



FOUNDRY
COMMERCIAL

4300 S. MIAMI BOULEVARD

DURHAM, NORTH CAROLINA 27703

OFFICE BUILDING FOR SALE

±33,757 SF

4300 S. MIAMI BOULEVARD DURHAM, NORTH CAROLINA

BUILDING FEATURES

BUILDING SIZE:	33,757 gross square feet
ACREAGE:	2.731 acres
ZONING:	OI
DATE OF CONSTRUCTION:	1984
PARKING:	140 spaces
LOADING:	One (1) dock level loading door on North side of building
CONSTRUCTION:	Concrete slab foundation Steel frame structure with brick and glass facade
ELEVATOR:	One (1) 2,100 pound hydraulic elevator
WATER & SEWER:	Durham
ELECTRICITY:	Duke Energy - 800 AMP, 277/480
NATURAL GAS:	PSNC

SPECIAL FEATURES

- US Army Certified Sensitive Compartmented Information Facility (SCIF) located on first floor. Concrete reinforced room for sensitive communication.
- Auditorium with dividing wall
- Great exposure on S. Miami Boulevard (26,000 VPD traffic count)



For more information, please contact:

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

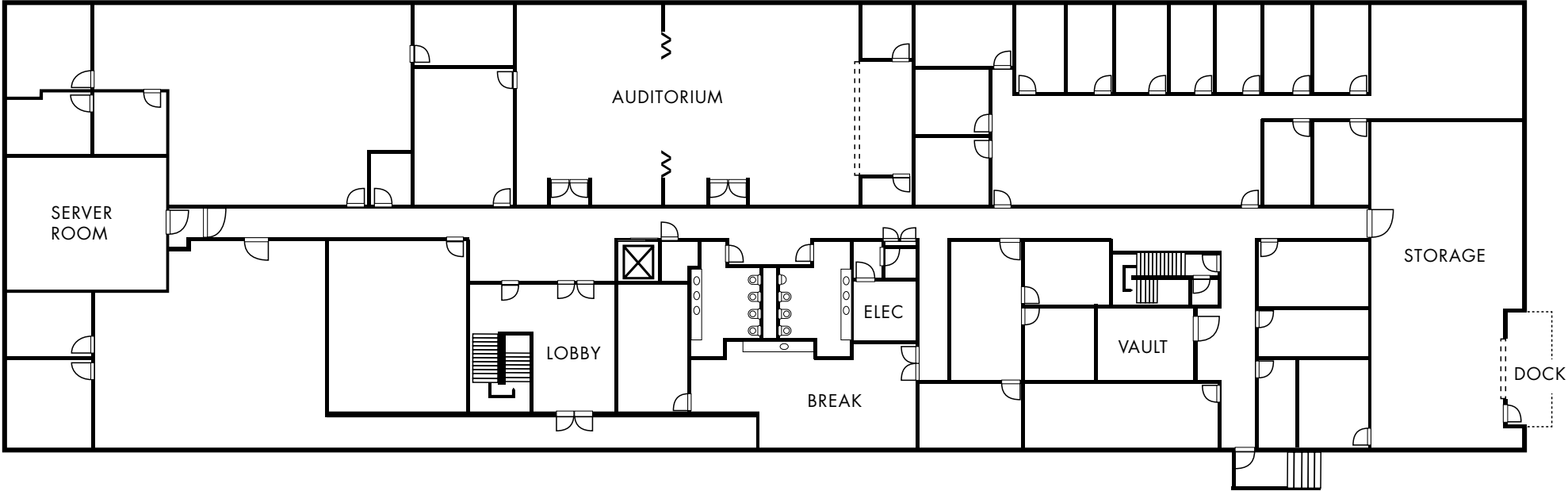
FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 520
Raleigh, NC 27612

foundrycommercial.com

4300 S. MIAMI BOULEVARD
DURHAM, NORTH CAROLINA

FIRST FLOOR



* FLOOR PLAN IS NOT TO SCALE & SUBJECT TO VERIFICATION

For more information, please contact:

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

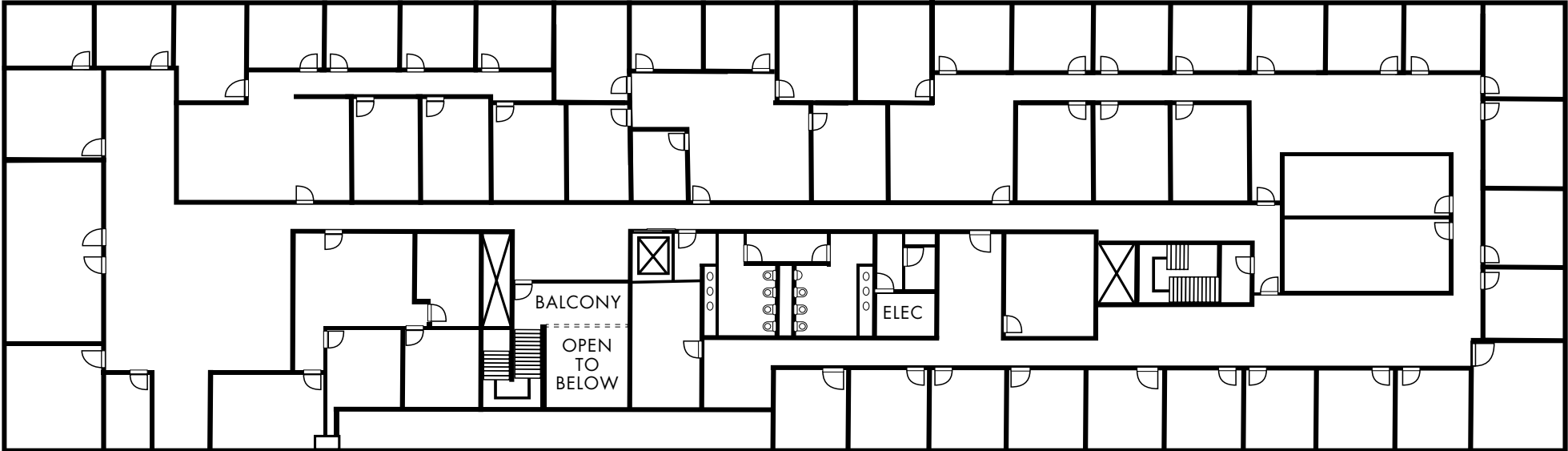
FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 520
Raleigh, NC 27612

foundrycommercial.com

4300 S. MIAMI BOULEVARD
DURHAM, NORTH CAROLINA

SECOND FLOOR



* FLOOR PLAN IS NOT TO SCALE & SUBJECT TO VERIFICATION

For more information, please contact:

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