

LAB/FLEX FOR SALE/LEASE

4425 BEN FRANKLIN BLVD.

Durham, NC 27704



PROPERTY HIGHLIGHTS

- ±40,540 SF Total on ±3.76 Acres in Durham's Independence Park
- ±8,600 SF Office & ±32,540 SF Lab/Flex
- Zoning: Land Use Code 465, COM / Professional Building Use: Ind-Eng/R&D Building
- TPO roof
- One 9' x 9' drive-in door

PROPERTY HIGHLIGHTS

- 480/277 Volt Transformer - 1,500 Amps
- 12' ceiling height in lab/warehouse area
- 9'6" ceiling height in office area
- 3.13/1000 parking ratio & 127 parking spaces
- 1 elevator & 2 stairwells

LAB/FLEX BUILDING AVAILABLE

	\$19.95 NNN, AS-IS Tenant pays for building expenses (taxes, insurance, common area maintenance & utilities)
Lease Rate:	
Available SF:	±40,540 SF
Lot Size:	±3.76 Acres
Year Built:	2000

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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PROPERTY HIGHLIGHTS

- Duke Energy electricity
- City of Durham water and sewer
- Dominion Energy natural gas

HVAC DETAILS

- 5 Roof Top Units (RTU), manufactured by Carrier
- All 5 Carrier RTUs operate off of a single space temperature sensor, using 40 variable air volume controllers, which operate independently. RTUs 1, 2, 3 & 4 share the same model number (50EKD054-601FC) cool the majority of the building, and the 5th unit (model number 50TJ-004-611GA) cools the server/IT room. The HVAC Control System consists of Carrier Parker controls.
- RTUs 1/2/3/4: 50 ton
- RTU 5: 3.5 ton

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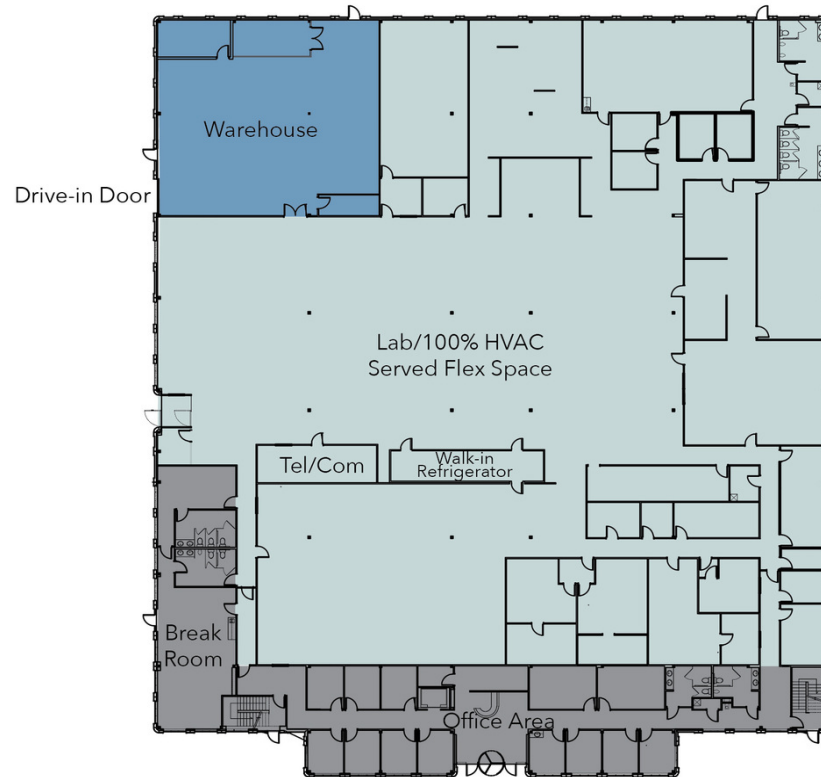
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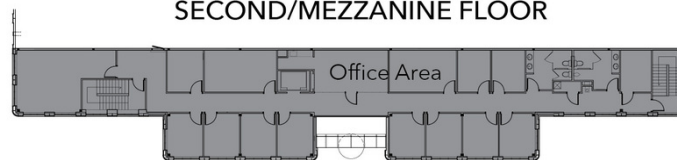


COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

FIRST FLOOR



SECOND/MEZZANINE FLOOR



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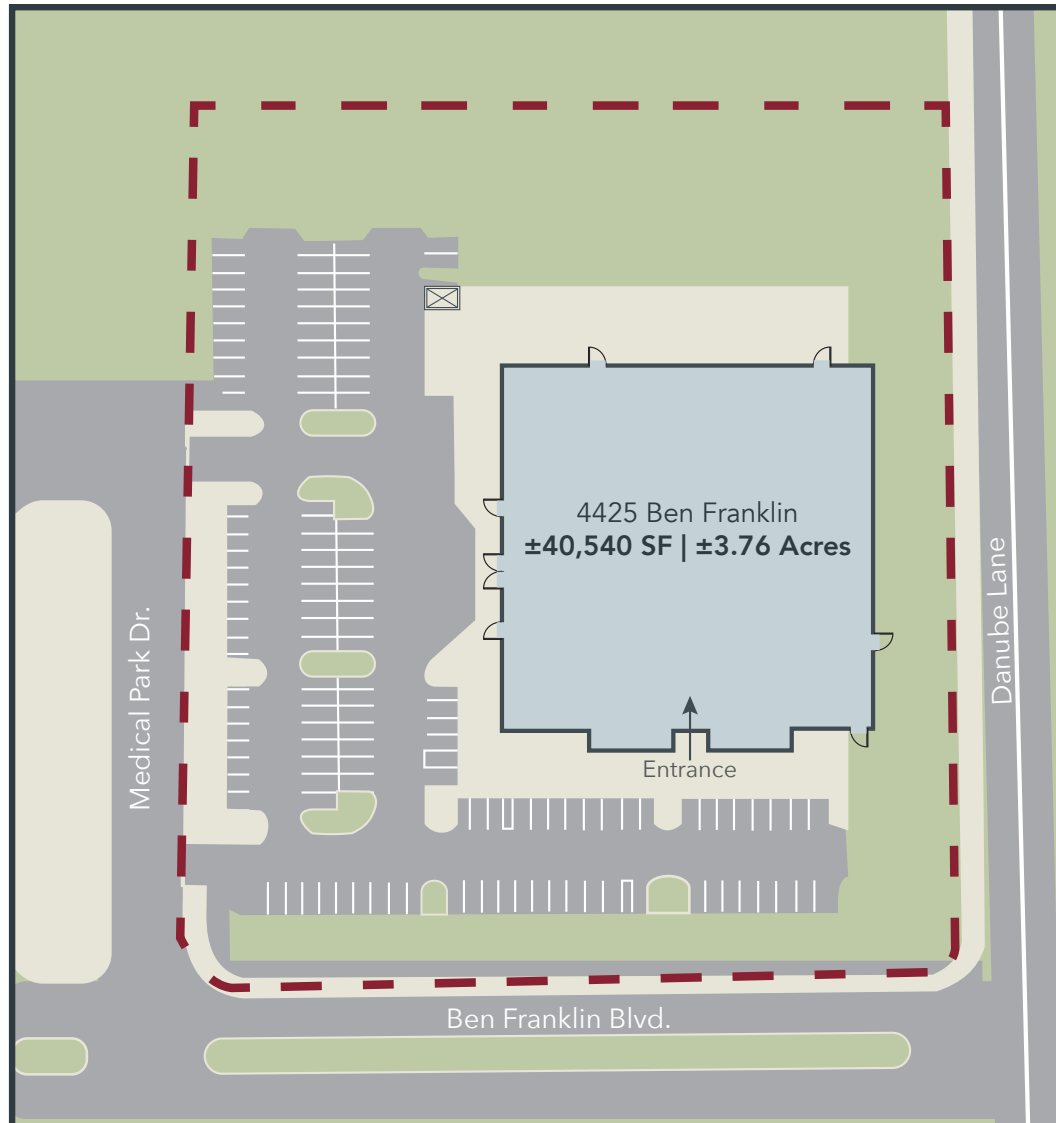
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