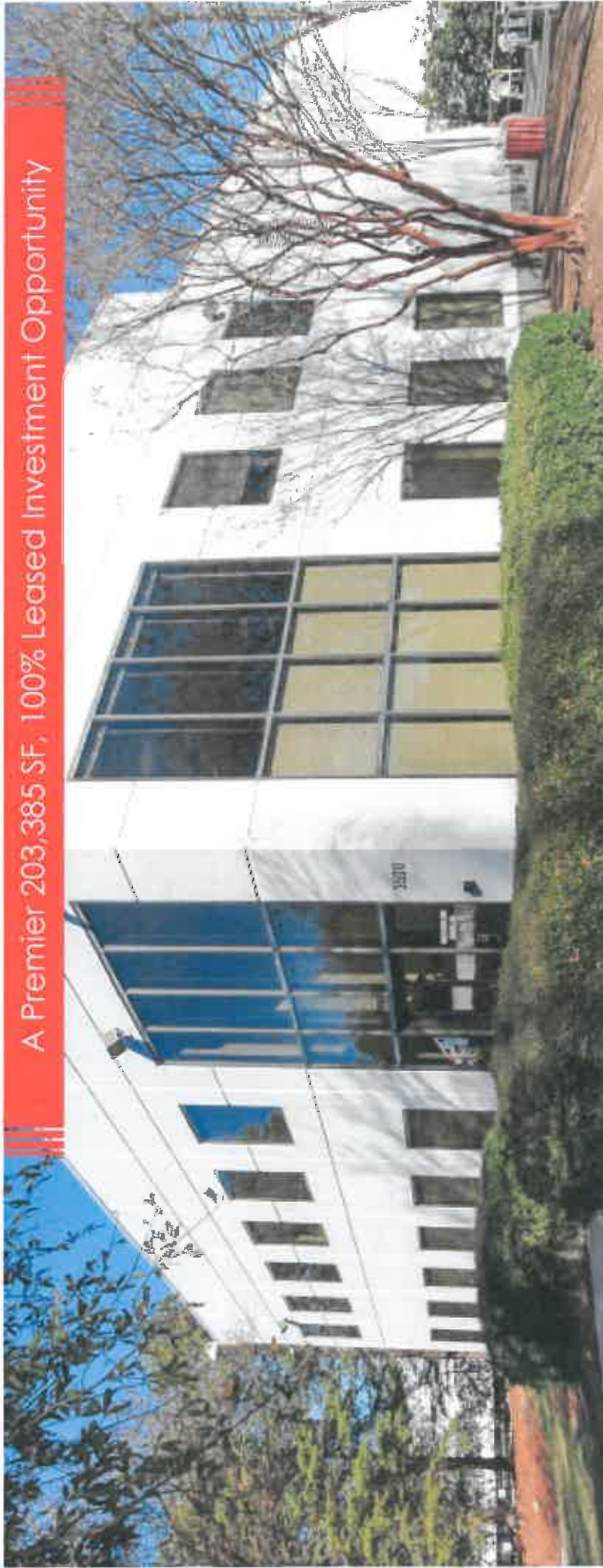


RESEARCH TRI-CENTER NORTH V

Raleigh-Durham, North Carolina

A Premier 203,385 SF, 100% Leased Investment Opportunity



The Offering

On behalf of the owner, Cushman & Wakefield | Thalhimer is pleased to present the opportunity to acquire Research Tri-Center North V, a fully-leased multi-tenant industrial facility located within the fast-growing Raleigh-Durham region. Research Tri-Center North V is a 203,385 square foot, institutional quality facility that is 100% leased to a credit-tenant roster including Silver Line Window Company, Norandex Building Materials, Professional Mail Services, West Logistics, and RoadTex Transportation. This highly diversified rent roll also boasts a staggered rollover schedule featuring a weighted average lease term of nearly five (5) years, with over 87% of the property leased through 2018 and beyond. Also included in the offering is an adjacent land parcel with 88 dedicated truck/trailer storage positions that is leased to Silver Line through 2020.

Research Tri-Center North V features premium quality tilt-up concrete construction with extensive architectural reveals and an attractive two-story glass-line at the main entrance to the property. The property features an efficient cross-dock design with 40' x 40' column spacing, an ESFR sprinkler system throughout, and a recently replaced roof with over eleven years of remaining warranty. Tri-Center North V is located within Research Tri-Center, Raleigh-Durham's largest industrial park, and is strategically positioned adjacent to the world-renowned Research Triangle Park with excellent access to Interstates 40, 85, and 540, as well as the Durham Freeway and the Raleigh-Durham International Airport.

