



TRI-CENTER

NORTH I

3501 TRI-CENTER BOULEVARD
DURHAM, NC 27713

7,925 SF LAB SPACE FOR LEASE

AVAILABLE AUGUST 1, 2026

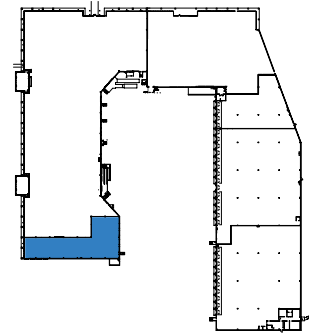
- Brick veneer construction on professionally landscaped grounds
- 145,327 square foot Class A distribution & light manufacturing facility
- 7,925 square feet available
- Available August 1, 2026
- 100% conditioned
- Located on end cap
- 24' clear height
- Fully-monitored fire sprinkler system
- 277/480 volt, 3-phase electrical service
- Two (2) 9'x10' dock-high loading doors



FOUNDRY
COMMERCIAL

7,925 SF AVAILABLE - LAB SPACE

7,925 SF AVAILABLE



 DOCK DOORS

MARIA LOMBARDI, MSRE
919.899.5087
maria.lombardi@foundrycommercial.com

CLARION PARTNERS | **FOUNDRY**
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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JIM ALLAIRE
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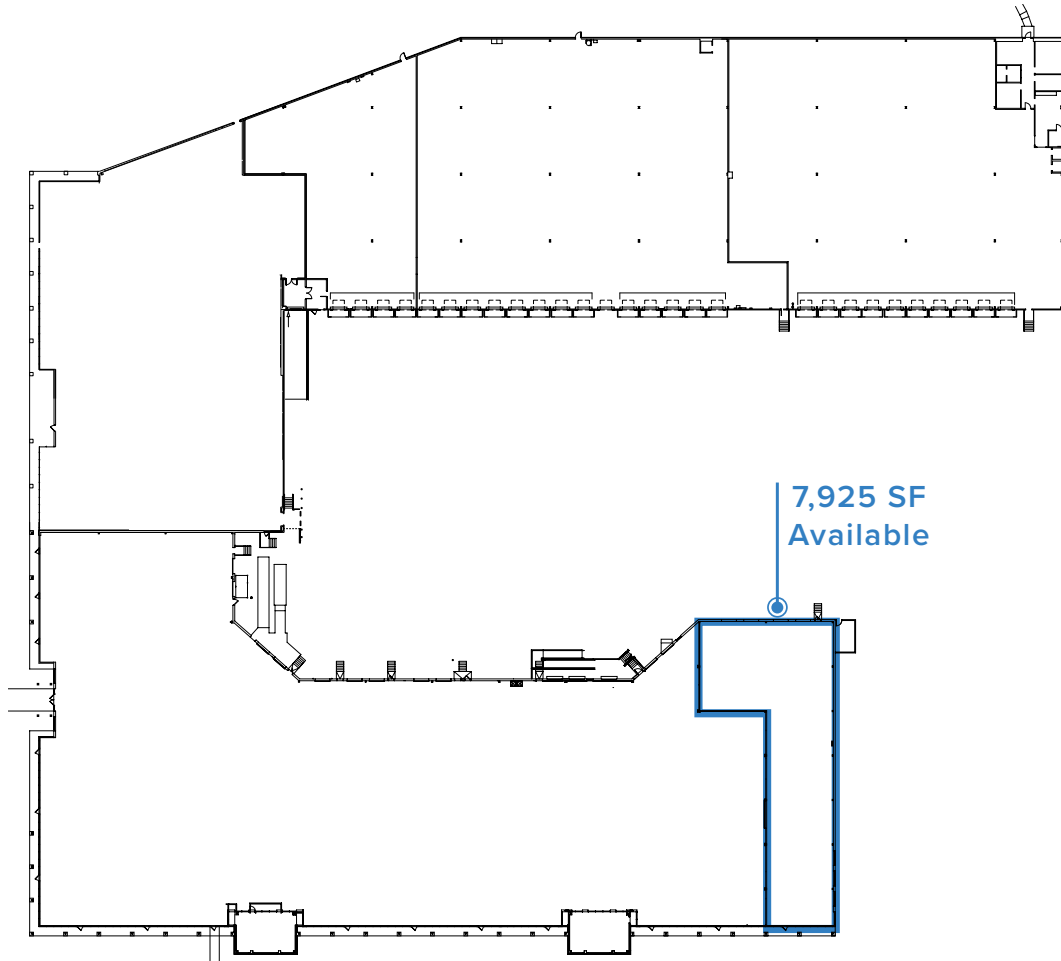
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NORTH I FLOOR PLAN



