

FLEX BUILDING
SALE-LEASEBACK OPPORTUNITY

917 ELLIS ROAD

Durham, NC 27703



SALE - LEASEBACK OFFERING

CBRE | Raleigh is pleased to present a seven (7) year sale-leaseback investment opportunity of the current 917 Ellis Road building footprint, which incorporates hypothetical site plan conceptual to be permitted based on expanding building and shifting of designated lay-down area.

- **Lease Value:**

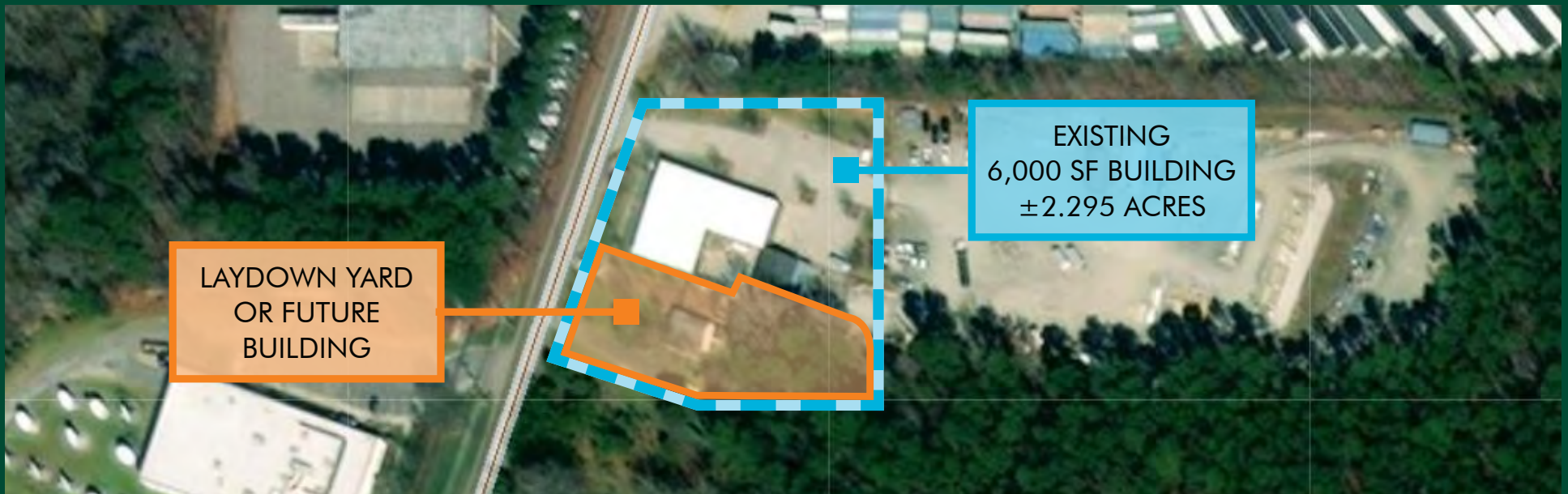
- \$7,500/Month (\$15.00/SF)
- Triple Net Lease
- Current 6,000 SF footprint, As-Is

