

FOR SALE AND/OR LEASE

4225 BENNETT MEMORIAL ROAD
DURHAM NC 27705



⊗ **LEASE RATE:**
\$8.00 NNN

⊗ **SALES PRICE:**
CONTACT BROKER FOR
PRICING INFO.

BROKER CONTACT

TEDDY HOBBS | VICE PRESIDENT

✉ teddy@phoenixcommercialnc.com

☎ 919.948.7233 (D) | 919.395.1495 (C)

PROPERTY HIGHLIGHTS

⊗ **AVAILABLE SPACE:** +/- 8,000 SF BUILDING

⊗ **PROPERTY TYPE:** FLEX

⊗ **ZONING:** INDUSTRIAL

⊗ **PARKING:** 12 FREE SURFACE SPACES AVAILABLE
RATIO 1.5/1000

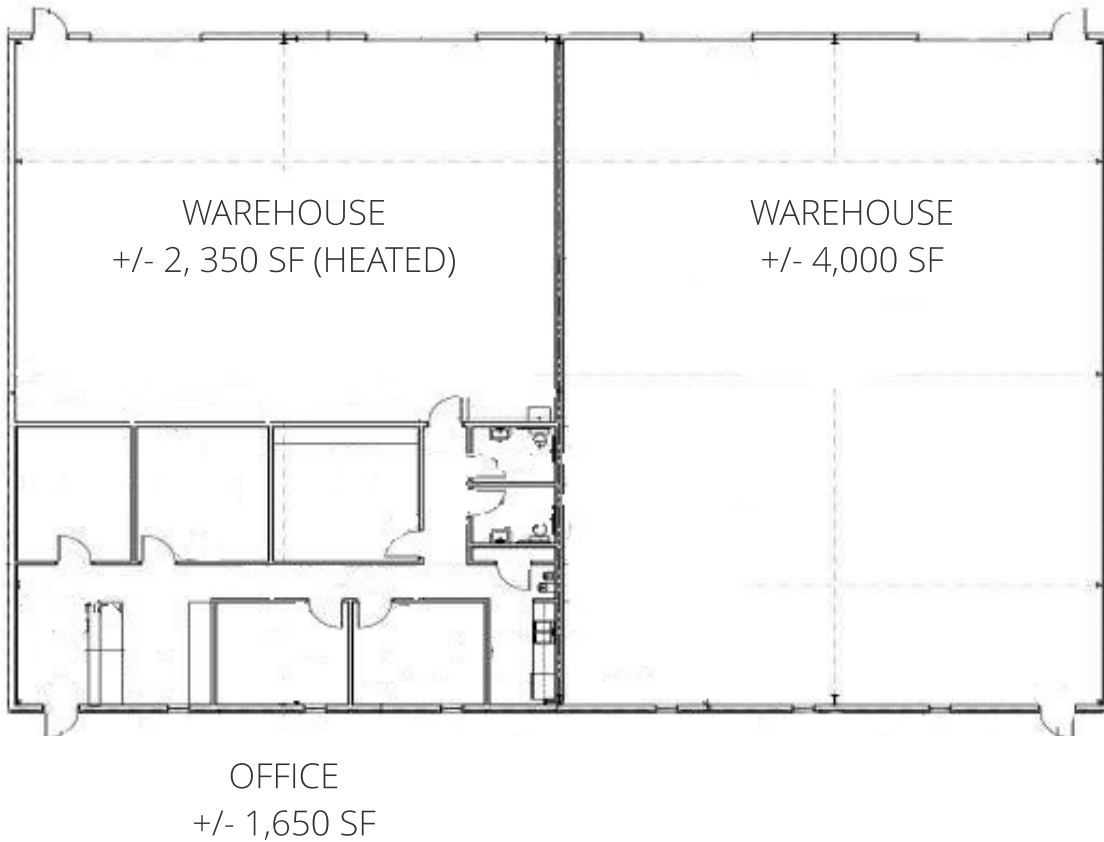
⊗ **LOCATION:** DESIRABLE WEST DURHAM FLEX/INDUSTRIAL AREA
EASY ACCESS TO I-85

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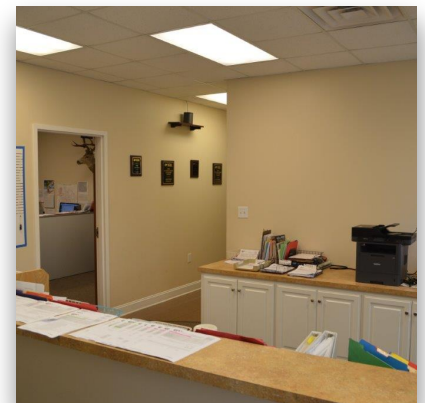
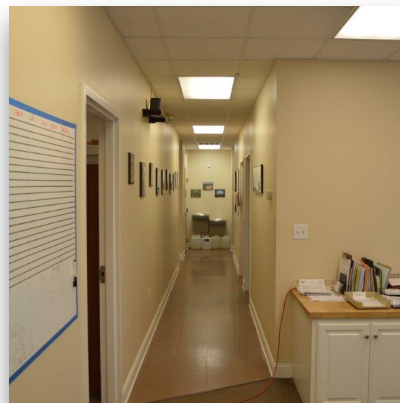
FLOOR PLAN



**FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY & IS NOT TO SCALE*

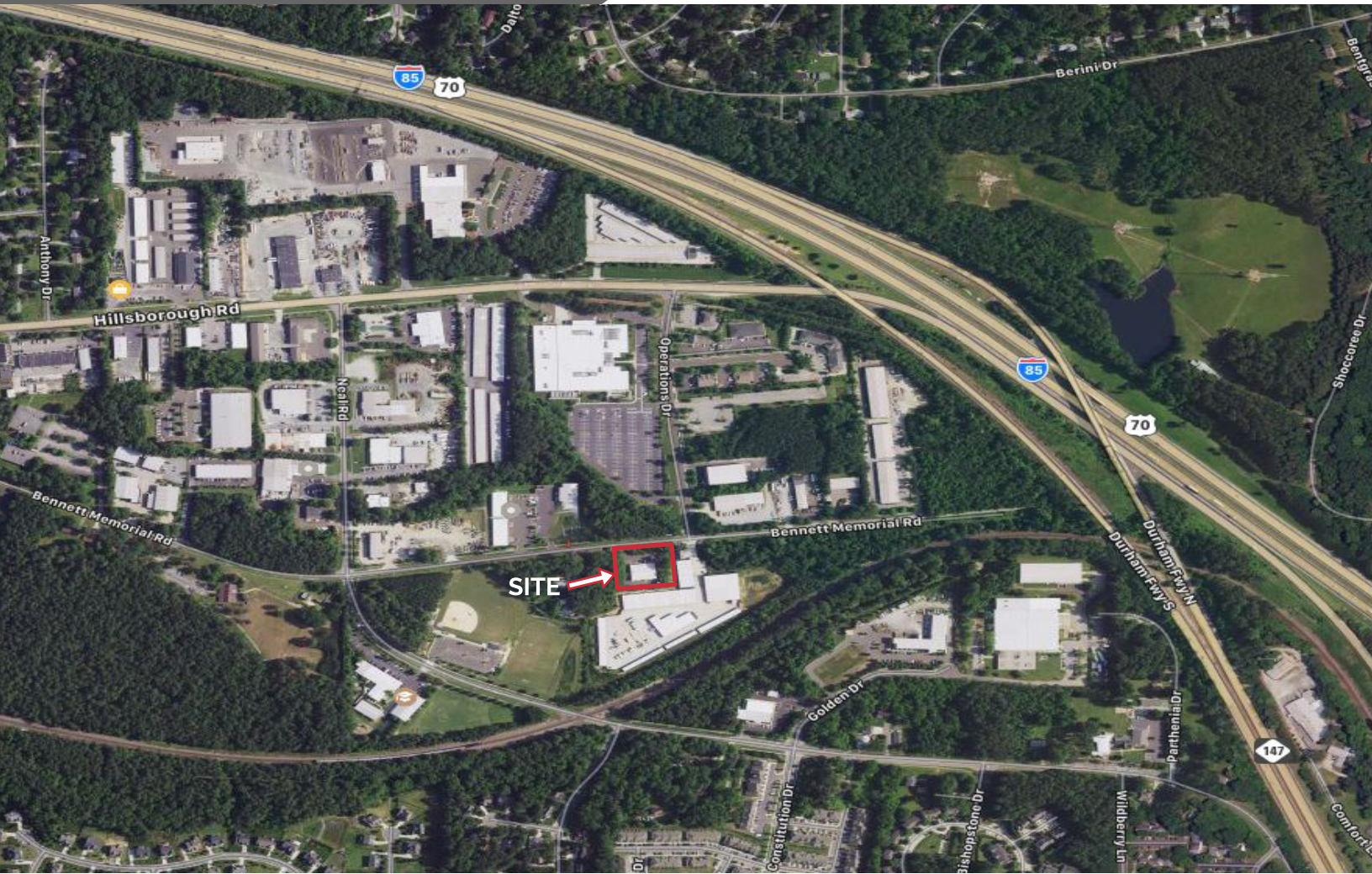
BUILDING HIGHLIGHTS

- RECEPTION AREA
- FOUR OFFICES WITH POTENTIAL FOR FIFTH (MAY BE USED AS SMALL CONFERENCE ROOM OR STORAGE)
- TWO RESTROOMS
- SMALL KITCHENETTE
- HEATED WAREHOUSE
- FOUR DRIVE-IN DOORS (9' X 12')
- WAREHOUSE STUBBED FOR PLUMBING



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DEMOGRAPHICS

	1 MILE	3 MILES
Population	5,463	39,798
Households	2,592	16,958
Median Income	\$53,677	\$44,568
Average Age	39.5	36.6



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