

FOR LEASE

1440 S. BRIGGS AVE, DURHAM, NC 27703



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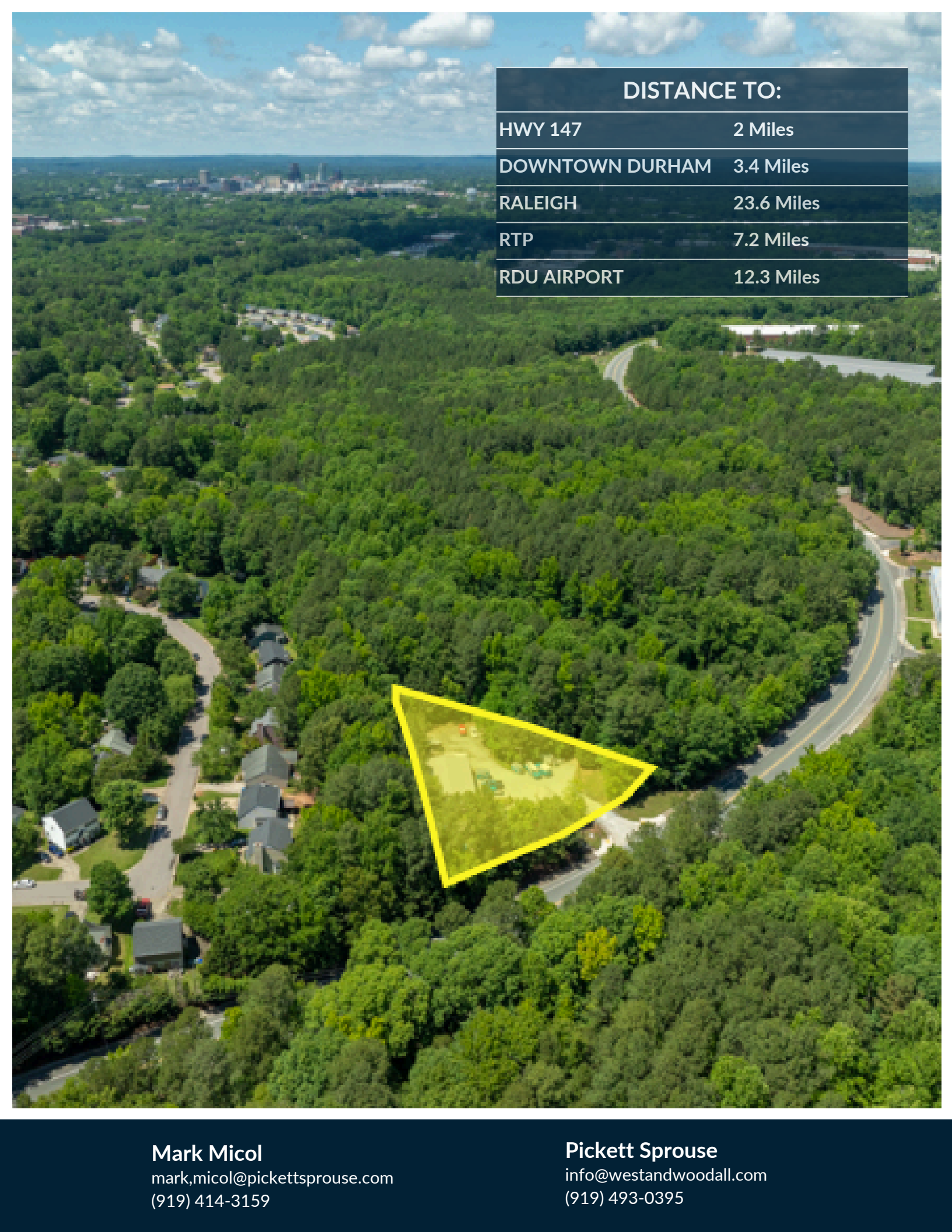
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Property Overview

Stand-alone industrial building with upscale finishes. This 2,400 SF facility includes a spacious fenced yard, ideal for additional storage or operations. Inside, you'll find two roll-up doors, a modern conference room, and office space. Conveniently located near Highway 147, this property offers ample parking and versatile space for a variety of business operations.

SQUARE FOOTAGE	2,400
ACERAGE	1.76
PARCEL	133626
COUNTY	Durham
PARKING	Ample
LEASE RATE	\$4,800/mo + Utilities
ZONING	Industrial Light
YEAR BUILT	2003
RESTROOMS	2
SHOWER	1
MAX CEILING HEIGHT	15 Feet
ROLL-UP DOORS	2

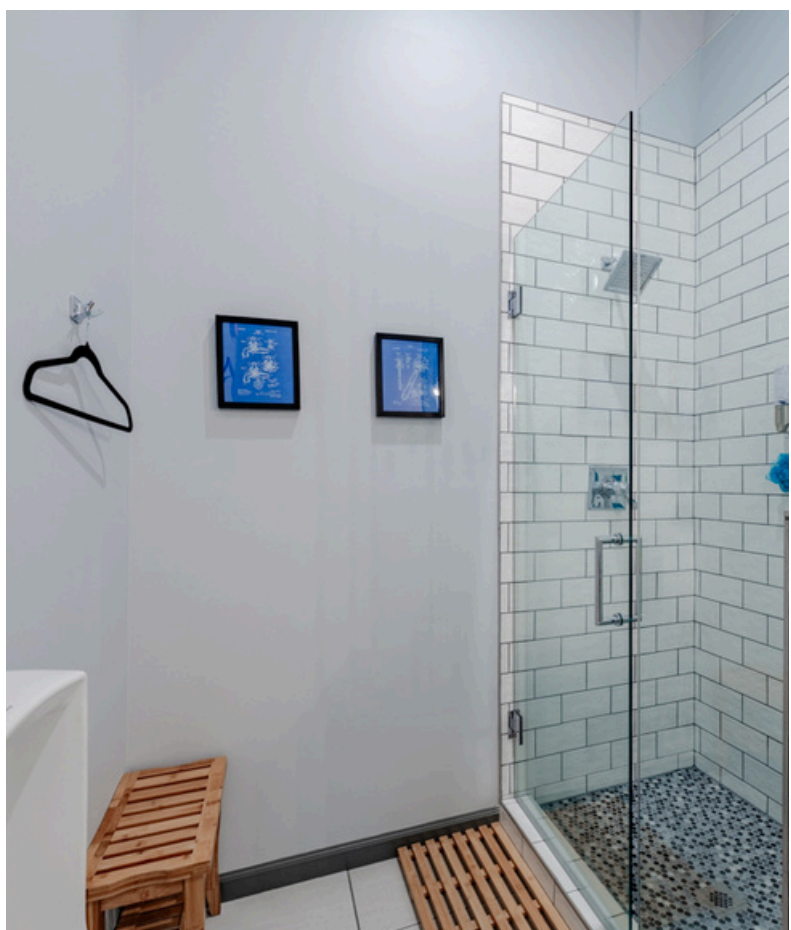




DISTANCE TO:	
HWY 147	2 Miles
DOWNTOWN DURHAM	3.4 Miles
RALEIGH	23.6 Miles
RTP	7.2 Miles
RDU AIRPORT	12.3 Miles

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FLOOR PLAN