



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

INDUSTRIAL SPACE FOR LEASE
22,000 - 165,000 SF

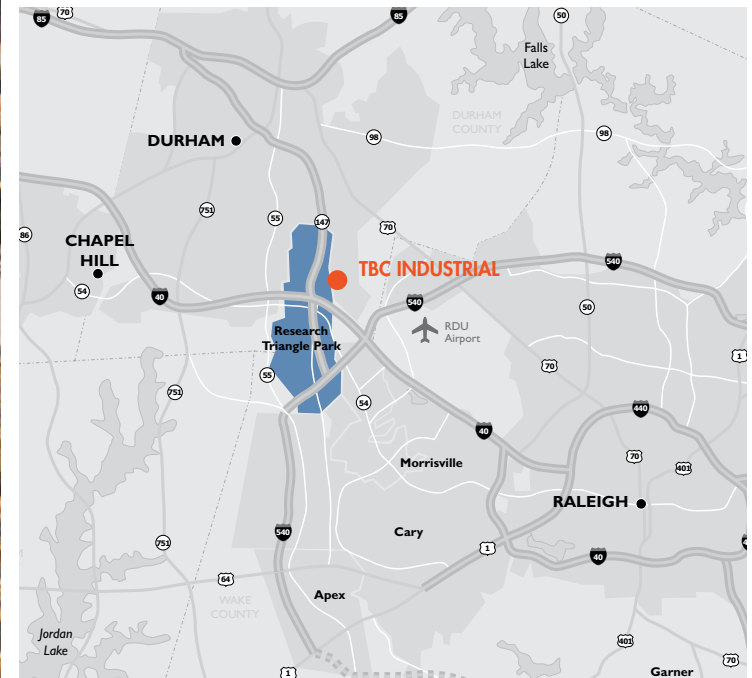
TBC INDUSTRIAL

INDUSTRIAL SPACE FOR LEASE



PROPERTY FEATURES

- Six (6) building project totaling 500,000 SF
- Concrete tilt-wall construction
- Located in established business park conveniently located to RTP, Brier Creek, and RDU International Airport
- Rear load configuration with abundant parking and potential for trailer storage



For more information, please contact:

JIM ALLAIRE, SIOR
 Managing Director
 (919) 576 2691
jim.allaire@foundrycommercial.com

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

ALEXIS LAMBETH
 Vice President
 (919) 987 2926
alexis.lambeth@foundrycommercial.com

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.

FOUNDRY
 COMMERCIAL

2301 Sugar Bush Road, Suite 520
 Raleigh, NC 27612

foundrycommercial.com

TBC INDUSTRIAL INDUSTRIAL SPACE FOR LEASE



For more information, please contact:

JIM ALLAIRE, SIOR
Managing Director
(919) 576 2691
jim.allaire@foundrycommercial.com

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

ALEXIS LAMBETH
Vice President
(919) 987 2926
alexis.lambeth@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 520
Raleigh, NC 27612

foundrycommercial.com

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.

TBC INDUSTRIAL

INDUSTRIAL SPACE FOR LEASE

PROPERTY FEATURES - LOT 1

Warehouse/Distribution

SITE FEATURES	
BUILDING SIZE	103,500 SF (DIVISIBLE)
CLEAR HEIGHT	28'
COLUMN SPACING	50'X50'
SPRINKLER	ESFR
LIGHTING	ENERGY EFFICIENT T5
LOADING	PER TENANT SPECIFICATIONS
PARKING	113-150 PARKING SPACES POSSIBLE
CONSTRUCTION	CONCRETE TILT-WALL



For more information, please contact:

JIM ALLAIRE, SIOR
Managing Director
(919) 576 2691
jim.allaire@foundrycommercial.com

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

ALEXIS LAMBETH
Vice President
(919) 987 2926
alexis.lambeth@foundrycommercial.com

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.

