

FOR SALE

# INDUSTRIAL RESEARCH CAMPUS

5201

INTERNATIONAL DRIVE

Durham, NC 27712



R&D/OFFICE BUILDING



WAREHOUSE BUILDING



## PROPERTY FEATURES

- + ± 40,000 sq. ft. industrial research campus including two neighboring facilities:
  - ± 12,000 sq. ft. research & development/office building
  - ± 28,000 sq. ft. warehouse facility
- + Built in 1997
- + Located on ± 29.13 acres; ± 16 acres available for building or parking expansion
- + Zoned Industrial Light (IL)
- + 28' clear height in warehouse
- + Two (2) grade level drive-in doors and one (1) dock-high door
- + Masonry and steel exterior construction
- + Recessed fluorescent lighting
- + Fully sprinklered
- + ± 65 paved parking spaces
- + Located in Treyburn Corporate Park, just 5.5 miles from I-85 and 6 miles from US Highway 501
- + City of Durham water and sewer service
- + PIN# 0845-04-45-2260
- + Phase I Environmental Assessment completed on the property in 2018
- + \$2,450,000 (\$61.25/SF) sale price

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**PROPERTY AERIAL**

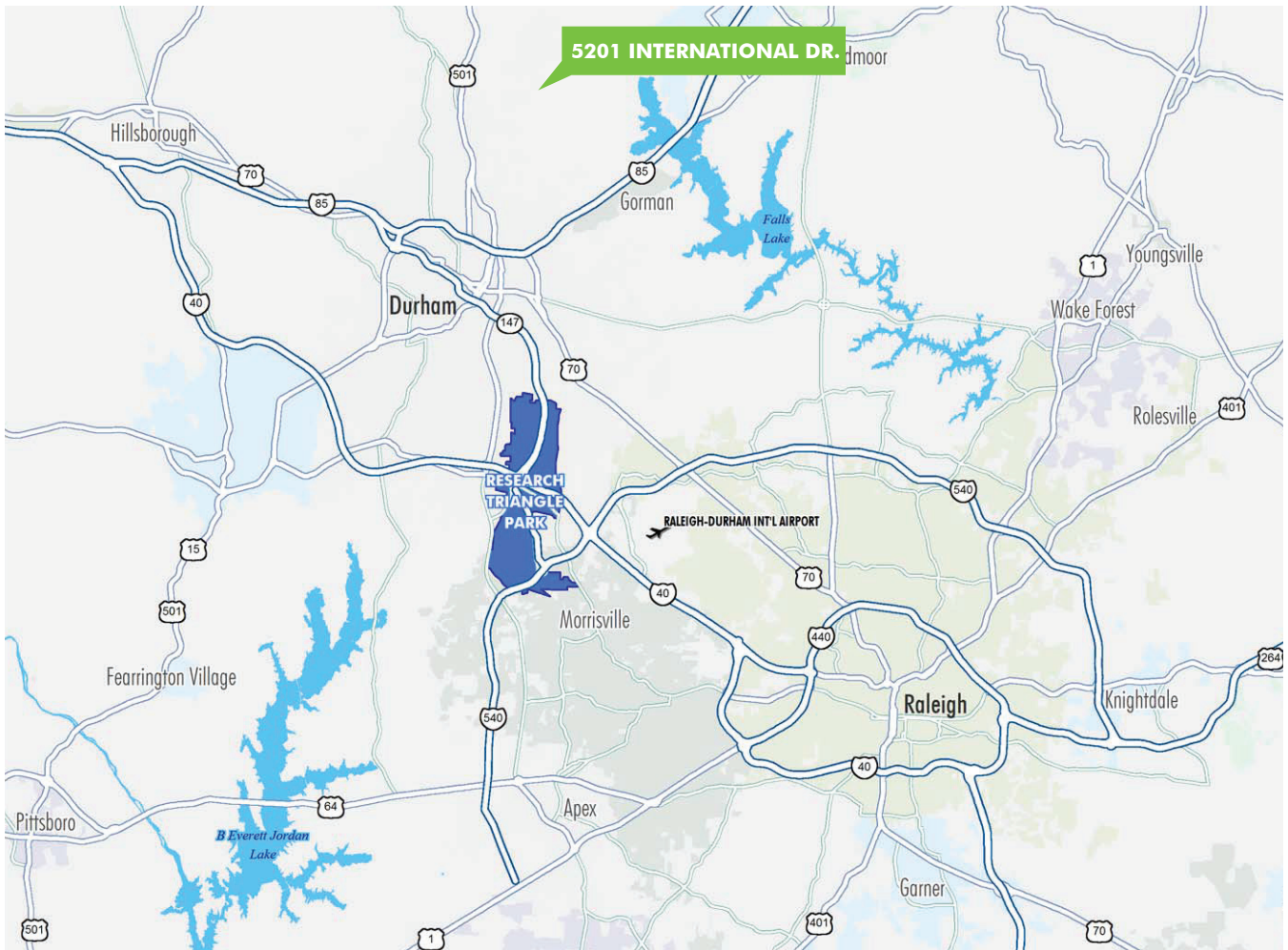


**PROPERTY PHOTOS**



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## CONTACT US

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