

917 & 923 ELLIS ROAD

LAND FOR SALE

DURHAM, NC 27703

REGIONAL COMMERCE CENTER
1.2M SQ. FT. CLASS A INDUSTRIAL
UNDER CONSTRUCTION

BUILDING 1
410,000 SF
CROSS DOCK

EAST END CONNECTOR
UNDER CONSTRUCTION
OPENING NOVEMBER 2020

COCA COLA BOTTLING VENTURES
±121.361 ACRES
FUTURE DEVELOPMENT

INDUSTRIAL DEVELOPMENT OPPORTUNITY NEAR RTP

SITE FEATURES

- ± 15 acres; up to 17.295 acres with the purchase of the existing building
- An additional contiguous 6.182 acres could potentially be available for a total site assemblage of 23.477 acres
- Zoned Light Industrial (IL) (City of Durham ETJ)
- Permitted uses include light industrial uses, research and development, warehousing, wholesaling, office, school, indoor recreation, some retail sales, restaurants, etc. For more information on permitted uses, click [here](#)
- Future land use calls for Industrial (City of Durham ETJ)
- Preliminary site layout sketches depict 126,000 sq. ft. of industrial space with a laydown yard area on 17.295 acres or up to 288,000 sq. ft. on 23.477 acres
- 917 Ellis Road has an existing 6,000 sq. ft. freestanding industrial building on ±2.295 acres that can be included in the assembly purchase for a sale leaseback
- Property has access to municipal water and sewer services
- New East End Connector located approximately 3 miles from the property will connect NC 147/Durham Freeway to US Highway 70 when it's completed in November 2020
- Located 1/2 mile from Scannell Properties' new Regional Commerce Park, planned for 1.2M square feet of Class A industrial space currently under construction. Less than 1.5 miles to NC 147/Durham Freeway and the Research Triangle Park, 3 miles to US Hwy. 70 and downtown Durham and 10 miles to RDU International Airport
- \$2,100,000 (\$140,000/acre) sale price for ±15 acres
- \$1,175,000 (7.25% cap rate) sale price for 6,000 sq. ft. building on ±2.295 acres



917 & 923 ELLIS ROAD



BUILDING FEATURES

- $\pm 6,000$ sq. ft. freestanding industrial building:
 - $\pm 3,600$ sq. ft. of warehouse space
 - $\pm 2,400$ sq. ft. of office space
- Year Built: 2009
- Acreage: ± 1.295 acres
- Drive-In Doors: Two (2) Grade Level
- Ceiling Heights: 22'
- Exterior Construction: Metal
- Surplus acreage available for outdoor storage, additional parking or expansion
- Parking: ± 25 shared surfaces spaces; Ratio of 4.17/1,000 SF
- Sale Leaseback by current owner-occupant based on preliminary conceptual site plans for future expansion of existing building
 - Lease Value:
 - \$7,000/month (\$14.20/SF), NNN
 - 7 year term
 - Current 6,000 SF footprint, as-is
 - Sale Lease-back Value:
 - \$1,175,000 sale price
 - 7.25% cap rate
 - Adjusted rent schedule pursuant to parcel separation, including building expansion and designating of new lay-down area adjoining building structured as follows:
 - Landlord will capitalize up to \$300,000 costs associated with expansion of existing building square footage and/or new lay-down areas
 - Base monthly rental amount to be adjusted based on amortization schedule dollar-for-dollar specific to final capital costs factoring interest financed over a five year lease term



917 & 923 ELLIS ROAD

DOWNTOWN DURHAM
±21,000 EMPLOYEES
±3 MILES

147

73,000 VPD

EAST END CONNECTOR
UNDER CONSTRUCTION
OPENING NOVEMBER 2020

DURHAM TECHNICAL COMMUNITY COLLEGE
±5,400 STUDENTS
±200 FACULTY

NC CENTRAL UNIVERSITY
±8,000 STUDENTS
±500 FACULTY

REGIONAL COMMERCE CENTER
1.2M SQ. FT. CLASS A INDUSTRIAL
UNDER CONSTRUCTION

COCA COLA BOTTLING VENTURES
±121.361 ACRES
FUTURE DEVELOPMENT

70

55

917 & 923 ELLIS RD.