- **Sale-Leaseback Value:**

- \$1,195,000 sale price



AERIAL OVERVIEW

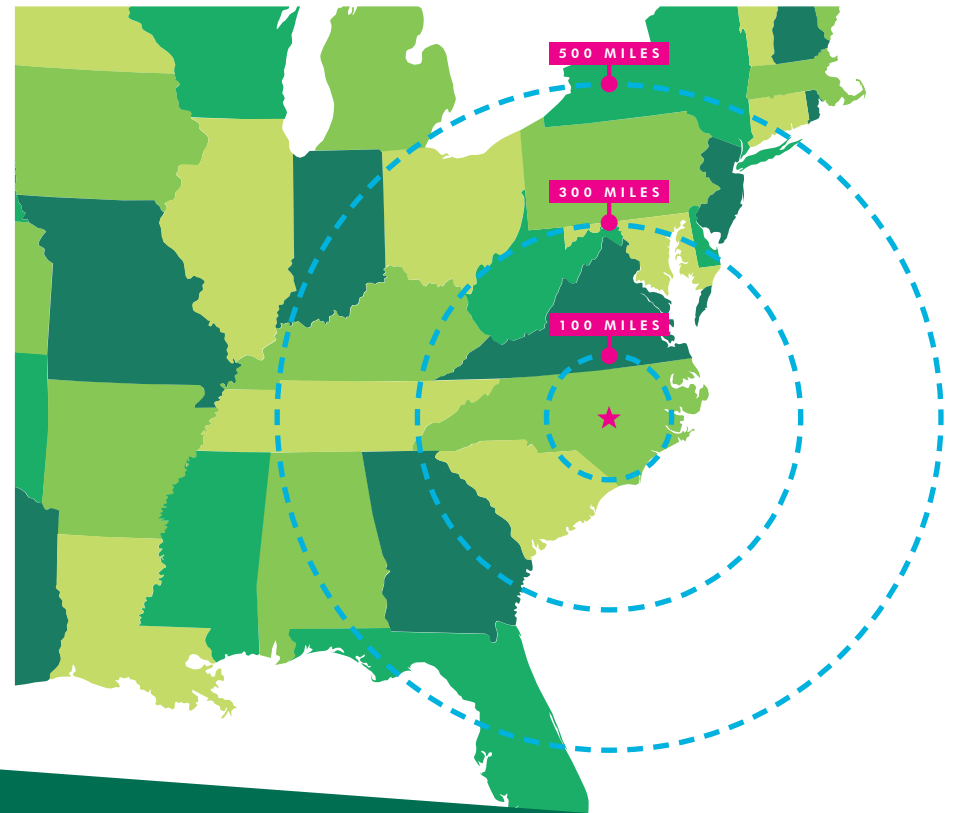
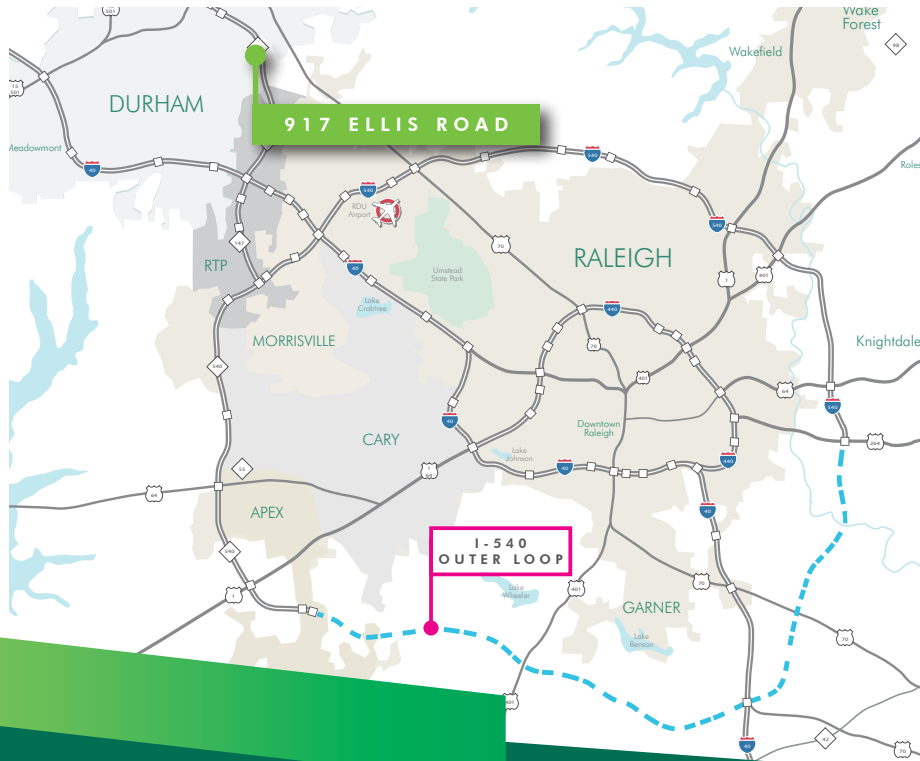




