

76 TW ALEXANDER DRIVE RESEARCH TRIANGLE PARK, NC



OFFICE SPACE AND LAND FOR SALE

21,731 SF on 19.6 Acres

PRICE REDUCED
\$2,100,000.00



For more information, please contact:

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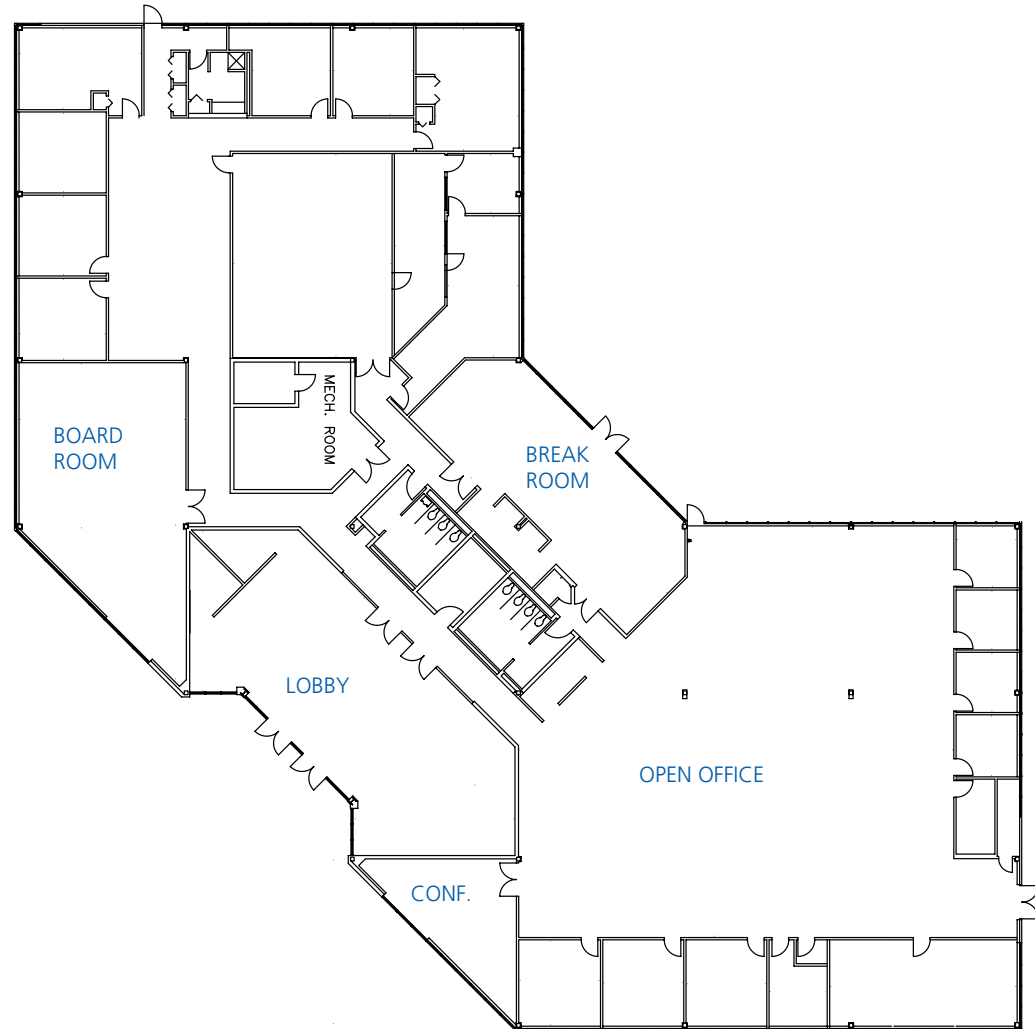
CNL COMMERCIAL REAL ESTATE
Crabtree Overlook
2301 Sugar Bush Road, Suite 520
Raleigh, NC 27612
www.cnlcre.com

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Office Space and Land For Sale

