



FOUNDRY
COMMERCIAL

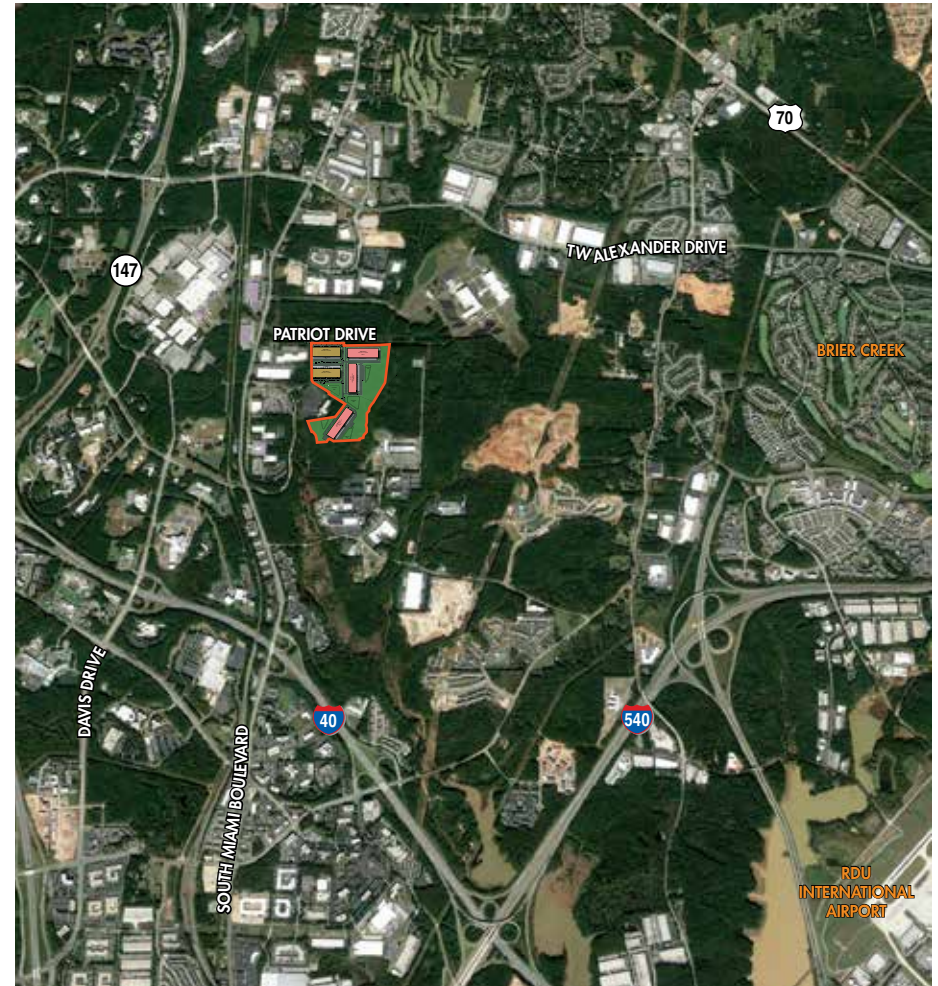
