

# 4018 Stirrup Creek Drive

NEW 96,095 SQUARE FOOT WAREHOUSE /  
DISTRIBUTION FACILITY IN DURHAM, NC





**CUSHMAN &  
WAKEFIELD**

*For more information, please contact  
one of the following individuals:*

**Deb Boucher**

Managing Director  
+1 919 645 3594  
deb.boucher@cushwake.com

**Doug Cook**

Senior Director  
+1 919 439 5158  
doug.cook@cushwake.com

**Kathryn Lawn**

Senior Associate  
+1 919 645 3391  
kathryn.lawn@cushwake.com

Cushman & Wakefield  
3015 Carrington Mill Blvd  
Suite 410  
Morrisville, NC 27560





## Table of Contents

Property Description .....	4
Floor Plans.....	6
Location Amenities Overview.....	8

©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



# Property Description

4018 Stirrup Creek is a new and unoccupied 96,095 square foot warehouse / distribution facility with convenient access to I-40 and sits just outside of Research Triangle Park (RTP). Companies find value in the proximity to established science and technology firms in RTP and North Carolina's low cost of business compared to other top science and tech regions.

With close proximity to Highway 147, Interstate 40 and 540, the warehouse facility provides great access throughout the Triangle and surrounding amenities, including a 10 minute drive to Raleigh-Durham International Airport. The building's convenient location offers an abundance of dining, shopping and entertainment with many shopping centers nearby, including Streets at Southpoint, Park West, Brierdale Shopping Center, Alexander Place, Alexander Village and Brier Creek Commons.

Completed in 2017, 4018 Stirrup Creek was constructed as a build-to-suit R&D and manufacturing facility, and ultimately the owner did not need the building. The brand new facility is a concrete tilt-wall construction, with rear load configuration and a 130 foot truck court.

## Project Snapshot:

SALE PRICE  
\$8,648,550

SQUARE FEET  
96,095

YEAR BUILT  
2018

PARKING SPACES  
86

ACRES  
16.9

CLEAR HEIGHT  
30'