SITE FEATURES

PRICE	\$2,100,000.00
COUNTY	Durham County
CITY	Research Triangle Park
BUILDING SIZE	21,731 SF (per tax records)
ACREAGE	Approximately 19.6 acres
ZONING	Science Research Park (SRP)
DATES OF CONSTRUCTION	1984
CONSTRUCTION	Steel frame construction with concrete exterior and ribbon glass
HVAC	Cooling provided by pad mounted stand-alone 100-ton chiller Heat provided by one hot water boiler
SPRINKLER	Wet System
WATER & SEWER	Durham County
POWER	Provided by Duke Energy 900 amp, 480/277 volt, 3-phase, 4-wire service
SITE IMPROVEMENTS	Existing parking spaces in lot on northern portion of site (80,000 SF building to be demolished by Seller providing a fully cleared and graded site for a new building)



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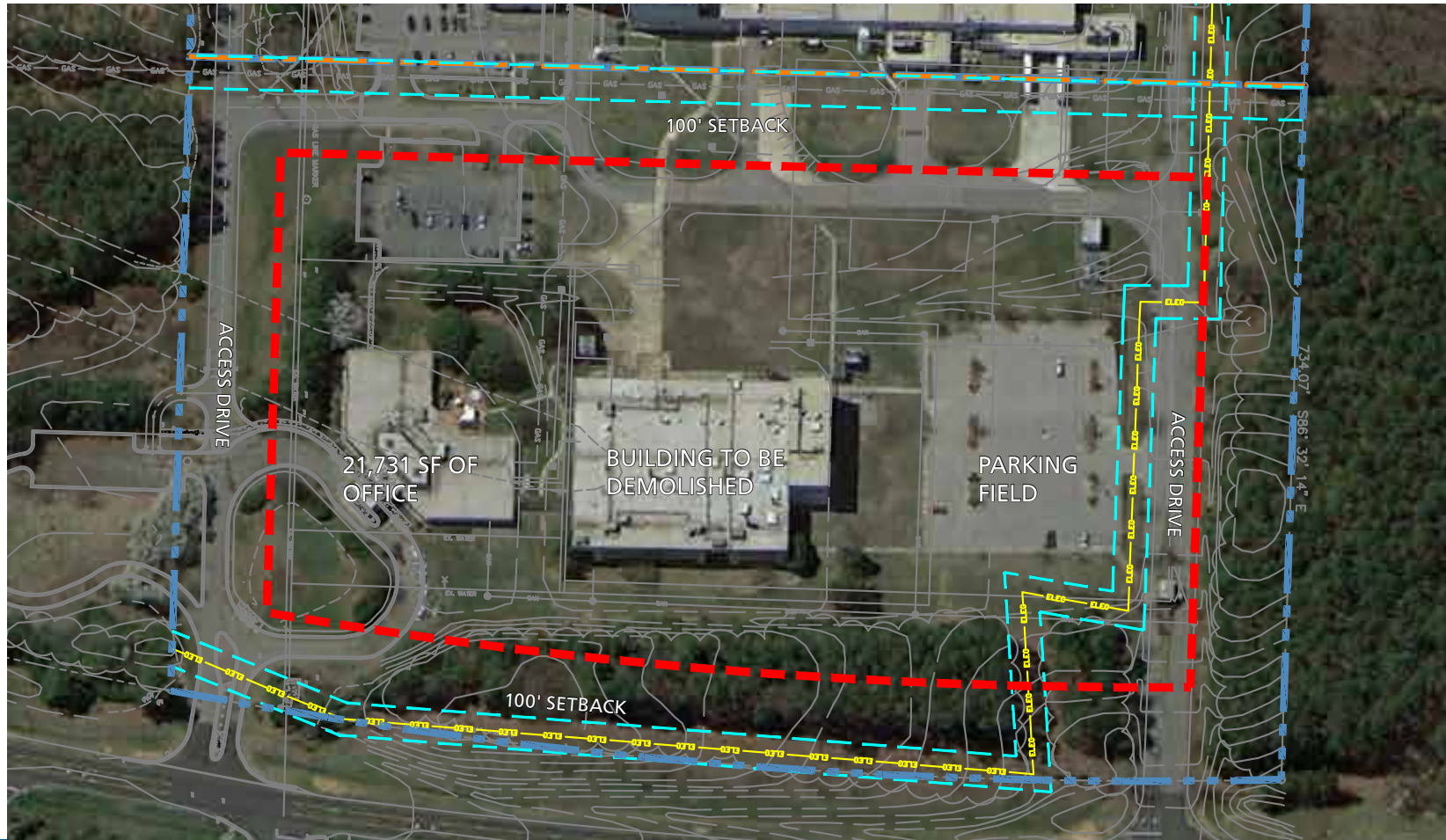
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SITE PLAN