With a weighted average lease term of nearly five (5) years, Research Tri-Center North V is an exceptional opportunity to own a fully-leased, institutional quality asset with strong cash flows in Raleigh-Durham's tightest and most desirable submarket.

INVESTMENT SUMMARY

Address 3500 North Tri-Center Boulevard, Durham, NC 27713
Total SF 203,385 SF

Site Size

Building: 15.628 acres
Truck Storage: 4.058 acres

Occupancy

100% Leased (Building and Truck Storage area)

Major Tenants

Professional Mail Services	63,401 SF
Silver Line Window Company (a division of Andersen Corporation)	45,000 SF
Norandex Building Materials (a division of Saint Gobain)	35,000 SF
West Logistics (a division of Brown Integrated Logistics)	33,936 SF



STABILIZED ASSET WITH STAGGERED LEASE EXPIRATIONS AND FUTURE UPSIDE POTENTIAL

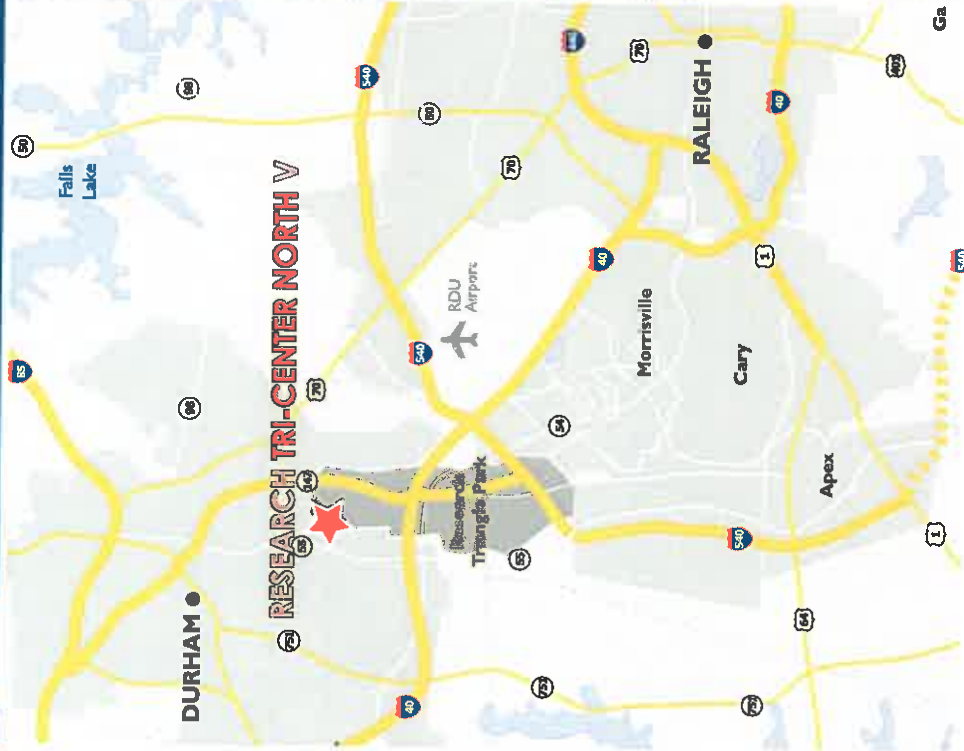
- 100% leased to a diverse tenant roster that includes Silver Line Window Company, Norandex Building Materials, Professional Mail Services, West Logistics, and RoadTex Transportation
- Staggered rollover schedule through 2020 with a weighted average remaining lease term of nearly five years
- 87% of the rent roll expires in December 2018 or beyond, with only 13% expiring in 2015
- Three (3) leases totaling over 132,000 square feet feature in-place rents that are approximately 12% below current market
- Adjacent four-acre, 88-space truck parking area is 100% leased to Silver Line through 2020 and provides additional long-term income of over \$76,000 per year

INSTITUTIONAL QUALITY CONSTRUCTION

- 203,385 square foot facility featuring premium quality tilt-up concrete construction, extensive architectural reveals, and an attractive two-story glass-line at the main entrance
- Efficient cross-dock loading configuration featuring 130' - 185' deep truck courts and 40 dock-high loading doors equipped with mechanical pit levelers
- 40' x 40' interior column spacing, 20' clear height, fully painted interior walls and roof deck, and an ESFR sprinkler system throughout the facility
- **Recently replaced roof** with 15-year warranty installed in two sections: 120,000 SF installed in August 2009, 80,000 SF installed in June 2011



RESEARCH TRI-CENTER NORTH V



FOR MORE INFORMATION, PLEASE CONTACT:

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