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 520
Raleigh, NC 27612

foundrycommercial.com

TBC INDUSTRIAL

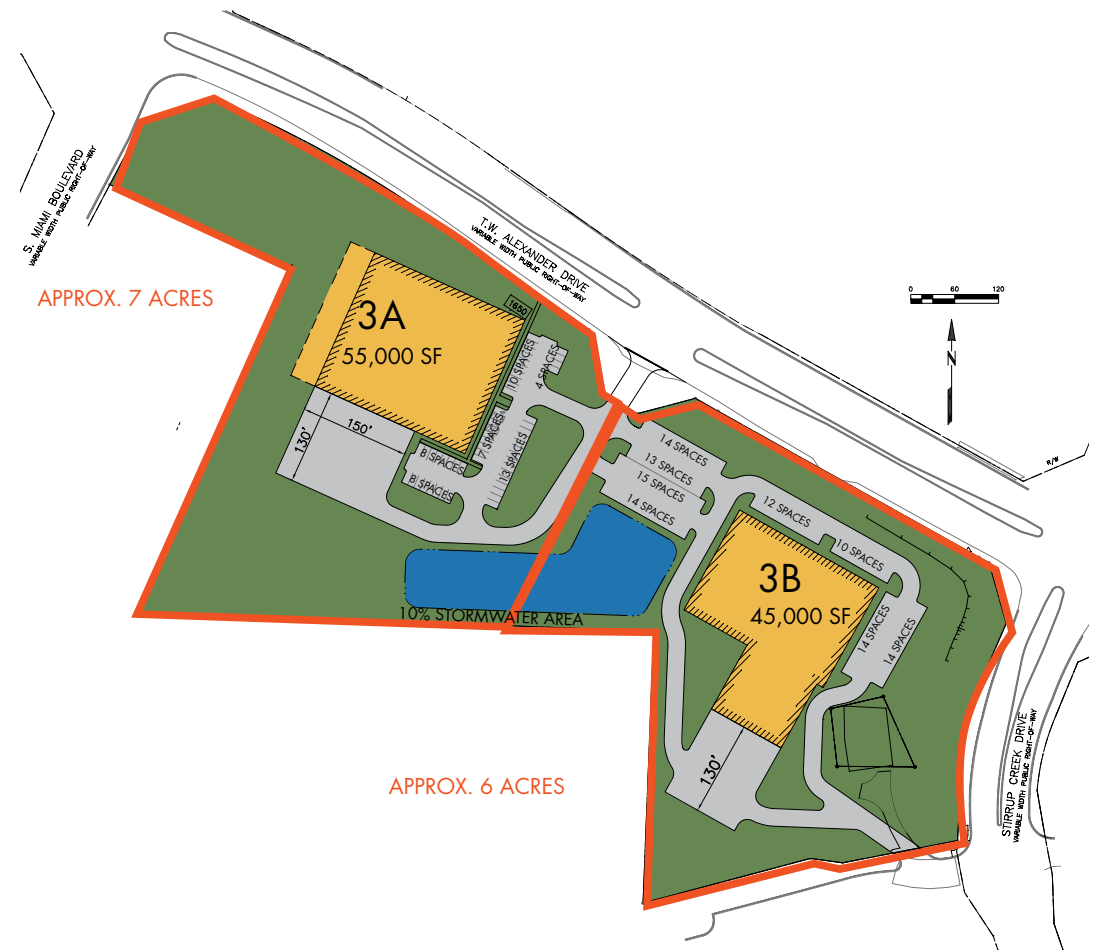
INDUSTRIAL SPACE FOR LEASE

PROPERTY FEATURES - LOT 3A & 3B (LOTS ALSO AVAILABLE FOR PURCHASE)

Retail, flex, warehouse, or office with (exposure on TW Alexander)

SITE FEATURES – 3A	
BUILDING SIZE	55,000 SF (SHOWN)
CLEAR HEIGHT	24'-30' (DESIGNED TO TENANT NEEDS)
SPRINKLER	ESFR OR PER TENANT SPECS
LOADING	PER TENANT SPECS
PARKING	66 POTENTIAL PARKING SPACES (SHOWN)
CONSTRUCTION	CONCRETE TILT WALL

SITE FEATURES – 3B	
BUILDING SIZE	FLEXIBLE PER TENANT NEEDS; 45,000 SF SHOWN ON PLAN
CLEAR HEIGHT	DESIGNED TO TENANTS NEEDS
SPRINKLER	ESFR OR PER TENANT SPECS
LOADING	PER TENANT SPECS
PARKING	106 PARKING SPACES SHOWN ON PLAN
CONSTRUCTION	CONCRETE-TILT WALL



For more information, please contact:

JIM ALLAIRE, SIOR
Managing Director
(919) 576 2691
jim.allaire@foundrycommercial.com

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

ALEXIS LAMBETH
Vice President
(919) 987 2926
alexis.lambeth@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 520
Raleigh, NC 27612

foundrycommercial.com

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.