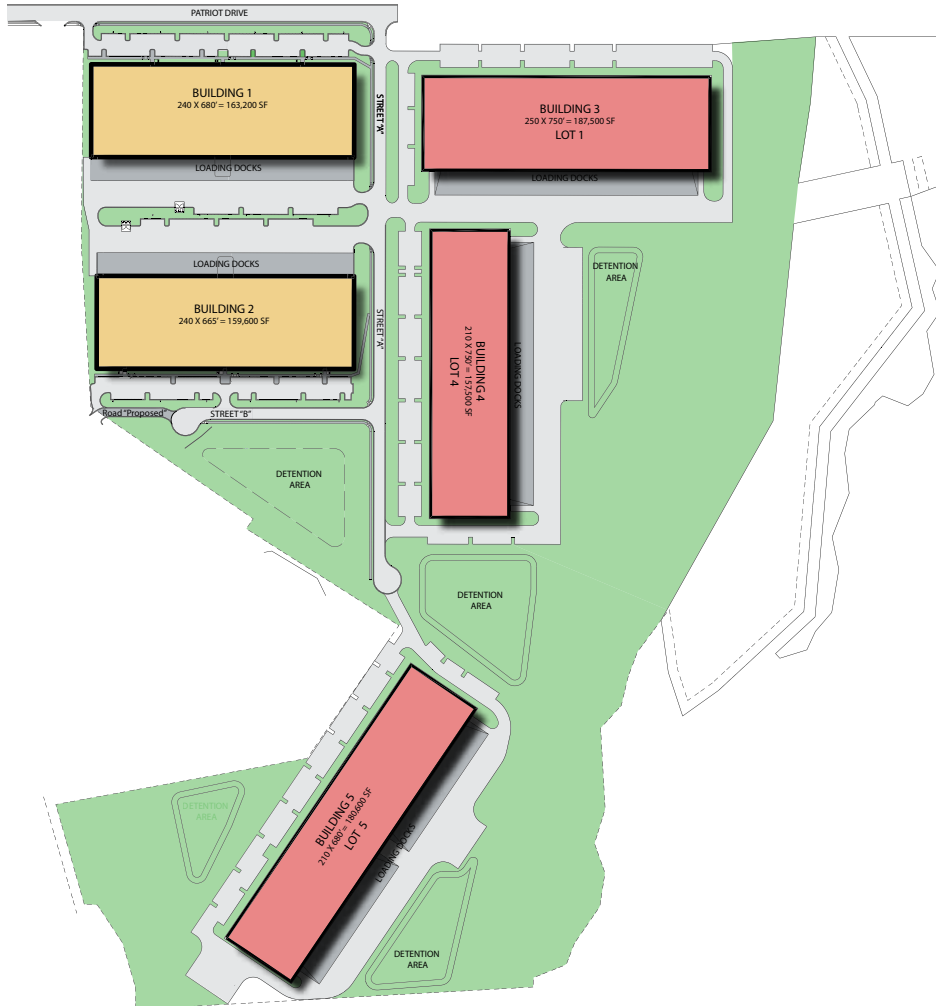
PATRIOT PARK
4050 PATRIOT DRIVE
DURHAM, NORTH CAROLINA