BUILDING HIGHLIGHTS

- + Available: $\pm 6,000$ sq. ft. freestanding flex building:
 - $\pm 3,600$ sq. ft. of warehouse space
 - $\pm 2,400$ sq. ft. of office space
- + Year Built: 2009
- + Acreage: 2.295 acres
- + Zoning: Industrial Light (IL)
- + Drive-In Doors: Two (2) Grade Level
- + Ceiling Heights: 22'
- + Exterior Construction: Metal
- + Surplus acreage available for outdoor storage, additional parking or expansion
- + Located just outside of Research Triangle Park, adjacent to NC HWY-147 and within fifteen minutes from RDU International Airport and Downtown Durham
- + Sale-Leaseback by current owner-occupant

LOCATION & ACCESS



INTERSTATES

In close proximity to the primary Triangle thoroughfares providing convenient access to every major market the United States

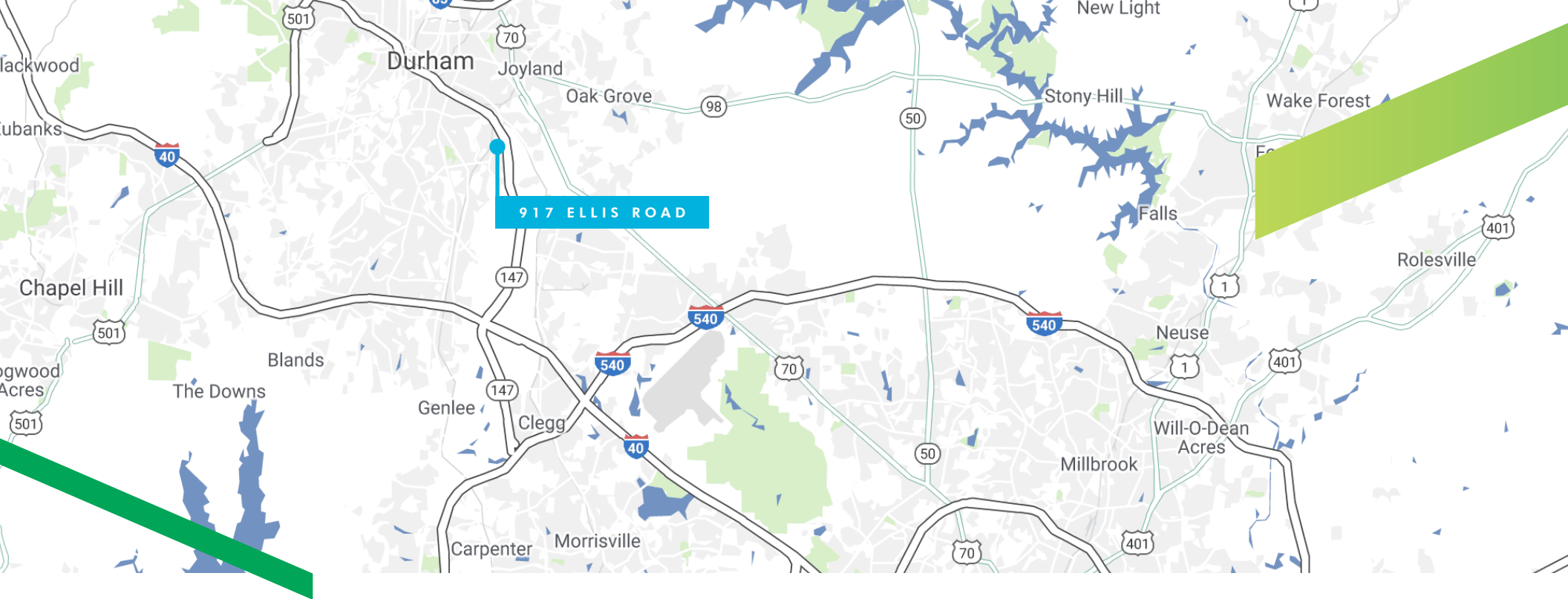


AIRPORTS

Raleigh-Durham International	11.5 miles
Piedmont Triad International	70 miles
Charlotte Douglas International	151 miles

PORTS

Wilmington, NC	157 miles
Morehead City, NC	179 miles
Norfolk, VA	192 miles
Charleston, SC	301 miles



PLEASE CONTACT:

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