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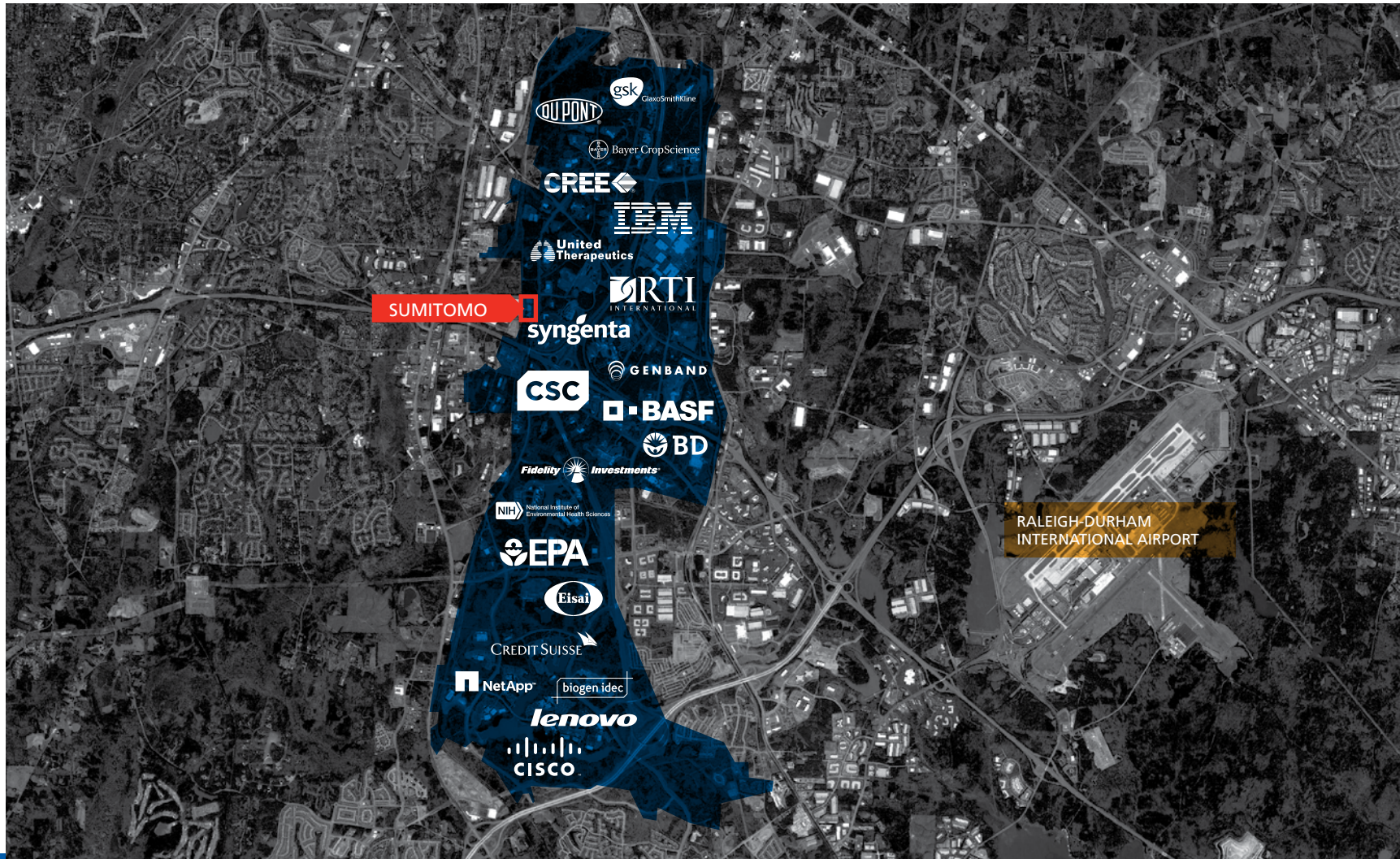
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