## Building Highlights

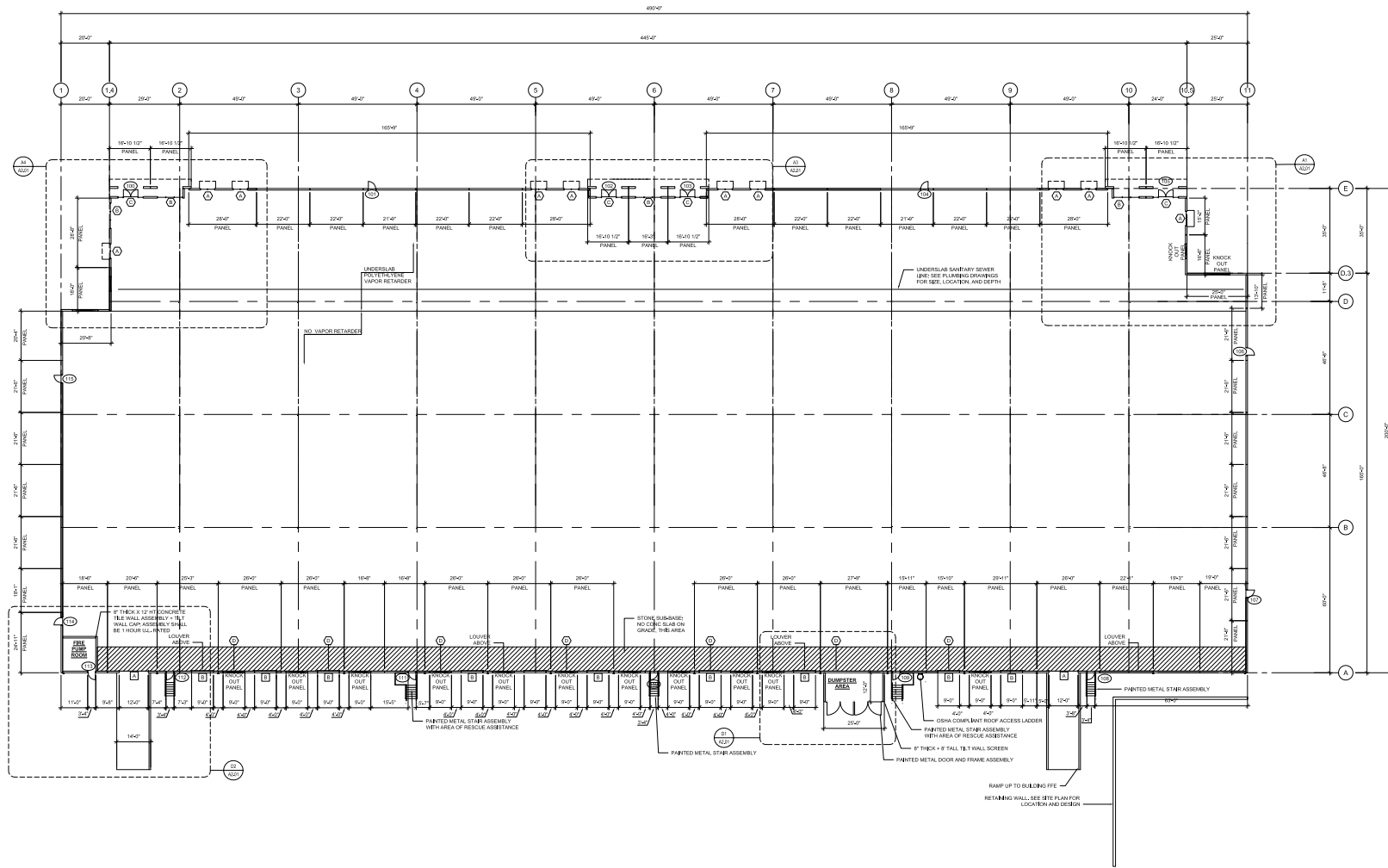
- 96,095 sf of warehouse space
- Two miles from I-40 and great access throughout the Triangle
- 10 minutes to RDU airport
- Concrete tilt-wall construction, rear load configuration with 130' truck court
- 30' clear heights
- Building sits on a 16.9 acre site with ample parking