INDUSTRIAL SPACE FOR LEASE
±159,600 SF - 322,800 SF

PATRIOT PARK

INDUSTRIAL SPACE FOR LEASE

SITE PLAN



For more information, please contact:

JACKSON RIVES
Managing Director
(919) 576 2692
jackson.rives@foundrycommercial.com

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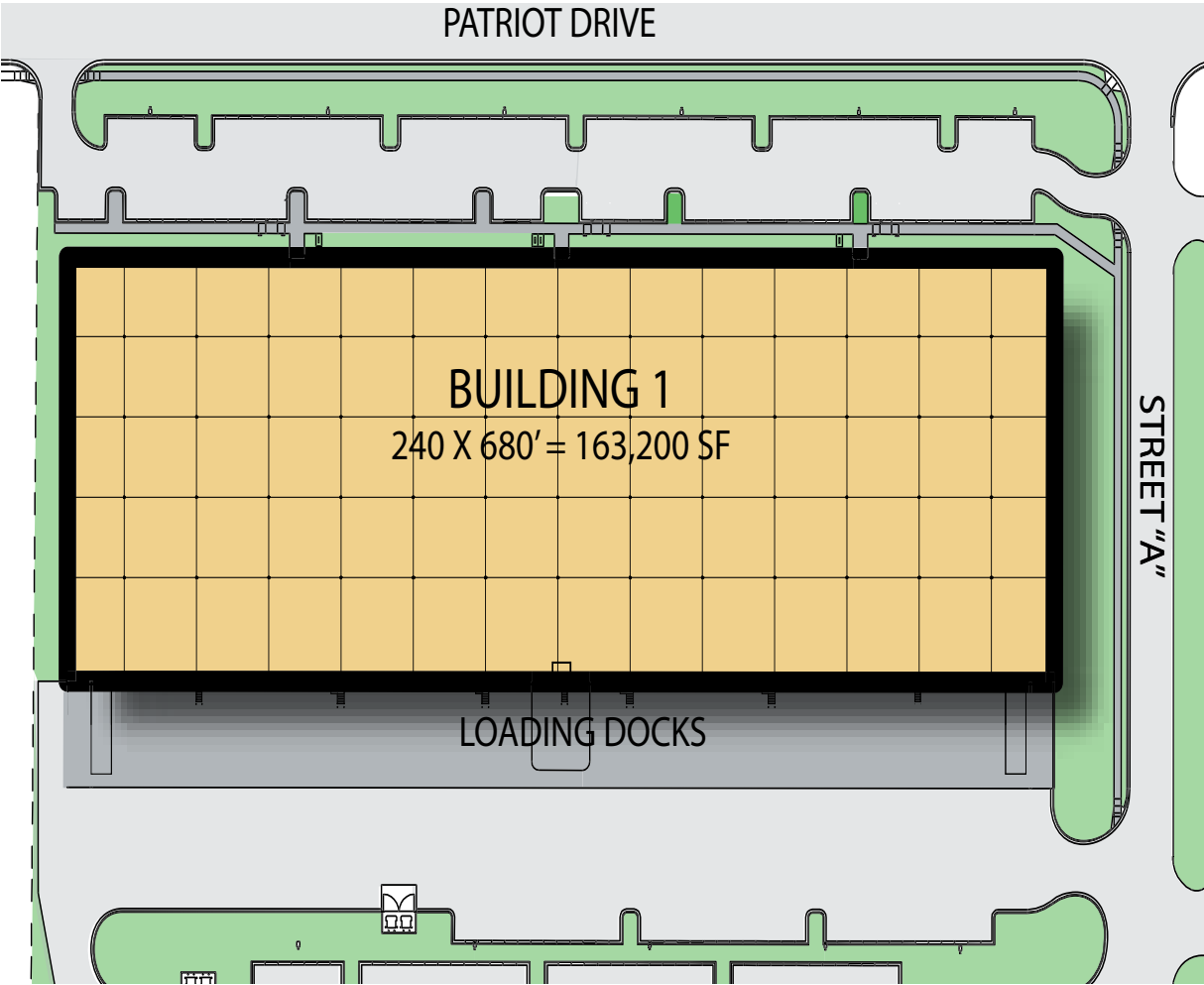
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2301 Sugar Bush Road, Suite 520
Raleigh, NC 27612

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PATRIOT PARK
INDUSTRIAL SPACE FOR LEASE

