

# FLEX SPACE FOR LEASE

4911 S. Alston Ave. Durham, NC

## For Lease

4911 S. Alston Ave. Durham, NC

6,000 Square Feet

Graham Storey

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# Property Summary

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## Offering Summary

|               |                        |
|---------------|------------------------|
| Lease Rate    | \$12/SF + \$1.22 TICAM |
| Building Size | 6,000 Square Feet      |
| Zoning        | IL (Industrial Light)  |
| Parking       | 18 Spaces              |

### Property Overview

6,000 SF of flex space on the border of the highly desired Research Triangle Park! The space is broken into 2,000 SF of office space, which includes a reception area, large main office, and two large bathrooms (both include showers as it was a former gym). The remaining space is 4,000 SF of warehouse space, with three large dividing walls. Great access to major highways: 147, 40, 54, 751, and 540! With a light industrial zoning, allowing for a variety of uses.

### Highlights

- 14' - 17' Ceiling Height
- 10' x 10' Drive in Door
- 8' x 8' Dock High Door

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# Additional Photos



PICKETT  
SPOUSE  
COMMERCIAL  
REAL ESTATE

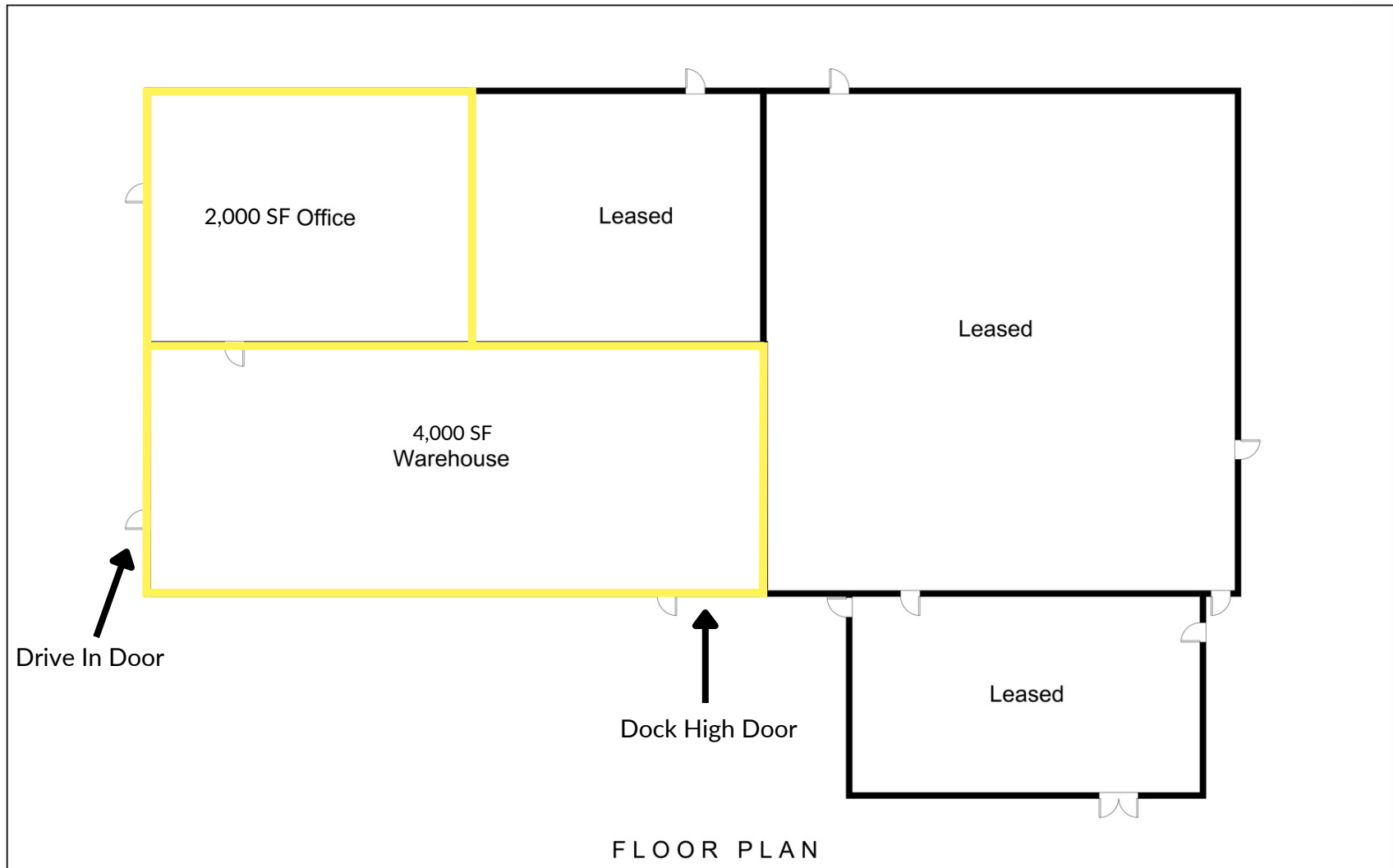


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## Floor Plan



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## Maps

