

FOR SALE

# ± 56,000 SQUARE FOOT FREESTANDING WAREHOUSE

3921

S. MIAMI BOULEVARD

Durham, NC 27703



## PROPERTY FEATURES

- + ± 56,000 sq. ft. freestanding industrial facility
- + Built in 1980
- + Located on ± 10.00 acres (lot line is subject to final adjustment)
- + Zoned Light Industrial (IL)
- + 24' clear height
- + Six (6) 8' x 10' dock-high doors and one (1) 10' x 12' dock-high door
- + 100% conditioned
- + 100% sprinklered
- + 277/480 volts, 600 amps, 3-phase, 4-wire power
- + ± 150 paved employee spaces
- + Masonry exterior construction
- + Located just outside the Research Triangle Park, less than 1.5 miles from I-40 and NC Hwy. 147, 2.8 miles from I-540 and 6 miles from RDU International Airport
- + PIN# 0748-04-45-5234 (partially)
- + Call for pricing

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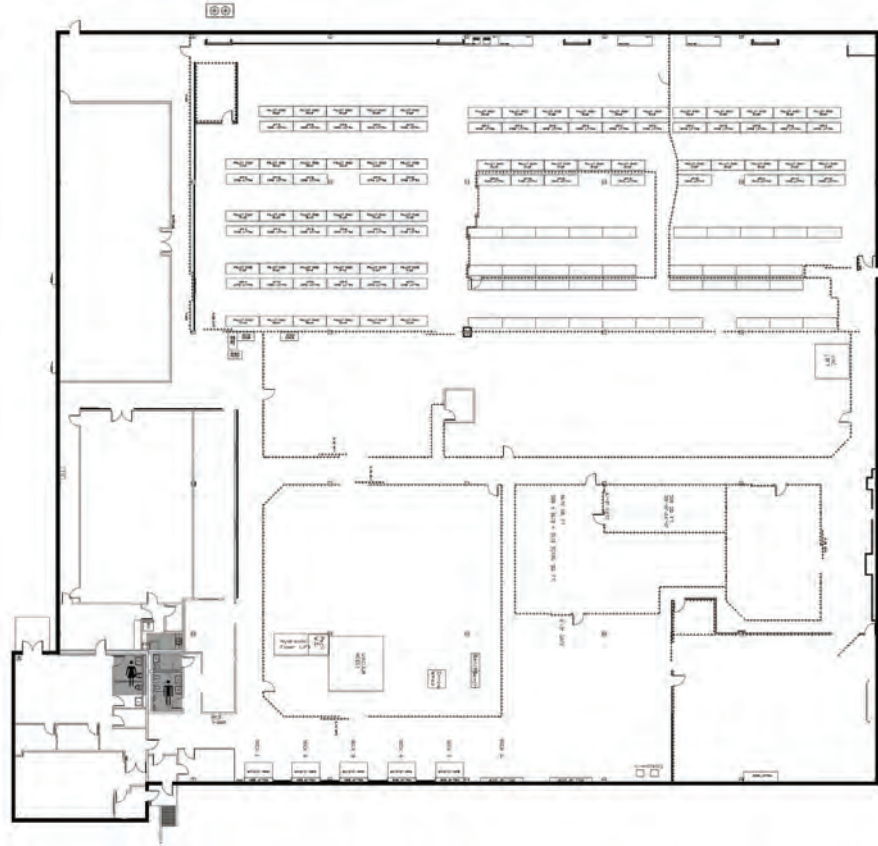
**±56,000 SF FREESTANDING WAREHOUSE**

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**FLOOR PLAN**



**PROPERTY AERIAL**



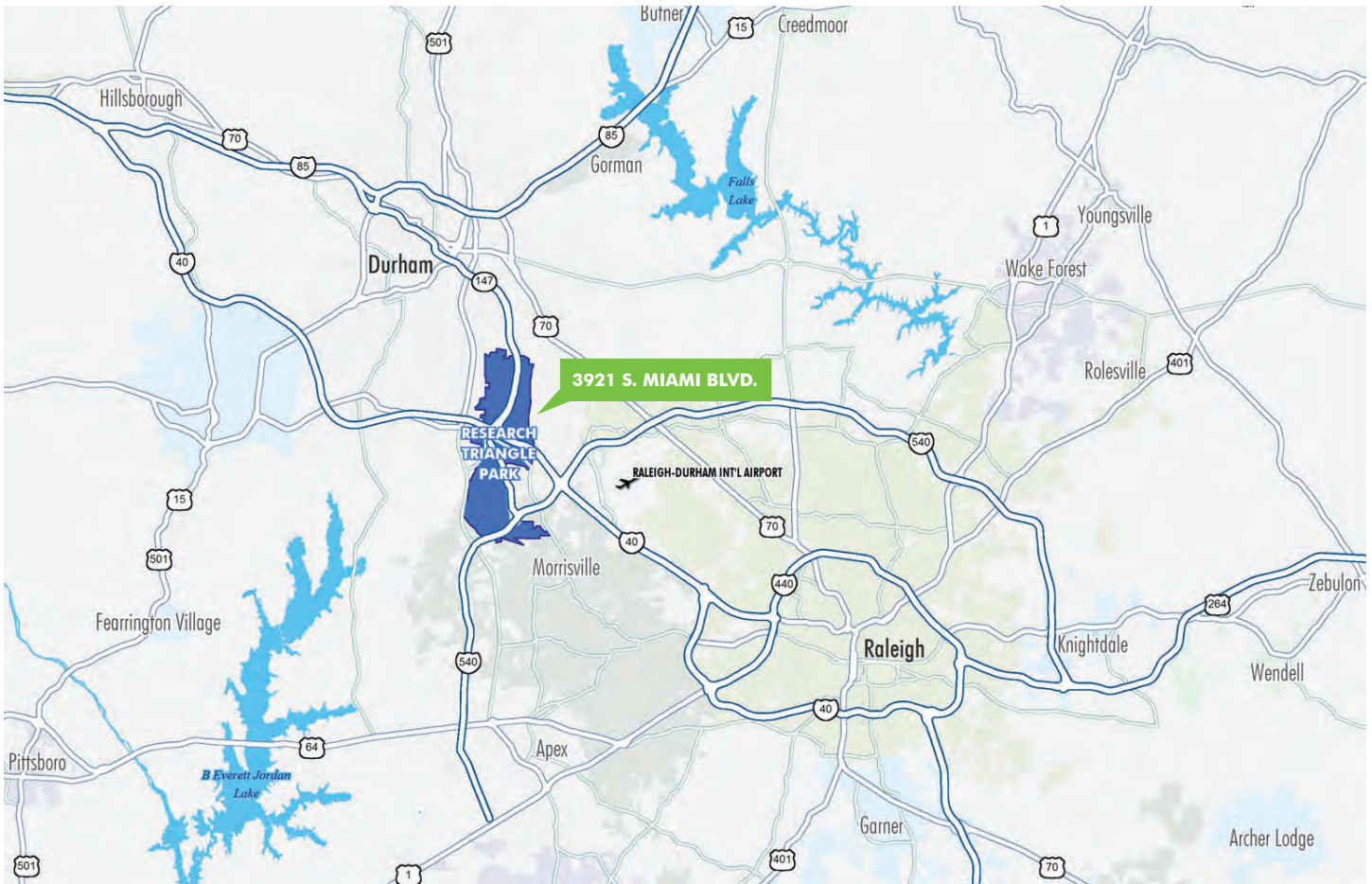
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## CONTACT US

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