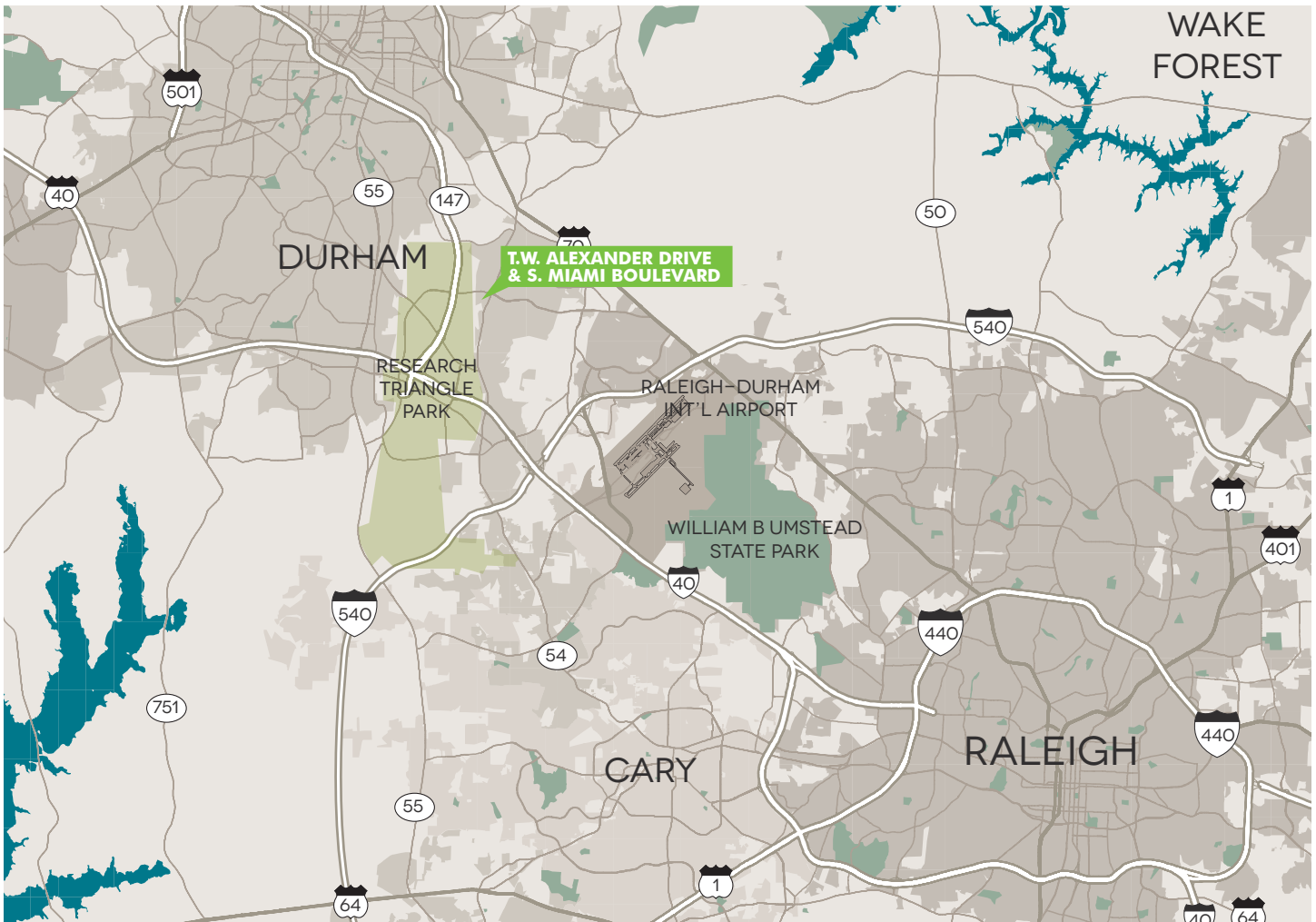
- Incubators and Accelerators**
- Alexander Business Suites
  - Alexandria Innovation Center
  - First Flight Venture Center
  - The Frontier at RTP
  - The Hamner Accelerator for Translational BioSciences
  - The Lab at RTP



\*Data and design retrieved from The Research Triangle Park: <http://www.rtp.org/rtp-company-directory/>

# FOR SALE INDUSTRIAL LAND

T.W. ALEXANDER DRIVE &  
S. MIAMI BOULEVARD  
Durham, NC 27703



## CONTACT US

### **BARRY J. BOWLING, CCIM**

Senior Vice President  
+1 919 831 8187  
barry.bowling@cbre-raleigh.com

© 2018 CB Richard Ellis - Raleigh LLC. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.us/raleigh](http://www.cbre.us/raleigh)

**CBRE** | Raleigh

Part of the CBRE affiliate network