

An aerial photograph of a residential and commercial area. In the foreground, there are several large, modern buildings, likely warehouses or flex spaces, with flat roofs and parking lots. The surrounding area is densely wooded with green trees. In the background, there are more residential buildings and a road. A yellow rectangular box is placed over one of the buildings in the middle ground, with the word "SUBJECT" written in black text inside it.

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE

FLEX WAREHOUSE FOR LEASE

122 WOLFPACK DRIVE, UNIT A
DURHAM, NC 27704

SUBJECT

Matthew Morton
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Emilee Collins, CCIM
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Property Overview

122 Wolfpack Drive, Unit A offers a functional flex warehouse layout with a mix of conditioned office space and warehouse space. The unit includes a private restroom, kitchenette, and one 10' x 12' roll-up door, making it a good fit for small businesses, contractors, service users, or light industrial tenants needing both office and storage/workspace. Located off Old Oxford Road, the property is surrounded by other industrial and service-oriented users and is positioned near Welcome Venture Park.

| | |
|-----------------------------------|---|
| SQUARE FOOTAGE | ± 1,250 (Total) ± 500 (Office) ±750 (Warehouse) |
| REID | 177724 |
| PIN | 0833-79-5145 |
| COUNTY | Durham |
| TOTAL MONTHLY RENT | \$1,275.00 |
| ZONING | Light Industrial |
| CEILING HEIGHT (WAREHOUSE) | 15'6" - 17' |
| ROLL-UP DOORS | 1 (10' x 12') |
| RESTROOMS | Private Bathroom |
| FEATURES | Fully Conditioned Office Kitchenette |



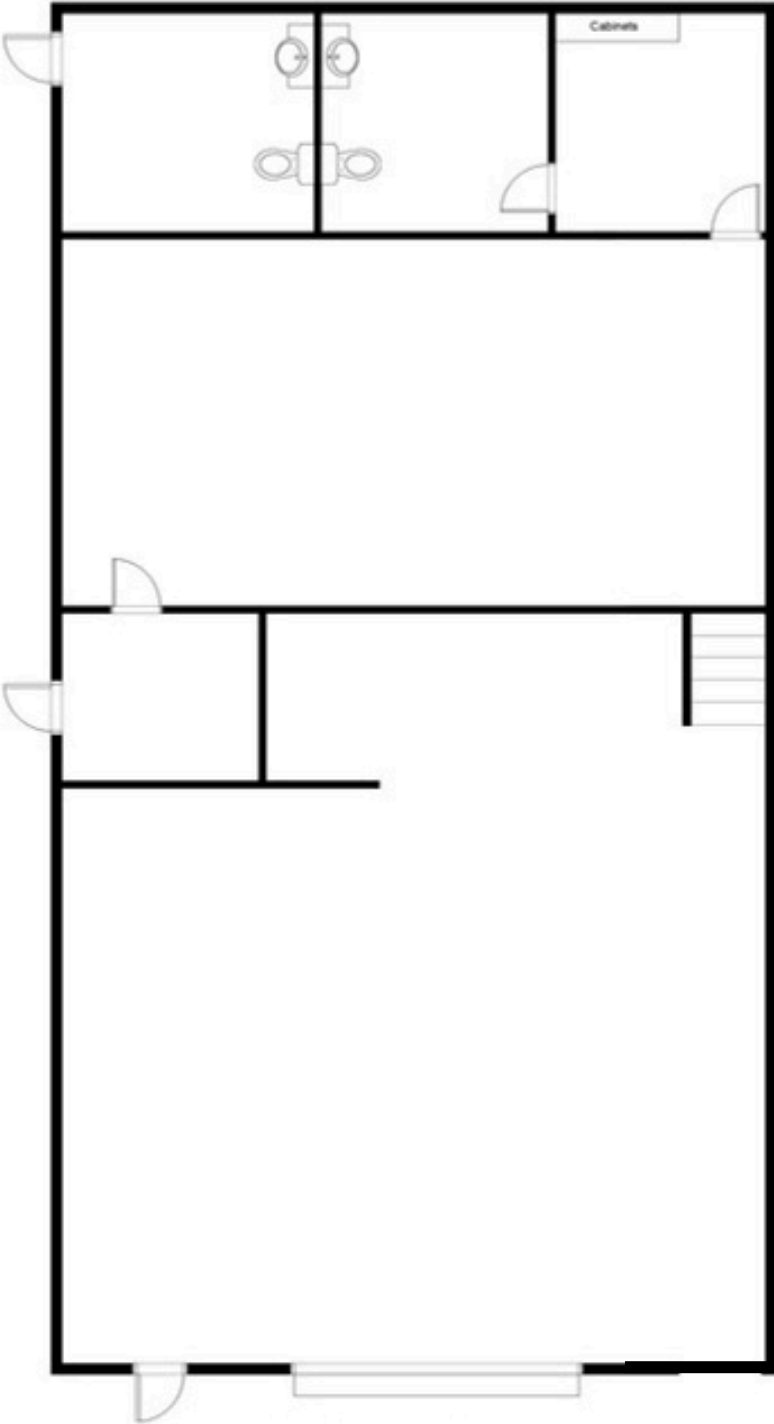
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Floorplan



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Wolfpack Dr Industrial Neighbors

- Pye-Barker Fire & Safety
- Cabinets Direct
- Lucky's Automotive
- Four Seasons Landscape
- C and C Automotive
- Hamilton Transmission & Auto Care
- Charter

- Sunshades Window Tinting
- Smart Start Ignition Interlock
- Ample Storage Center
- Skyline Glass
- Charter

SUBJECT

- Enbridge Gas
- Cardinal Self Storage

Lalilab
Incorporated

KBI
BIOPHARMA

The Aluminum Company
of North Carolina

- The Nano Pros
- Harmon Plumbing
- Shepherd Heating & Air
- Queen of Wines
- Metalcraft Fabricating
- S&D Machine & Tool

FREUDENBERG
INNOVATING TOGETHER

Welcome
Venture Park

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AISIN

West Point on
the Eno Park

Penny's Bend
Nature Preserve

Welcome
Venture Park

501

SUBJECT

Duke Regional
Hospital

INTERSTATE
85

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DISTANCE TO:

| | |
|-----------------|------------|
| DOWNTOWN DURHAM | 5.2 Miles |
| DUKE UNIVERSITY | 5.9 Miles |
| RTP | 14.5 Miles |
| CHAPEL HILL | 17.2 Miles |
| UNC | 17.5 Miles |
| RDU | 19.4 Miles |
| RALEIGH | 30.9 Miles |



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