TBC INDUSTRIAL

INDUSTRIAL SPACE FOR LEASE

PROPERTY FEATURES - LOT 4A

Flex/Warehouse

SITE FEATURES	
BUILDING SIZE	55,000-65,000 SF
CLEAR HEIGHT	24'-28'
COLUMN SPACING	PER TENANT SPECS
SPRINKLER	ESFR
LIGHTING	ENERGY EFFICIENT T5
LOADING	PER TENANT SPECIFICATIONS
PARKING	UP TO 100 SPACES
CONSTRUCTION	CONCRETE TILT-WALL



For more information, please contact:

JIM ALLAIRE, SIOR
 Managing Director
 (919) 576 2691
jim.allaire@foundrycommercial.com

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

ALEXIS LAMBETH
 Vice President
 (919) 987 2926
alexis.lambeth@foundrycommercial.com

FOUNDRY
 COMMERCIAL

2301 Sugar Bush Road, Suite 520
 Raleigh, NC 27612

foundrycommercial.com

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.

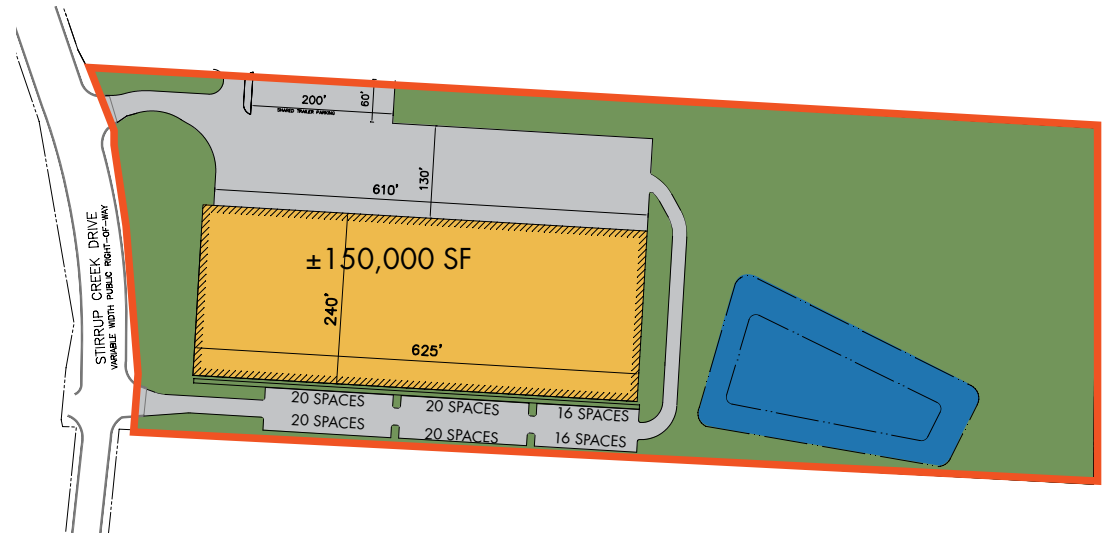
TBC INDUSTRIAL

INDUSTRIAL SPACE FOR LEASE

PROPERTY FEATURES - LOT 4B

Warehouse/distribution with up to 49 trailer parking positions

SITE FEATURES	
BUILDING SIZE	±150,000 SF
CLEAR HEIGHT	28'
COLUMN SPACING	50'X50'
SPRINKLER	ESFR
LIGHTING	ENERGY EFFICIENT T5
LOADING	PER TENANT REQUIREMENTS
PARKING	APPROXIMATELY ONE (1) SPACE PER 1,000 SF LEASED
CONSTRUCTION	CONCRETE TILT-WALL CONSTRUCTION
TRAILER PADS	POTENTIAL FOR ON-SITE TRAILER PARKING



For more information, please contact:

JIM ALLAIRE, SIOR
 Managing Director
 (919) 576 2691
 jim.allaire@foundrycommercial.com

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

ALEXIS LAMBETH
 Vice President
 (919) 987 2926
 alexis.lambeth@foundrycommercial.com

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.

