



FOR LEASE OR SALE

3440 Industrial Drive
Durham, NC 27704

#40
#3



#4 offering

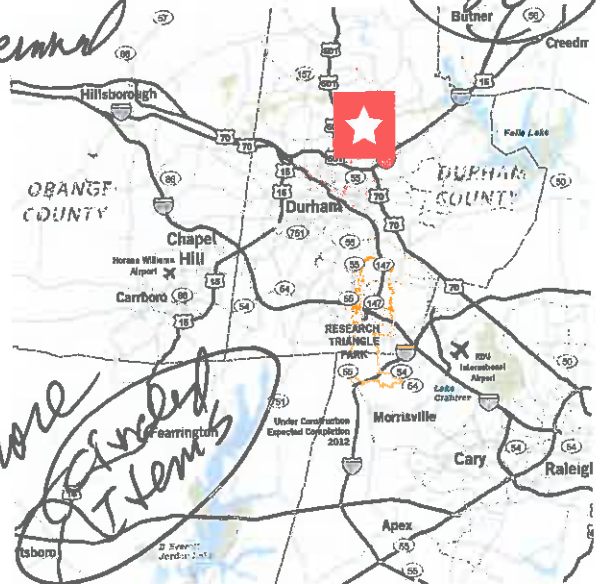
205,224 Square Feet of Office, Manufacturing, and Warehouse Space on 38 Acres
Grantor: Freudenberg Real Estate LP

Property Highlights Grantor: To be determined

Manufacturing and Warehouse Building

Durham Parcel 217,803

- 205,224 square feet
- Phase One Built in 1990; Phase two Built in 1995
- 41,016 square feet office (including 14,350 square feet Mezzanine area)
- 20' Clear
- Heavy power
- For Lease: \$3.00 per square foot, NNN
- For Sale: ~~Please call Broker~~



See over for more
of related
IT terms

Light Industrial \$4,250,000

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\$202'/SF
Building Area

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\$4,250,000 \$202'/SF



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Year Built: 1990 ✓
Condition: Excellent ✓
Area:
 Total 205,224 SF
 Manufacturing/Warehouse 163,228 SF
 Office 26,666 SF
 Mezz 14,350 SF
Construction:
 Floor 6" concrete (majority of space)
 Walls Masonry to 12' 8" and insulated metal panels above this (south wall is metal)
 Roof Mechanically fastened single ply membrane
Clear Height:
 Manufacturing/Warehouse 20' - 22'
Column Spacing:
 Manufacturing Phase I 30' x 80'
 30' x 30' (utility and support areas)
 Warehouse Phase II 30' x 80'
 20' x 26' 8" (front bays south wall)
Air Conditioned:
 Office 100%
 Warehouse 6,000 SF
Lighting: Metal halide (manufacturing and warehouse)
Sprinkler: 100% Wet system
Grade Level Doors: 12x12 & 12x14
 North end Two (2): 12' x 12'
 East wall Four (4): 12' x 12'
 South wall One (1): 12' x 14'
9 overhead doors
Loading Docks: 8x8 and 8x10
 North side Four (4): 8' x 8'
 South side Five (5): 8' x 10'
Parking Spaces: 230
Fiber Optics
Utilities:
Water Service Provider: City of Durham
 3" water line into facility (6" main on site)
 8" fire main into facility



Sewer Service Provider: City of Durham
4" sanitary sewer

Natural Gas Service Provider: Public Service of North Carolina
3" line into facility (4" main on site)
2 PSIG System

Electricity Service Provider: Duke Energy
 Main Service Phase I 2500 KVA Transformer
480/277 3 phase, 4 wire
3000 AMP
 Phase II 1000 KVA Transformer
480/277 single phase
1000 AMP

Compressed Air: 150 HP compressor (Sullair)
75 HP compressor (Sullair)
Dryer
Compressed air lines in portions of manufacturing areas

Cranes: One (1), 4 ton Bridge Crane
29' span, 20' hook height
Three (3), 3 ton Bridge Cranes
11', 18' and 30' spans
20' hook height for all three

Boiler: Cleaver Brooks
12.5 million BTU/HP

Chiller: One (1) 450 ton (Trane)
One (1) 250 ton (Trane)

Transportation:
 Closest Interstate I-85, 4 miles to Exit #182
 Closest Port Port of Wilmington, 138 miles



