



FOR LEASE | $\pm 7,000$ SF

907 RAMSEUR STREET

DURHAM, NC 27701

PRESENTED BY:



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PROPERTY SUMMARY



LEASE RATE

\$12/SF (NNN)

OFFERING SUMMARY

BUILDING SIZE: ±33,000 SF

AVAILABLE SF: ±7,000 SF

SPACE TYPE: Industrial Flex

ZONING: Industrial Light (IL)

TICAM: \$2.43/SF

PROPERTY OVERVIEW

This end-unit **flex industrial warehouse** offers an excellent opportunity just on the edge of downtown Durham (±1 mile), with convenient access to NC-147 (Durham Freeway). The space features **±1,500 SF of office space and is zoned Industrial Light (IL)**, making it well-suited for a variety of users.

Currently occupied on a month-to-month lease, **the space can be made available with 30 days notice.**

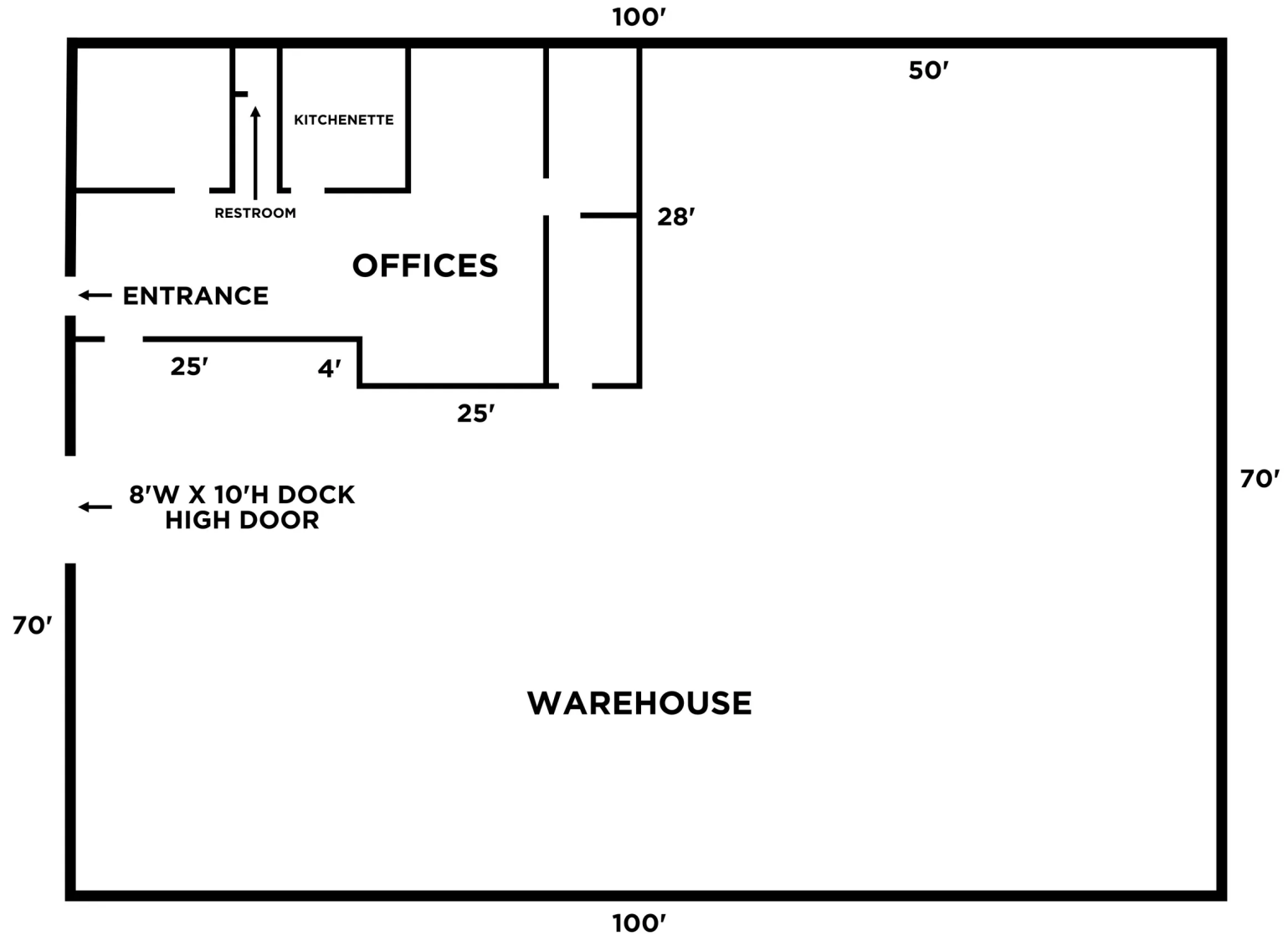
PROPERTY HIGHLIGHTS

- End-unit space with sprinkler system + clear heights ranging from 14'-17' (16'-20' deck height)
- One (1) dock-high loading door (8' x 10') with 42" dock height; no drive-in access
- Fully conditioned office space with heated warehouse + new water heater serving office area
- NNN lease structure, tenant responsible for TICAM + separately metered utilities in addition to base rent
- Three-phase, 200-amp electrical service

PROPERTY PHOTOS



FLOOR PLAN



RETAILER MAP





Local Expertise.
National Reach.

SVN | Real Estate Associates

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