FOUNDRY
 COMMERCIAL

2301 Sugar Bush Road, Suite 520
 Raleigh, NC 27612

foundrycommercial.com

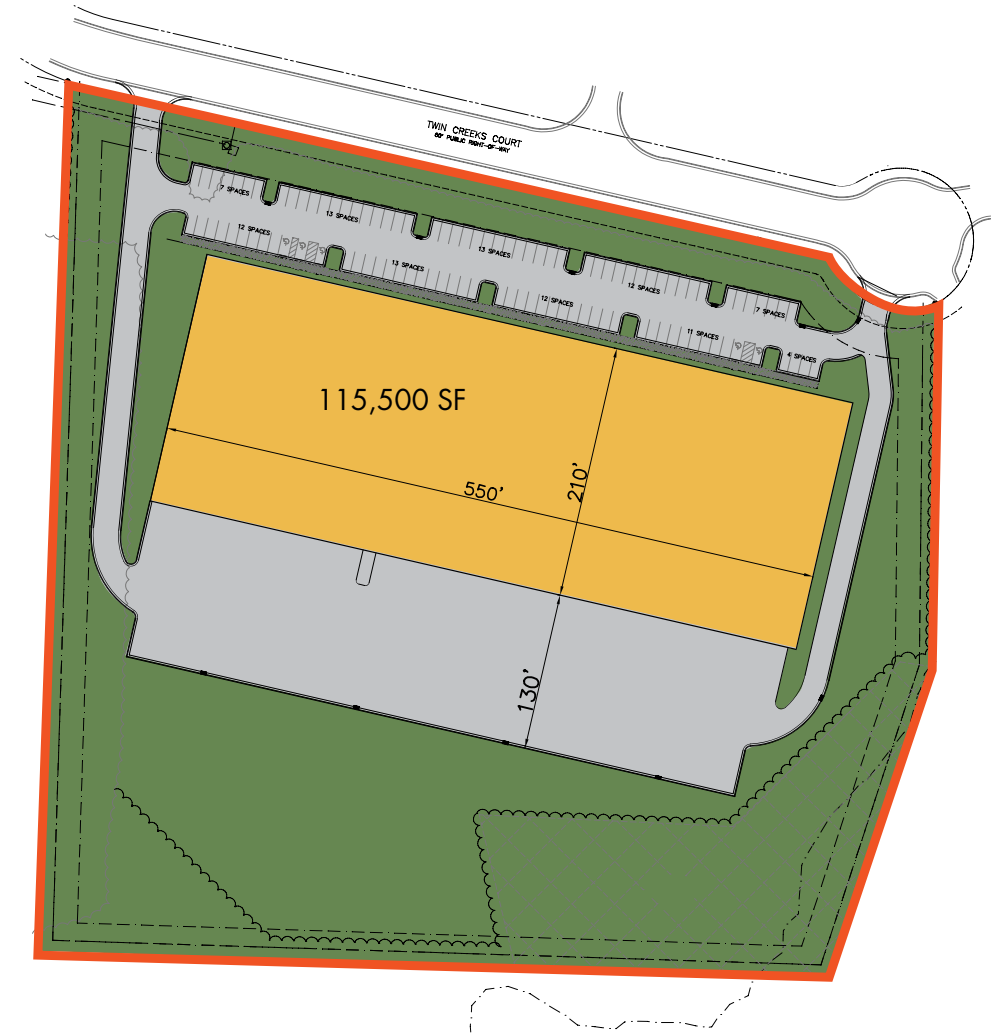
TBC INDUSTRIAL

INDUSTRIAL SPACE FOR LEASE

PROPERTY FEATURES - LOT 5

- Warehouse/distribution use
- Twin Creeks Drive

SITE FEATURES	
BUILDING SIZE	115,500 SF
CLEAR HEIGHT	28'
COLUMN SPACING	50'X50'
SPRINKLER	ESFR
LIGHTING	ENERGY EFFICIENT T5
LOADING	PER TENANT SPECIFICATIONS
PARKING	APPROXIMATELY ONE (1) SPACE PER 1,000 SF LEASED
CONSTRUCTION	CONCRETE TILT-WALL



For more information, please contact:

JIM ALLAIRE, SIOR
Managing Director
(919) 576 2691
jim.allaire@foundrycommercial.com

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

ALEXIS LAMBETH
Vice President
(919) 987 2926
alexis.lambeth@foundrycommercial.com

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.

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 520
Raleigh, NC 27612

foundrycommercial.com