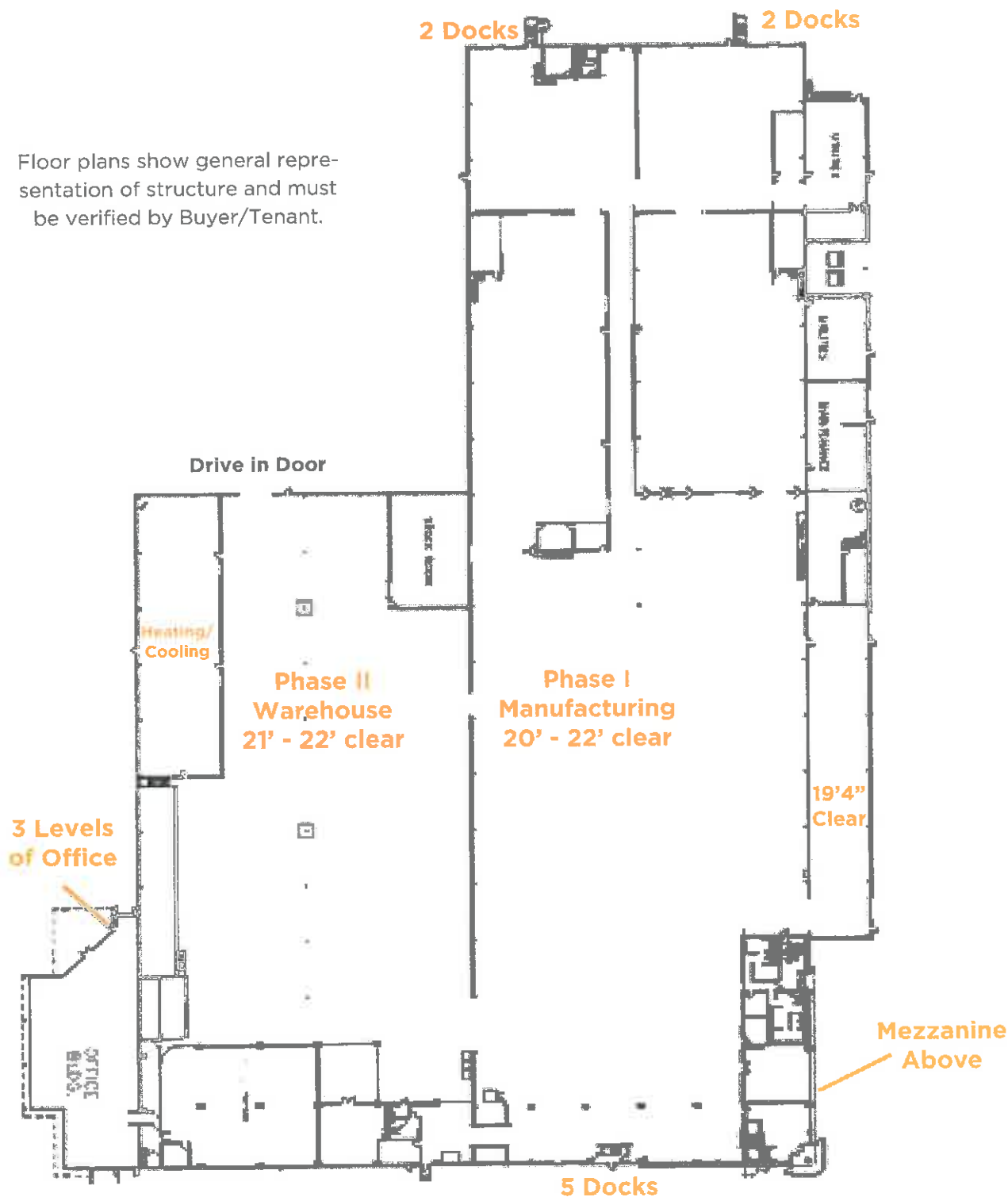
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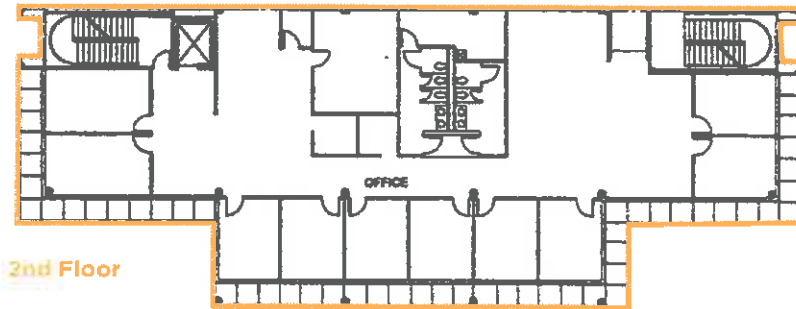
3440 Industrial Drive/MANUFACTURING & WAREHOUSE

Floor plans show general representation of structure and must be verified by Buyer/Tenant.