BUILDING 1 SITE PLAN



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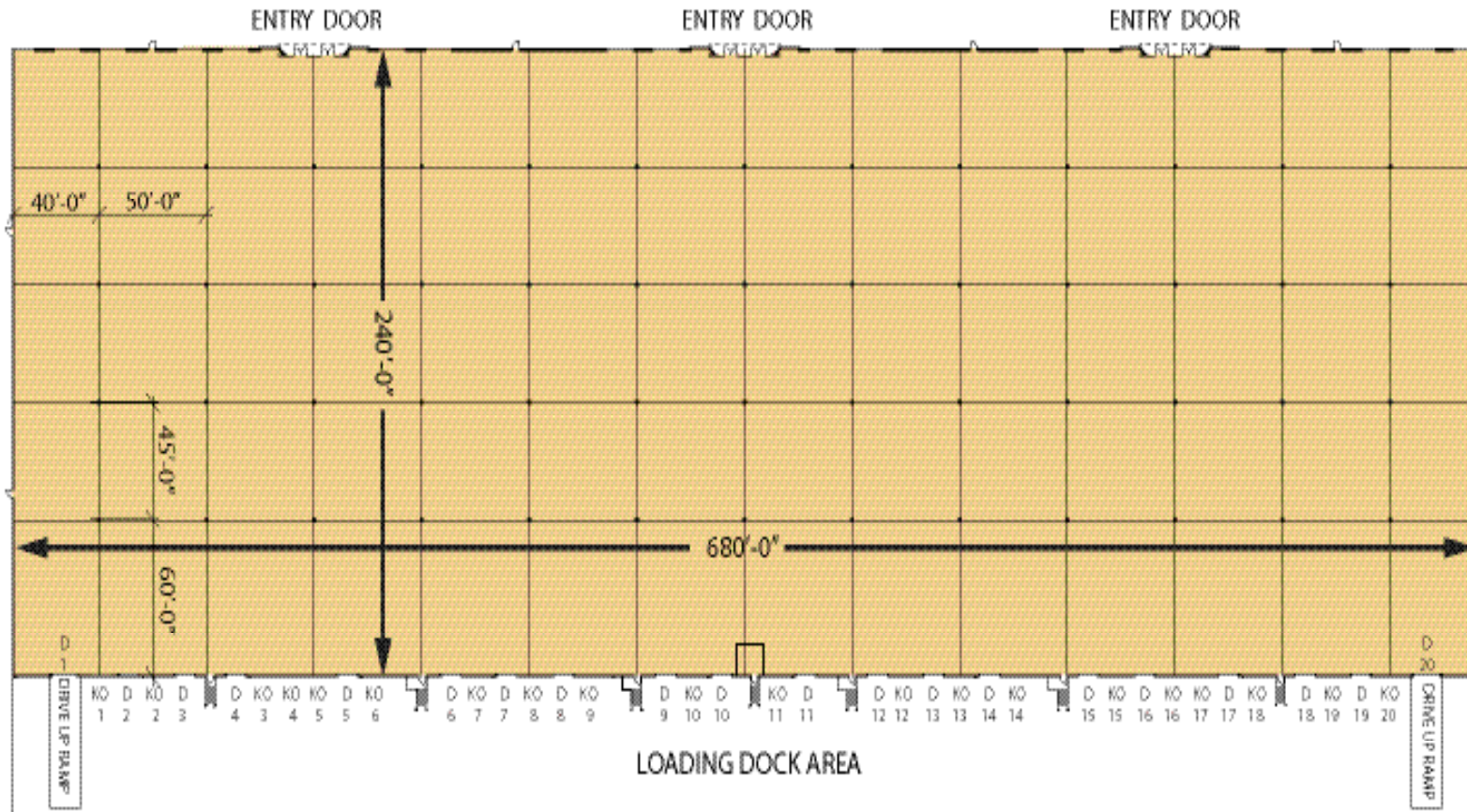
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PATRIOT PARK

INDUSTRIAL SPACE FOR LEASE

BUILDING 1 FLOOR PLAN



KO: 9'-0" Knock Out Panel
 D: 9'-0" Overhead Dock Door

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PATRIOT PARK

INDUSTRIAL SPACE FOR LEASE

SITE FEATURES

- Great access to Interstate 40 and Highway 147/Durham Freeway
- Ideal for warehouse, distribution, or R&D space
- Office area is build-to-suit per tenant's specifications
- Divisible to 24,000 SF
- Close proximity to RDU International Airport

RENTAL RATE

\$5.85 PSF NNN

BUILDING 1 FEATURES

PROJECT DURATION	Delivering June, 2018	
BUILDING SIZE	163,200 SF	
SITE SIZE	8.6 acres	
BAY SIZES	Typical bays – 45' x 50'; loading bays – 60' x 50'	
COLUMN SPACING	Typical bays – 12,000 SF; end cap bays – 9,600 SF	
BUILDING DIMENSIONS	240' X 680'	
CLEAR HEIGHT	30'	
AUTO PARKING	168 spaces	
TRUCK COURT	130' total depth; 60' concrete apron and 70' heavy duty	
EXTERIOR WALLS	Load bearing concrete wall panels	
STRUCTURAL STEEL	Gray tube steel columns and joists supporting white roof deck	
SLAB CONSTRUCTION	6" un-reinforced, 4,000psi concrete on 4" aggregate base	
DOCK DOORS	Eighteen (18) 9' x 10' manual overhead doors	
OVERHEAD DOORS	Two 14' x 16' motorized roll up doors	
ROOFING	Mechanically attached .45 mil TPO with R-8.5 insulation	
HVAC	Heat for freeze protection (to 49°F); 1 air change per hour	
FIRE PROTECTION	ESFR for protection of Class I-IV commodities	
ELECTRICAL SERVICE	Designed to tenant's specification	
LIGHTING	T-5, 6 lamp high bay fluorescents at a density of one fixture per 1,000 SF in three bays	
UTILITIES	Gas	PSNC
	Water & sewer	City of Durham
	Power	Duke Energy