## Specifications

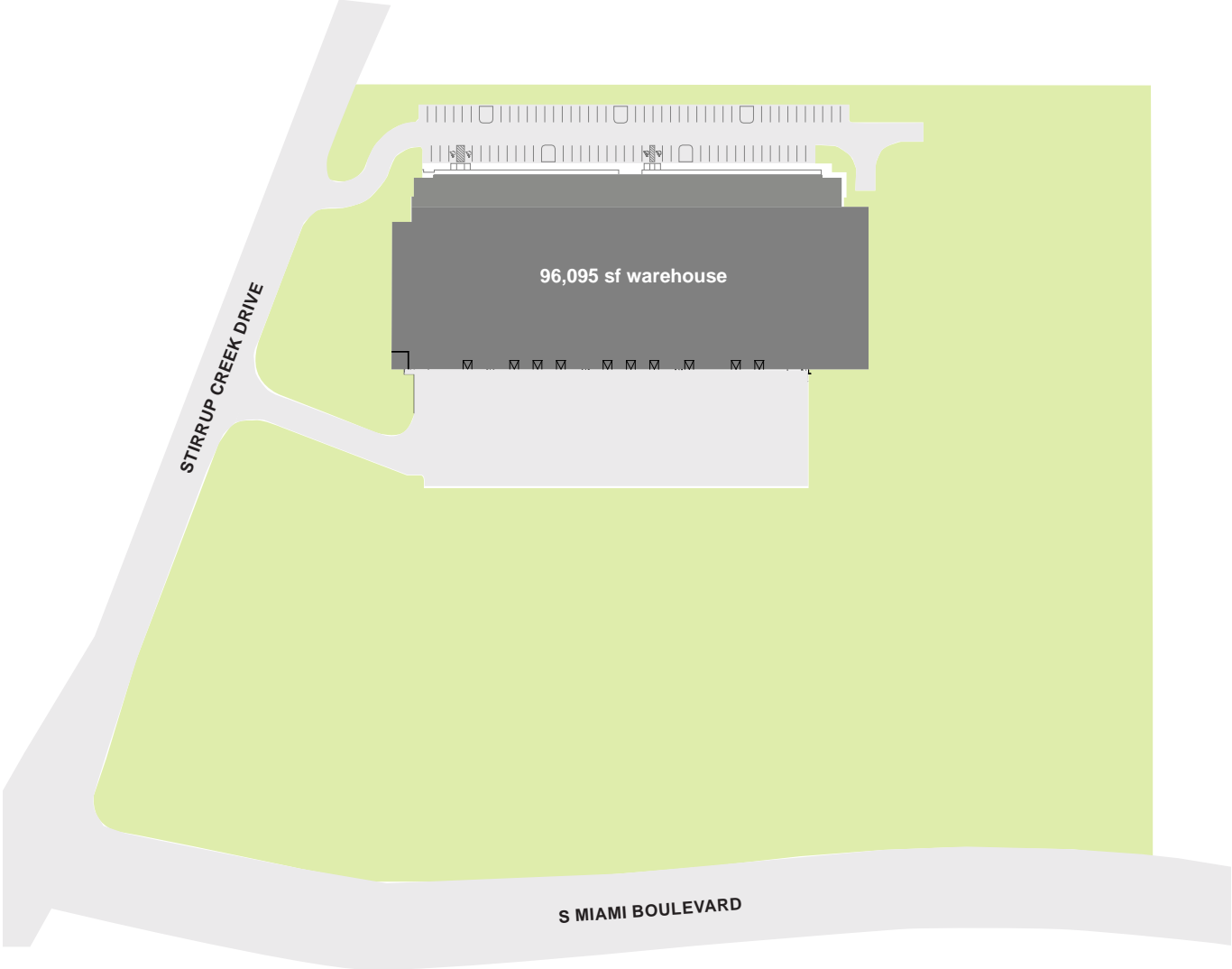
Building Dimensions	Approximately 490' x 200'
Column Spacing	50'x50'
Power	480/277V 3-phase, 225A
Lighting	High bay 6-lamp T5 fluorescent fixtures
Sprinkler	ESFR
Loading	Two 12'x14' drive-in doors Ten 9'x10' dock high doors with ability to add additional

