

FOR LEASE

NEWLY RENOVATED WAREHOUSE SPACE

3508

NORTH TRI-CENTER BOULEVARD

Durham, NC 27713



PROPERTY FEATURES

- + 272,396 square foot warehouse/distribution facility
- + 125,864 square feet available
 - Including approximately 1,900 square feet of office space; additional office space can be added
 - Fourteen 10' x 10' dock-high doors with pit levelers, dock locks and lights
 - Newly installed T-5 fluorescent lighting
 - Can accommodate users 30,000 square feet and greater
- + Built in 1989
- + Located on 14.677 acres zoned Light Industrial (IL); for permitted uses click [here](#)
- + 21.75' ceiling clearance
- + 40' x 40' column spacing
- + ESFR sprinkler system
- + Two-ply membrane roofing system installed in 2008
- + Pre-cast concrete exterior construction
- + 400a/600v, 3-phase power
- + Ventilation fans in the warehouse
- + 184' truck court
- + 127 paved car parks and up to 28 paved trailer parks
- + Excess space in rear portion of truck court that can accommodate trailer storage and other exterior storage needs
- + Right-of-way entrance from Alston Avenue; rear loaded facility
- + Building exterior to be painted by February, 2017
- + Utilities metered separately with the exception of gas, exterior lighting and landscaping, which are included in the TICAM
- + Located just north of Research Triangle Park, off S. Alston Avenue, E. Cornwallis Road and NC Highway 55. Excellent access to NC Highway 147, I-40 and I-540
- + \$4.95/SF, NNN lease rate
- + \$1.06/SF TICAM

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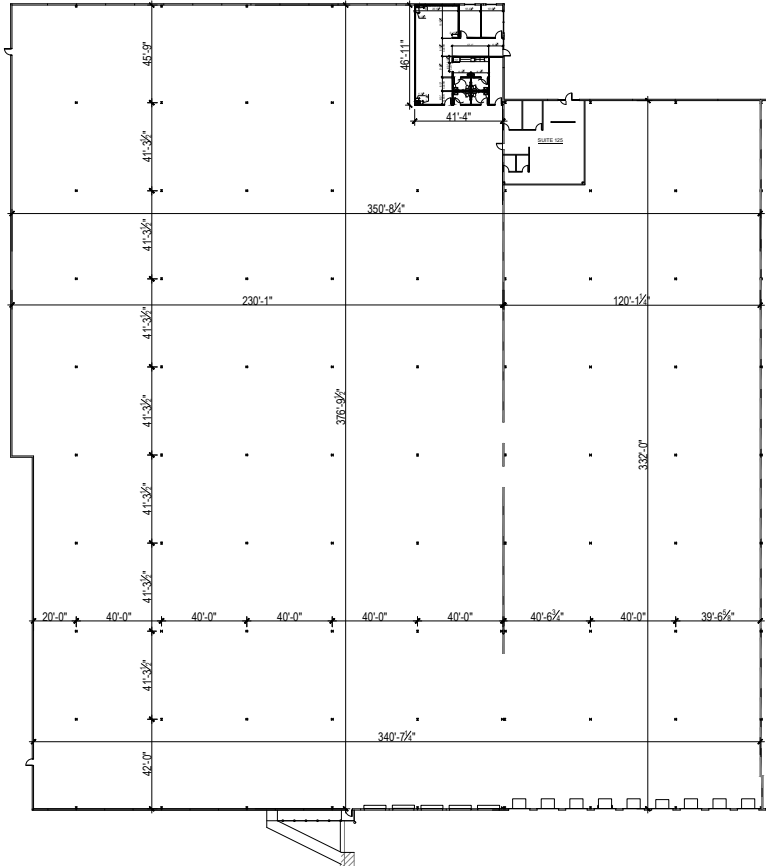
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FLOOR PLAN