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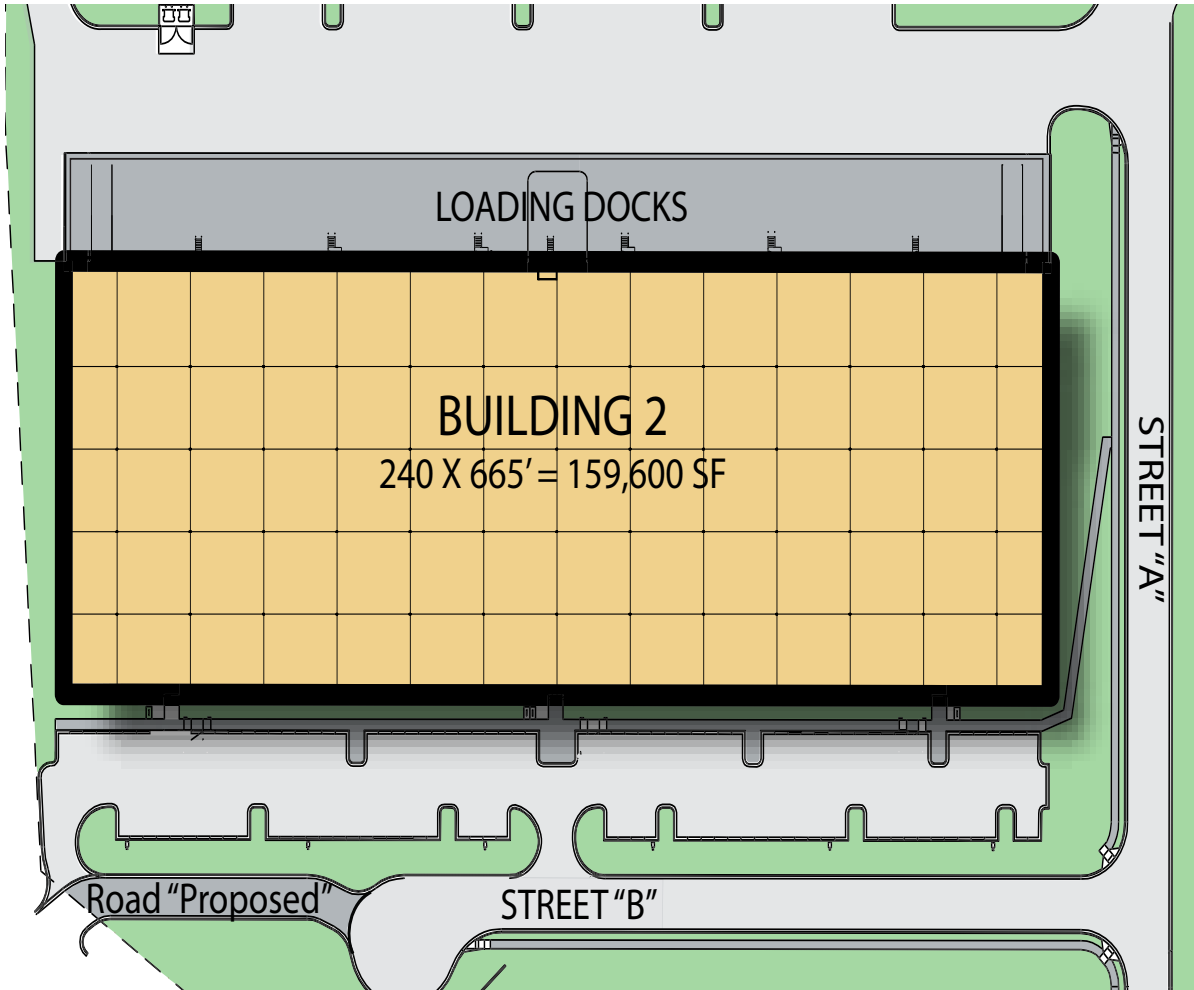
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PATRIOT PARK
INDUSTRIAL SPACE FOR LEASE