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RALEIGH-DURHAM'S PREMIERE INDUSTRIAL PARK

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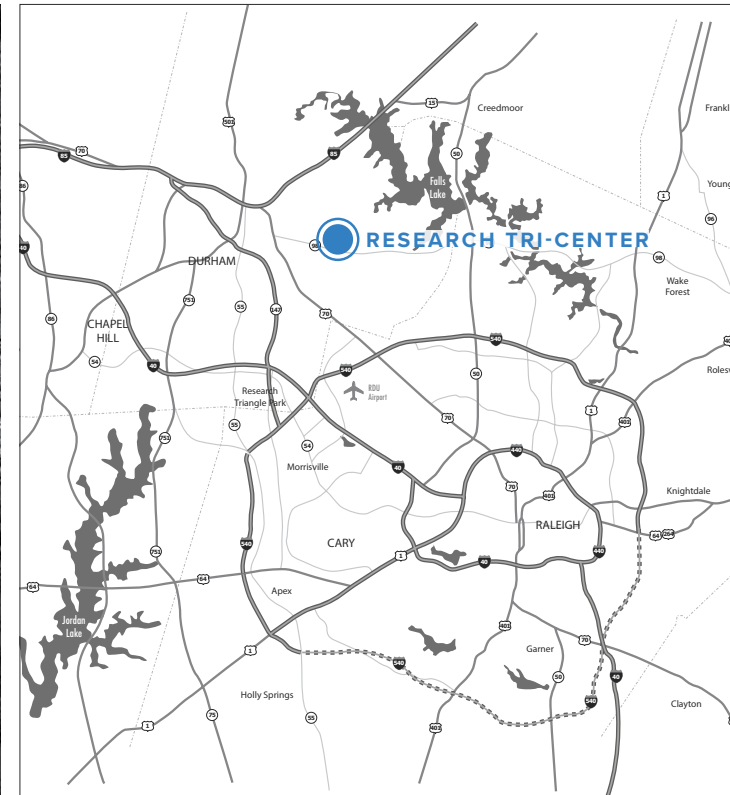
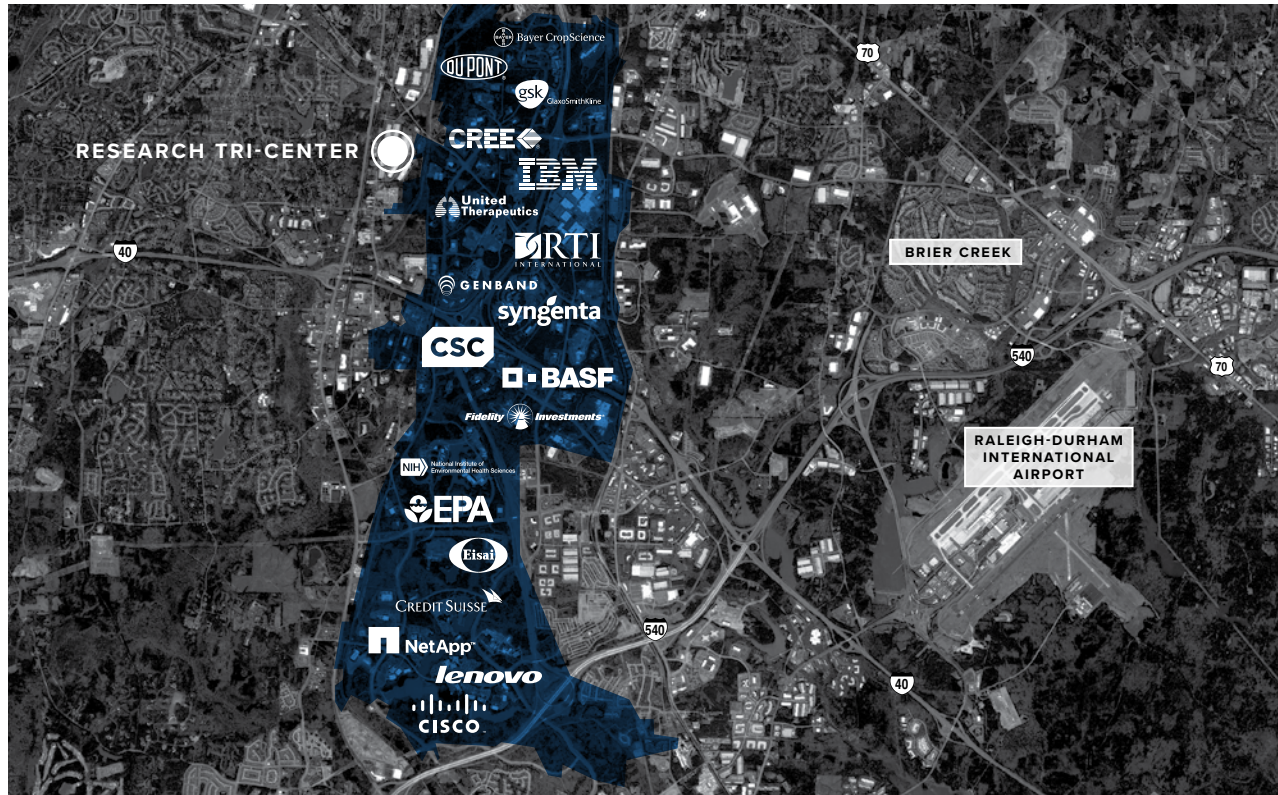
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LOCATION IN RESEARCH TRIANGLE PARK

- Research Tri-Center is strategically positioned within the heart of the Research Triangle region with centralized access to Raleigh, Durham, Chapel Hill and Cary
- Adjacent to the world-renowned Research Triangle Park and just minutes away from RDU International Airport
- Excellent access to Interstate 40, Interstate 85, the Durham Freeway (Highway 147), and the I-540 Outer Loop of Raleigh

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