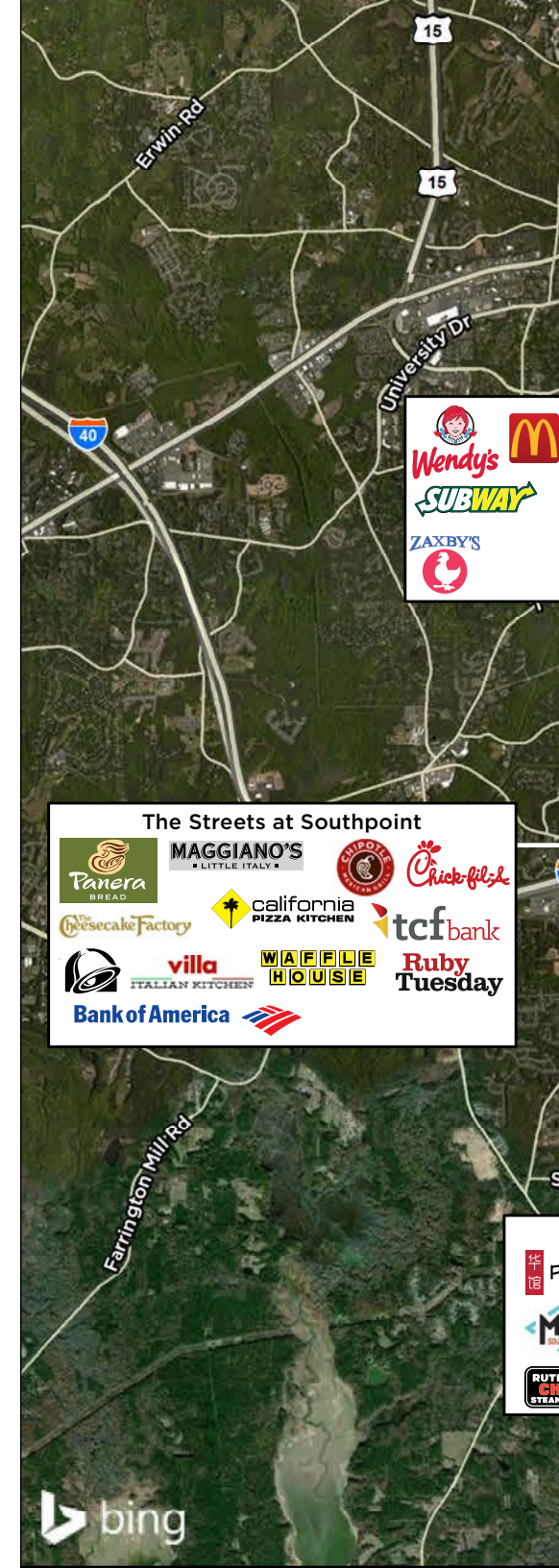


# Floor Plan



# Site Plan





# Location Amenities Overview

4018 Stirrup Creek is strategically located at the center of an area which provides quick access to major interstates, the airport and abundant amenities. A draw to employees seeking nearby amenities, the property boasts numerous dining and shopping resources, including over 75 restaurants, 30 hotels, 10 banking institutions, and more within less than five miles. A 10 minute drive to the Raleigh-Durham International Airport, it offers convenient accessibility to 62 non-stop destinations and more than 400 daily flights.





5 Miles

4018 Stirrup Creek Dr  
Durham

Residence Inn  
Marriott

Red Roof  
LA QUINTA  
EconoLodge

Candlewood Suites  
Courtyard  
Chick-fil-A  
Pizza Hut  
SUNTRUST

Wendy's  
Kentucky Fried Chicken

SUBWAY  
BURGER KING  
Pizza Hut  
Bask-Bake  
McDonald's  
SUNTRUST

Residence Inn  
Marriott  
Holiday Inn  
Jersey Mike's

Ale House  
Wendy's  
Jersey Mike's  
Wings Out  
Starbucks  
MOEs  
Firehouse Subs  
Woodforest National Bank  
Bank of America  
First Citizens Bank  
SUNTRUST

Golden Corral  
SUBWAY  
Wendy's  
Papa John's

Captain D  
PNC

Hilton Garden Inn  
MARRIOTT

Fairfield Inn & Suites  
MARRIOTT  
aloft  
HOTELS

Chick-fil-A  
WELLS FARGO  
Domino's  
PNC

Hampton Inn & Suites  
EMBASSY SUITES  
by Hilton

Jason's Deli  
Rocky Mountain Chocolate Factory  
BB&T  
Applebees  
Noodles & Company

Wendy's  
Zaxby's  
BB&T

Holiday Inn  
HOMWOOD SUITES  
BY HILTON

Hyatt Place  
Cambria Hotels  
Country Inn & Suites

Raleigh-Durham  
Int. Airport

Renaissance Center  
PF Chang's  
Buffalo Wild Wings  
McAlister's Deli  
Jersey Mike's  
Hilton Garden Inn  
Chili's

McDonald's  
Burger King  
Arby's  
Wendy's  
Taverna

Wyndham

Sheraton  
Springhill Suites  
MARRIOTT

Courtyard  
Fairfield Inn & Suites  
MARRIOTT  
Residence Inn  
MARRIOTT  
Hampton Inn & Suites  
Days Inn  
Waffle House  
Holiday Inn  
Wendy's  
La Quinta Inn & Suites

Holiday Inn  
Four Points  
by Sheraton  
Texas  
Steakhouse & Saloon

0 0.5 1 2 Miles



**Deb Boucher**

Managing Director  
+1 919 645 3594  
deb.boucher@cushwake.com

**Doug Cook**

Senior Director  
+1 919 439 5158  
doug.cook@cushwake.com

**Kathryn Lawn**

Senior Associate  
+1 919 645 3391  
kathryn.lawn@cushwake.com