BUILDING 2 SITE PLAN



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PATRIOT PARK

INDUSTRIAL SPACE FOR LEASE

SITE FEATURES

- Great access to Interstate 40 and Highway 147/Durham Freeway
- Ideal for warehouse, distribution, or R&D space
- Office area is build-to-suit per tenant's specifications
- Divisible to 24,000 SF
- Close proximity to RDU International Airport

BUILDING 2 FEATURES

PROJECT DURATION	Delivering June, 2018	
BUILDING SIZE	159,600 SF	
SITE SIZE	8.4 acres	
BAY SIZES	Typical bays – 45' x 50'; loading bays – 60' x 50'	
COLUMN SPACING	Typical bays – 12,000 SF; end cap bays – 7,680 SF	
BUILDING DIMENSIONS	240' x 665'	
CLEAR HEIGHT	30'	
AUTO PARKING	166 spaces	
TRUCK COURT	130' total depth; 60' concrete apron and 70' heavy duty	
EXTERIOR WALLS	Load bearing concrete wall panels	
STRUCTURAL STEEL	Gray tube steel columns and joists supporting white roof deck	
SLAB CONSTRUCTION	6" un-reinforced, 4,000psi concrete on 4" aggregate base	
DOCK DOORS	Eighteen (18) 9' x 10' manual overhead doors	
OVERHEAD DOORS	Two 14' x 16' motorized roll up doors	
ROOFING	Mechanically attached .45 mil TPO with R-8.5 insulation	
HVAC	Heat for freeze protection (to 49°F); 1 air change per hour	
FIRE PROTECTION	ESFR for protection of Class I-IV commodities	
ELECTRICAL SERVICE	One (1), house service for common area lighting and fire alarm	
LIGHTING	T-5, 6 lamp high bay fluorescents at a density of one fixture per 1,000 SF in three bays	
UTILITIES	Gas	PSNC
	Water & sewer	City of Durham
	Power	Duke Energy

