



4502 Bennett Memorial

13,500 +/- SF

4502 Bennett Memorial Rd,
Durham, NC 27705

For Sale w Leaseback

PROPERTY FOR SALE



501 Washington St, Suite K
Durham, NC 27701
www.MaverickPartners.com

Ian Nidel, LEED AP
Commercial Broker
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\$1,999,999.99

**CONFIDENTIALITY
DISCLAIMER**

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OVERVIEW

BUILDING SIZE: 13,500 +/- SF

LOT SIZE: 1.89 ac, part of POA

ZONING: IL

USES: Flex Warehouse, Light Industrial, Athletic Training

ASKING PRICE: \$1,999,999.99 with lease back offered

LOCATION and SUMMARY:

With a premium Durham location, just off Hwys 70, 85 and 15-501, 4502 Bennett Memorial offers a variety of uses for an owner/operator or an investor.

Built in 1990, the facility has approximately 2,000sf of office and 11,700sf of fully conditioned warehouse. There are 3 roll up doors, 2 loading docks, one of which is covered and 23' high ceilings at the peak.

The office area houses several meeting spaces along with private offices, a reception area, a kitchen and 2 bathrooms. An additional pair of bathrooms are located in the warehouse area along with an office and storage areas.

Parking is available immediately adjacent to the building, including 12 space in front and a shared parking lot at the rear of the building.

This is a rare opportunity to own a flex building in this highly desirable light industrial area, close to Duke University and downtown Durham.

Tours are available by appointment only.



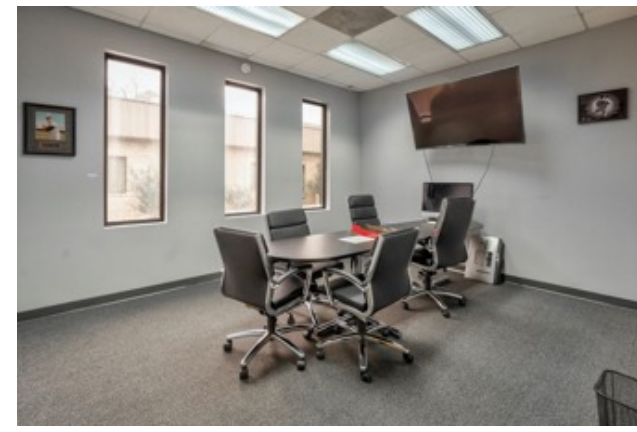
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INTERIOR PHOTOS



EXTERIOR PHOTOS



FLOOR PLAN



Main Floor

Mezzanine



GROSS INTERNAL AREA
FLOOR 1: 12682 sq. ft, FLOOR 2: 914 sq. ft
TOTAL: 13596 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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SITE

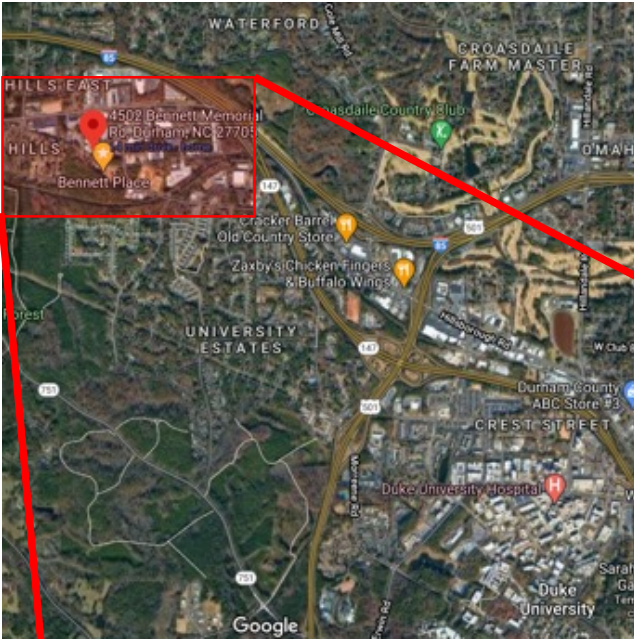


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LOCAL MAP



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COMPANY SUMMARY

Maverick Partners was founded in Downtown Durham in 2002 by Brad Wiese, on the belief that real estate brokers should “add value” to the sales and leasing process, rather than simply collecting a fee for being present.

Our brokers are experts in Triangle-area commercial property sales and leasing, with specific expertise in urban, historic, mixed-use and income-producing properties. We have broad experience in property development, sales, and financial analysis, and have earned a reputation for our knowledge, attention to detail, and close client relationships. Commercial real estate is a complicated business and Maverick Partners prides ourselves in providing our clients with expert guidance, insight and knowledge.

Our mission is to provide our clients with the highest quality of brokerage services available. With skilled, knowledgeable team of real estate professionals, we will seek to add value and deliver results for all of our clients, from the smallest to the largest. We will provide our clients with extensive market analysis and expertise that fosters innovative solutions and rewarding real estate opportunities.

Our guiding principles are:

- To act in the best interest of our clients at all times, bringing unquestionable ethics to each transaction.
- To become trusted advisors for our client’s acquisitions, dispositions, and leasing needs.
- To develop long-term client relationships by providing exceptional brokerage services
- To provide unparalleled customer satisfaction.\

We are always standing by, eager to help, and we won’t stop until your desired results are achieved. We want to earn your business. So, give us a call, send us an e-mail, or simply stop by our offices to chat. We look forward to hearing from you soon.



IAN NIEDEL

Commercial Broker
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Ian brings a diverse background in the commercial real estate industry to Maverick Partners. A licensed broker in NC since 2003, Ian grew up in the Triangle area of North Carolina and graduated from Duke University. He went on to complete a Master of Architecture at the University of Florida, Gainesville, where he also studied Construction Project Management. Ian studied architecture in Vicenza, Italy and worked for architecture firms, including Heery in Atlanta GA and Sheppard Robson in London, England. He also worked as a construction project manager for a commercial general contractor, Kaufman Lynn Inc in Boca Raton, FL.

Ian was then employed by Glaxo Wellcome as a manager in the Global Manufacturing division working on high level manufacturing plant consolidation planning and eventually, sensitive merger planning. After leaving Glaxo, Ian earned an MBA from the University of North Carolina’s Kenan Flagler School of Business. Ian is also a Leadership in Energy and Environmental Design Accredited Professional (LEED AP).

Since joining MPRS Ian has helped many clients find solutions for their Triangle real estate needs. Ian’s expertise includes multifamily investment properties, historic redevelopment and repositioning, urban office and retail leasing and site selection and acquisition.



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