44,000 VPD

WHILDEN INDUSTRIAL CENTER
450,000 SQ. FT. CLASS A INDUSTRIAL

ELLIS CROSSING
±309-ACRE MIXED USE DEVELOPMENT
UNDER CONSTRUCTION

ANGIER AVENUE

RESEARCH TRIANGLE PARK
50,000+ EMPLOYEES
200 COMPANIES

147

70,000 VPD

RDU INTERNATIONAL AIRPORT
14.2M ANNUAL PASSENGERS
9 AIRLINES, 400 FLIGHTS
±10 MILES

GORNWALLS ROAD

25,000 VPD

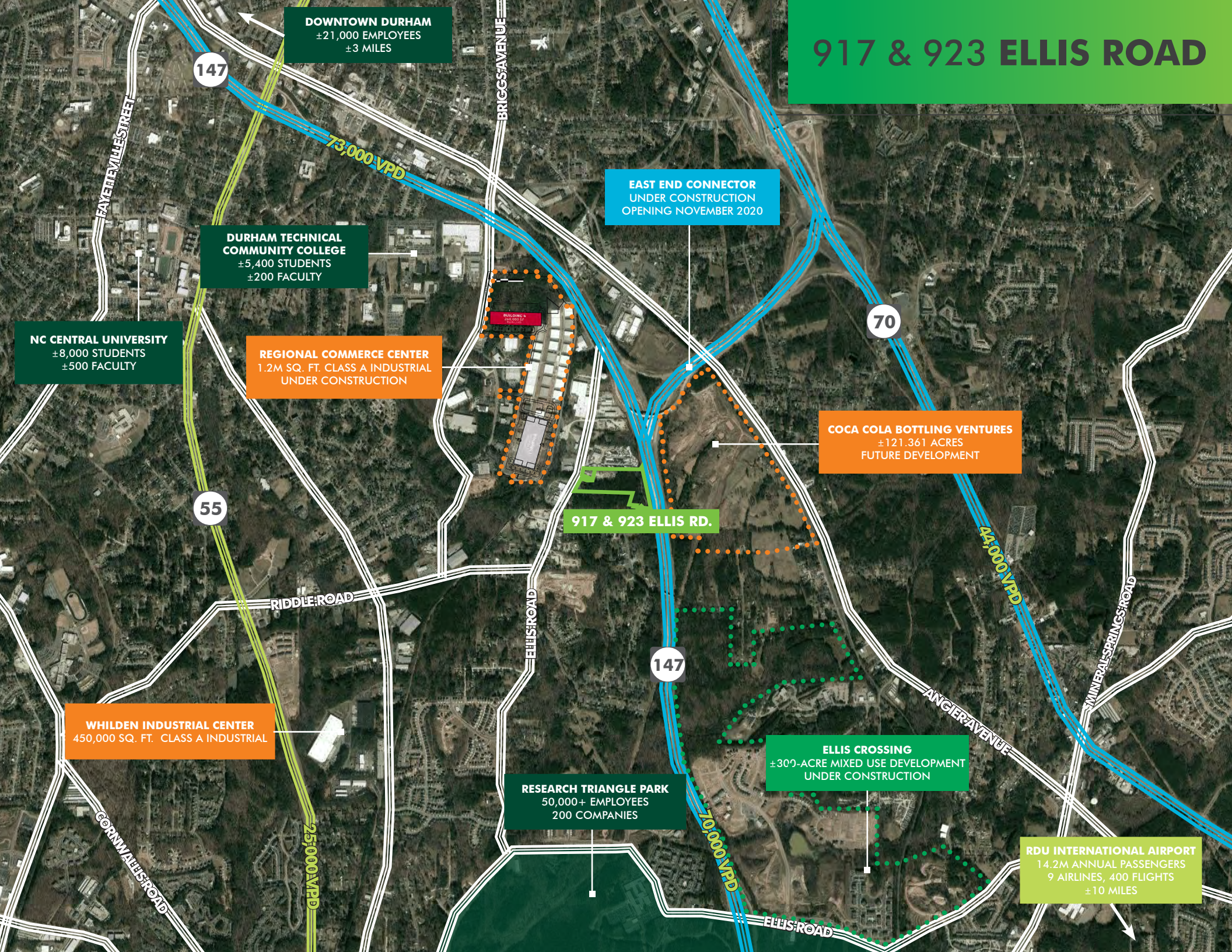
ELLIS ROAD

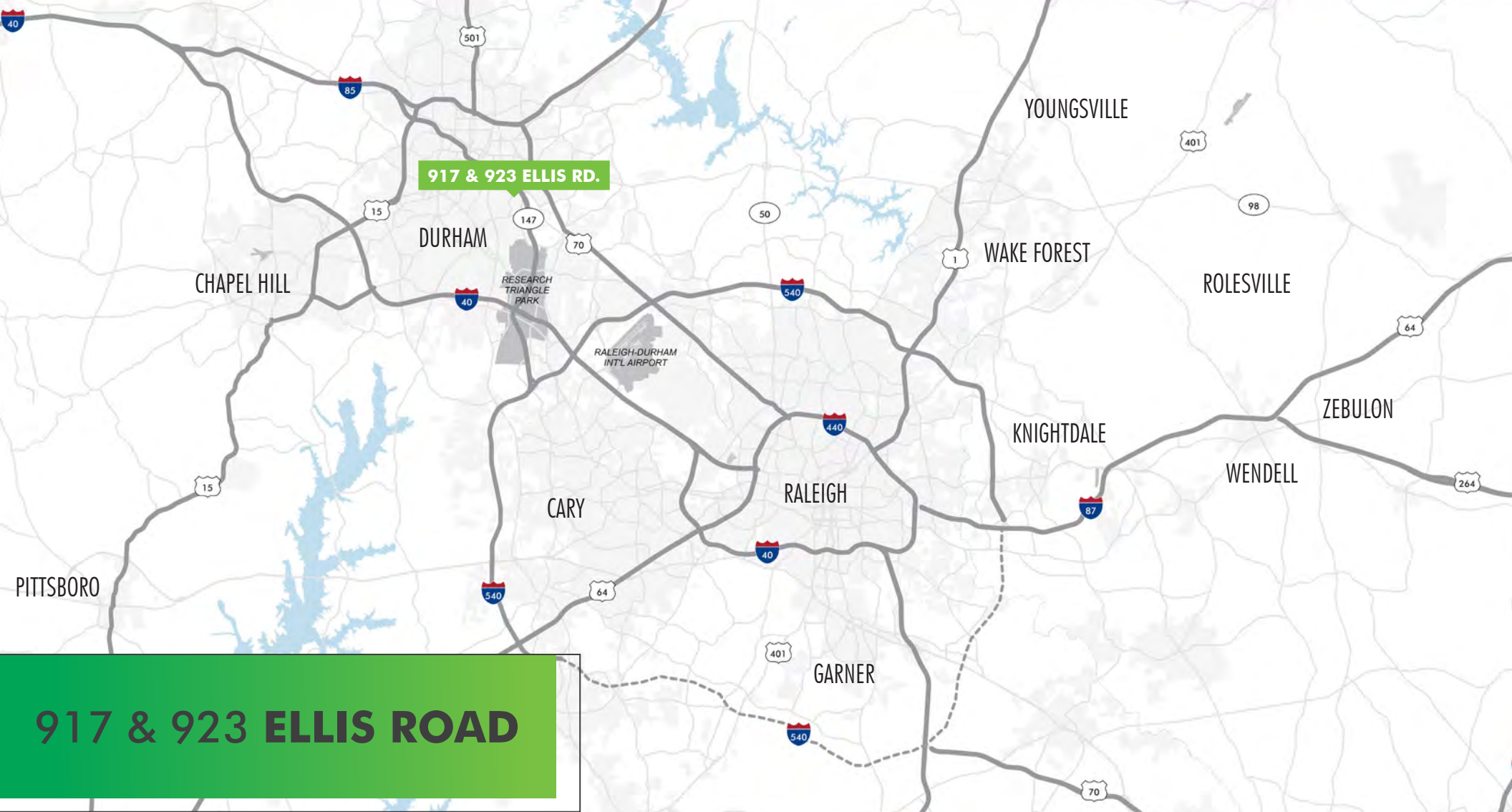
MINERAL SPRINGS ROAD

FAYETTEVILLE STREET

BRIGGS AVENUE

ELLIS ROAD





917 & 923 ELLIS RD.

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