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PATRIOT PARK

INDUSTRIAL SPACE FOR LEASE

RENDERING



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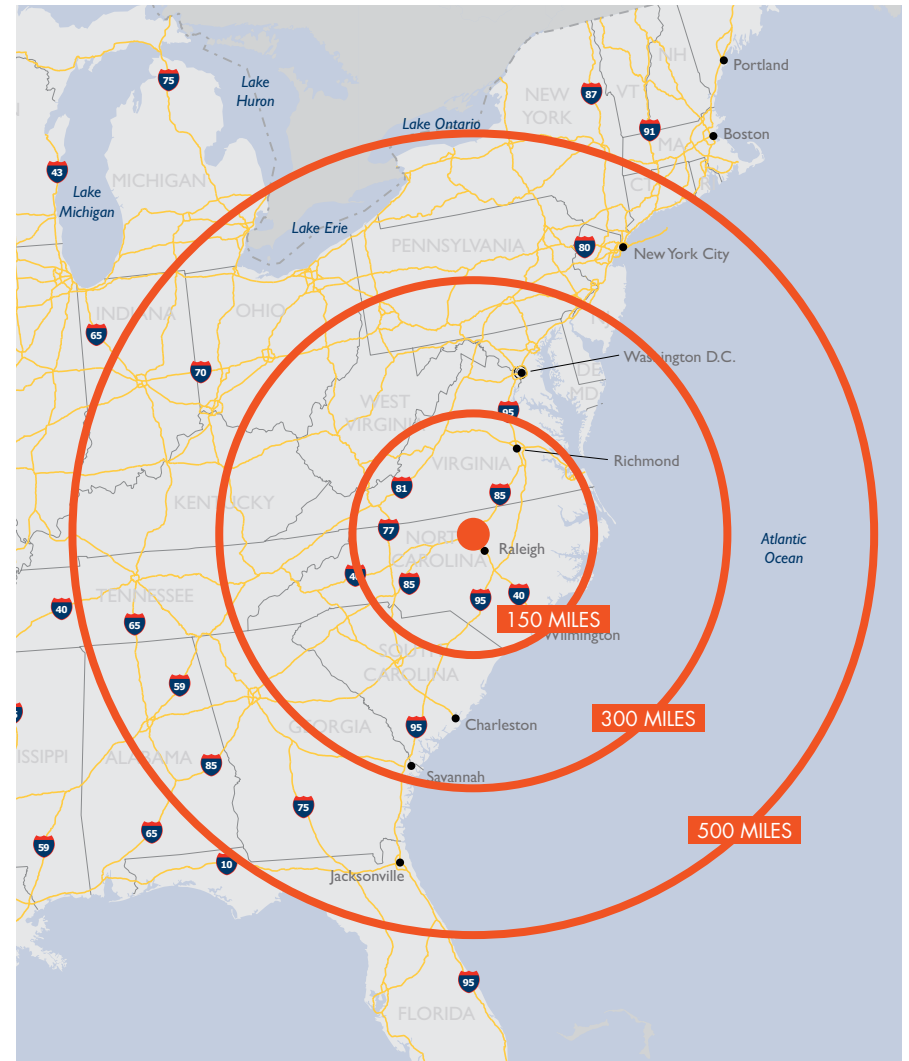
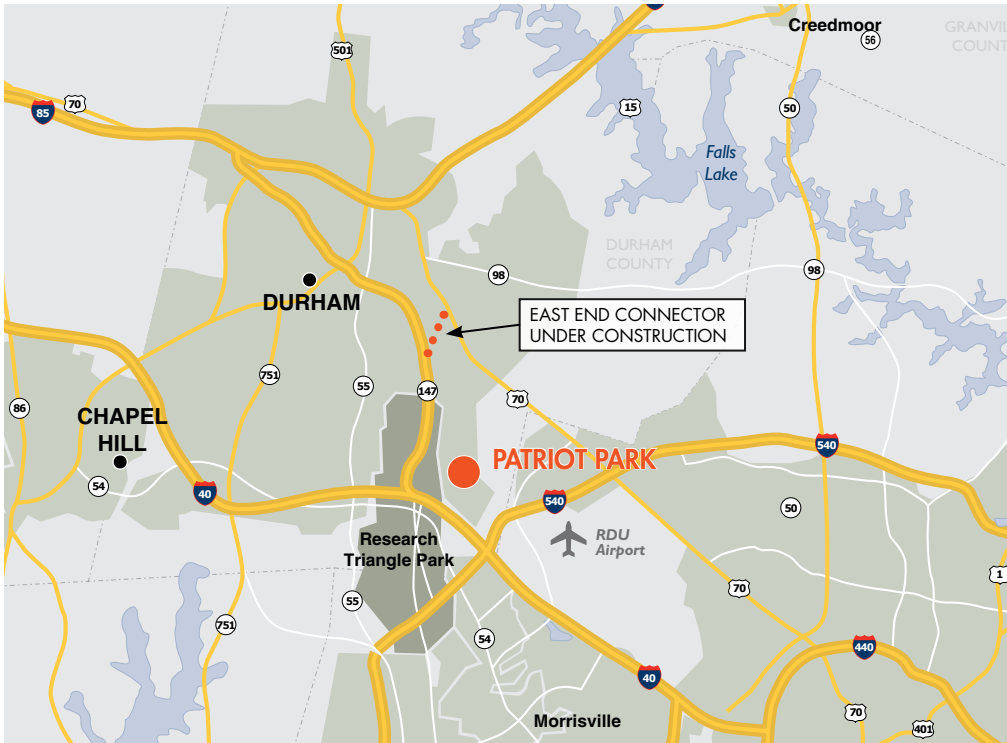
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INTERSTATES

Uninterrupted distribution to every major market in the United States:

- 10 miles 4 miles
- 2 miles 130 miles

PORTS

- Wilmington, NC 151 miles
- Morehead City, NC 167 miles
- Norfolk, VA 189 miles
- Charleston, SC 297 miles

AIRPORTS

- Raleigh-Durham International 6 miles
- Piedmont Triad International 81 miles
- Charlotte Douglas International 157 miles

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