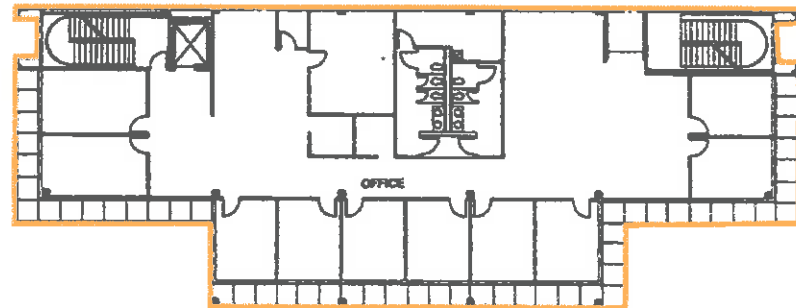
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3440 Industrial Drive/OFFICE AREAS

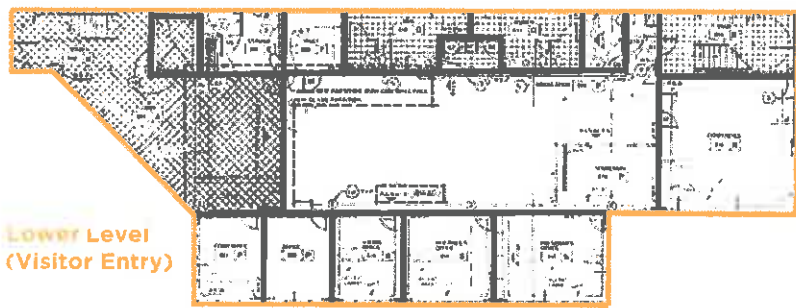


2nd Floor

Apprx 9,000/SF

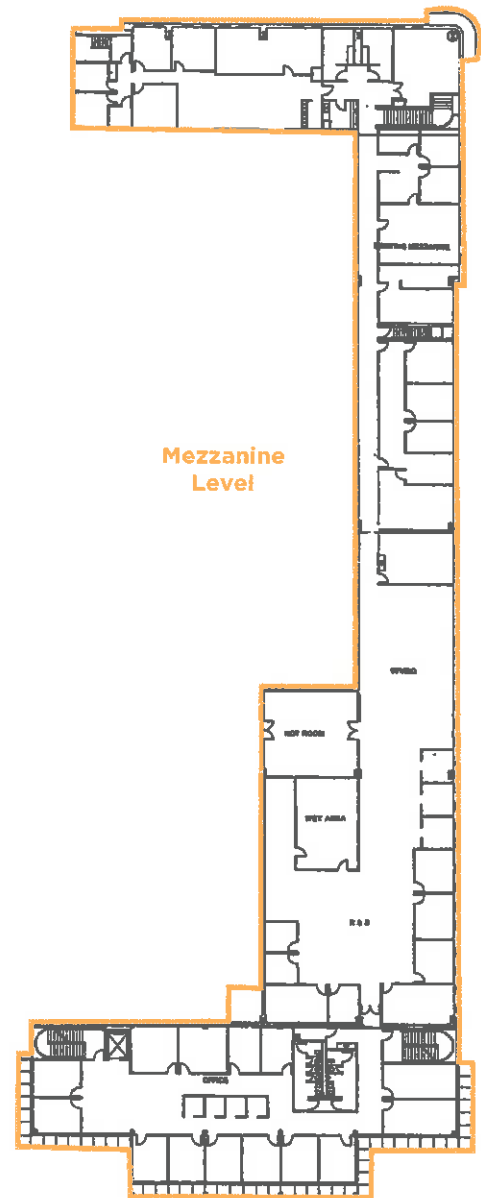


Apprx 9,000/SF



**Lower Level
(Visitor Entry)**

Apprx 8,666/SF



**Mezzanine
Level**

Apprx 14,350/SF

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3440 Industrial Drive/SITE PLAN



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