



FOUNDRY
COMMERCIAL

TBC INDUSTRIAL
TW ALEXANDER DRIVE & STIRRUP CREEK DRIVE
DURHAM, NORTH CAROLINA

INDUSTRIAL SPACE FOR LEASE
20,000 - 200,000 SF

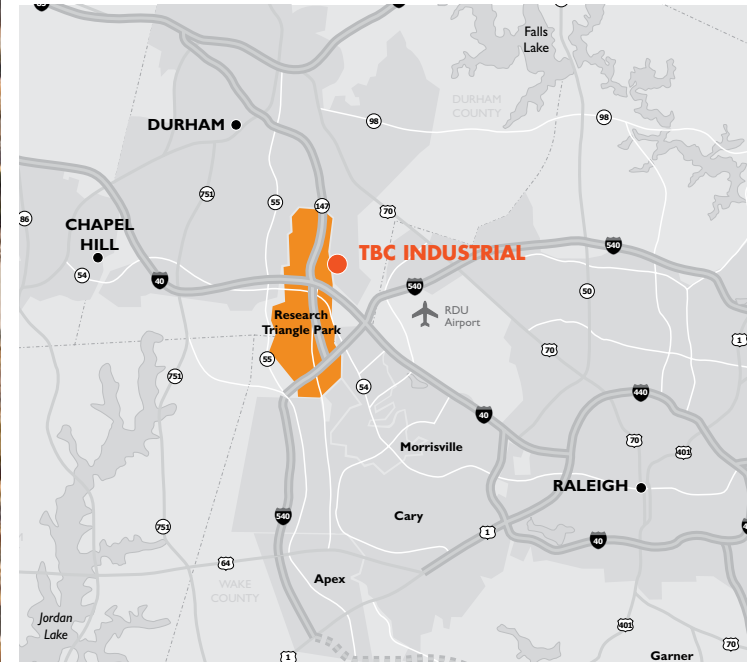
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INDUSTRIAL SPACE FOR LEASE



PROPERTY FEATURES

- Eight (8) building project totaling 771,000 SF
- Concrete tilt-wall construction
- Located in established business park conveniently located to RTP, Brier Creek, and RDU International Airport
- Rear load configuration with 130' truck covers
- Centrally located near RDU International Airport, Research Triangle Park, I540 & I40



For more information, please contact:

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Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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PROPERTY FEATURES - LOT 1 4018 STIRRUP CREEK DRIVE

Warehouse/Distribution

SITE FEATURES	
BUILDING SIZE	96,095 SF (divisible)
CLEAR HEIGHT	28'
COLUMN SPACING	50'x50'
SPRINKLER	ESFR
LIGHTING	Energy efficient T5
LOADING	<ul style="list-style-type: none">• Two drive in doors• Docks per tenant specifications
PARKING	86 parking spaces
CONSTRUCTION	Concrete tilt-wall
BUILDING DEPTH	150' - 200'



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PROPERTY FEATURES - LOT 2

Warehouse/Distribution

SITE FEATURES	
BUILDING SIZE	96,000 SF 105,600 SF
CLEAR HEIGHT	Designed to tenant specs
SPRINKLER	ESFR
LIGHTING	Energy Efficient T5
LOADING	Per tenant specs
PARKING	.94 spaces per 1,000 SF
CONSTRUCTION	Concrete tilt-wall



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PROPERTY FEATURES - LOT 3A & 3B (LEASE OR BUILD TO SUIT FOR SALE)

Flex/Warehouse with (exposure on TW Alexander)

SITE FEATURES – 3A	
BUILDING SIZE	60,500 SF
CLEAR HEIGHT	24'-30' (designed to tenant needs)
SPRINKLER	ESFR or per tenant specs
LOADING	Per tenant specs
PARKING	83 parking spaces
CONSTRUCTION	Concrete tilt wall

SITE FEATURES – 3B	
BUILDING SIZE	40,000 SF
CLEAR HEIGHT	Designed to tenants needs
SPRINKLER	ESFR or per tenant specs
LOADING	Per tenant specs
PARKING	61 parking spaces shown on plan (expansion possible)
CONSTRUCTION	Concrete-tilt wall



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