PROPERTY PHOTOS



FOR LEASE

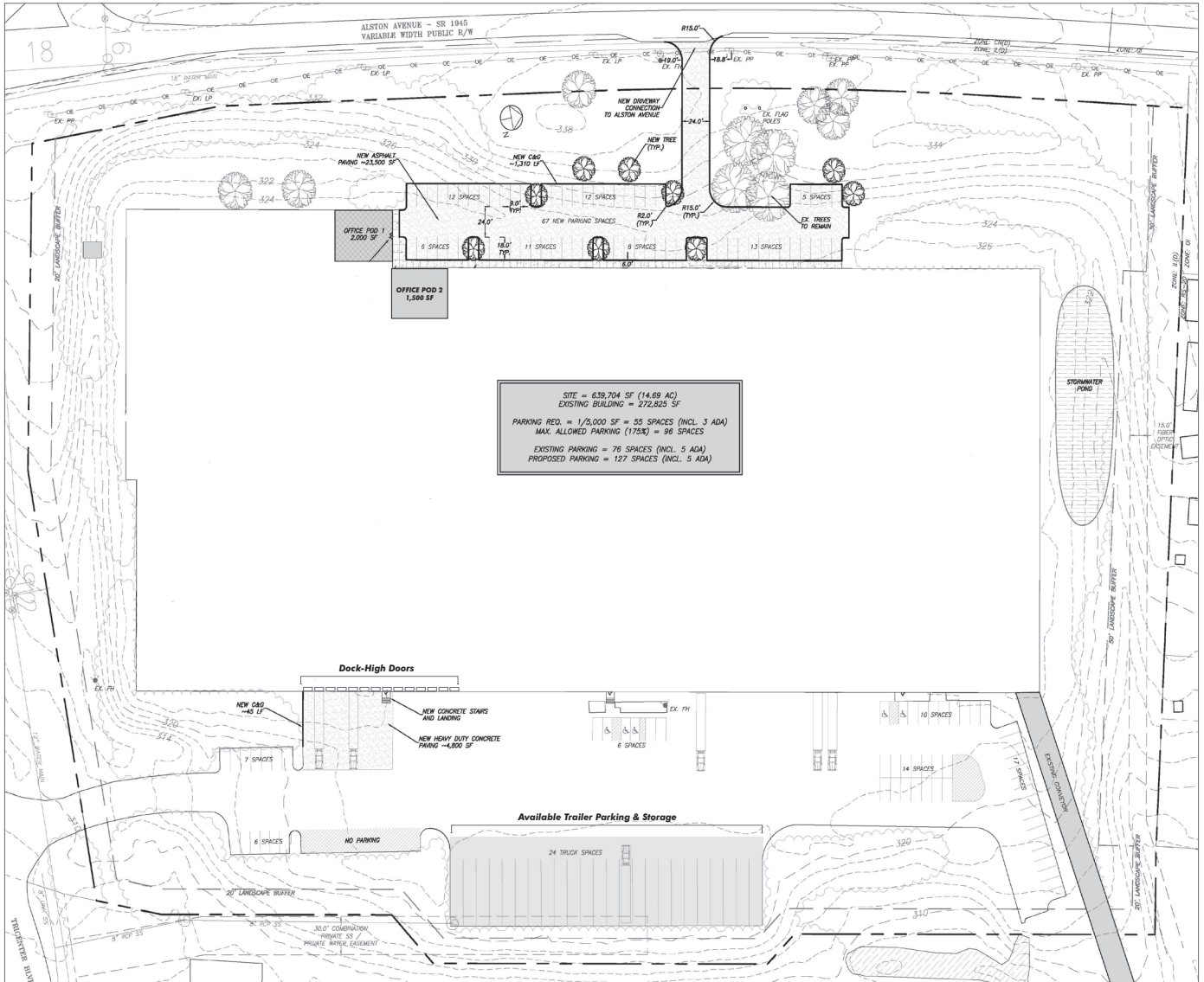
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SITE PLAN

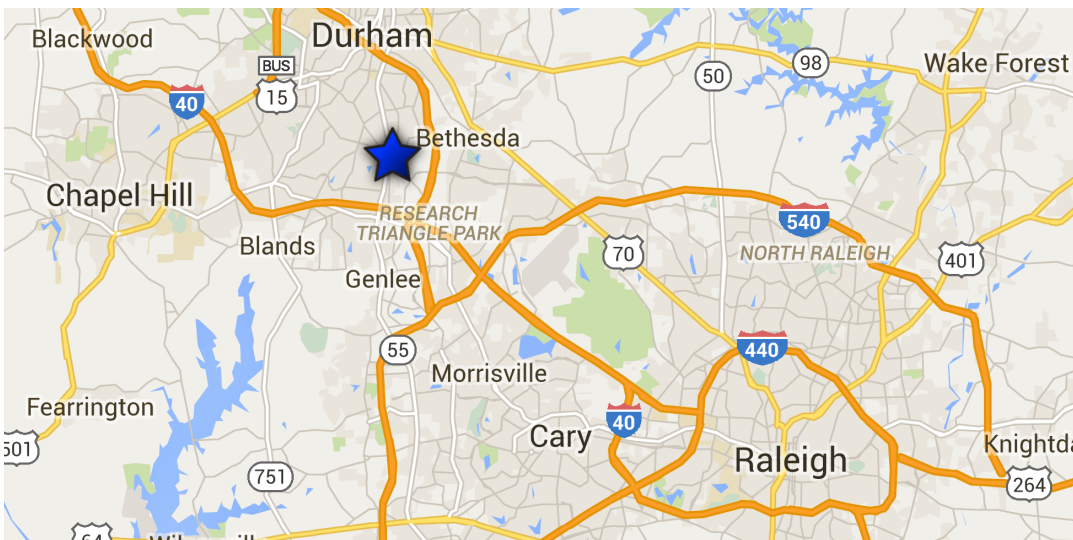


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CONTACT US

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