

BUILDING 5

32,120 SF



5 TRIANGLE DRIVE

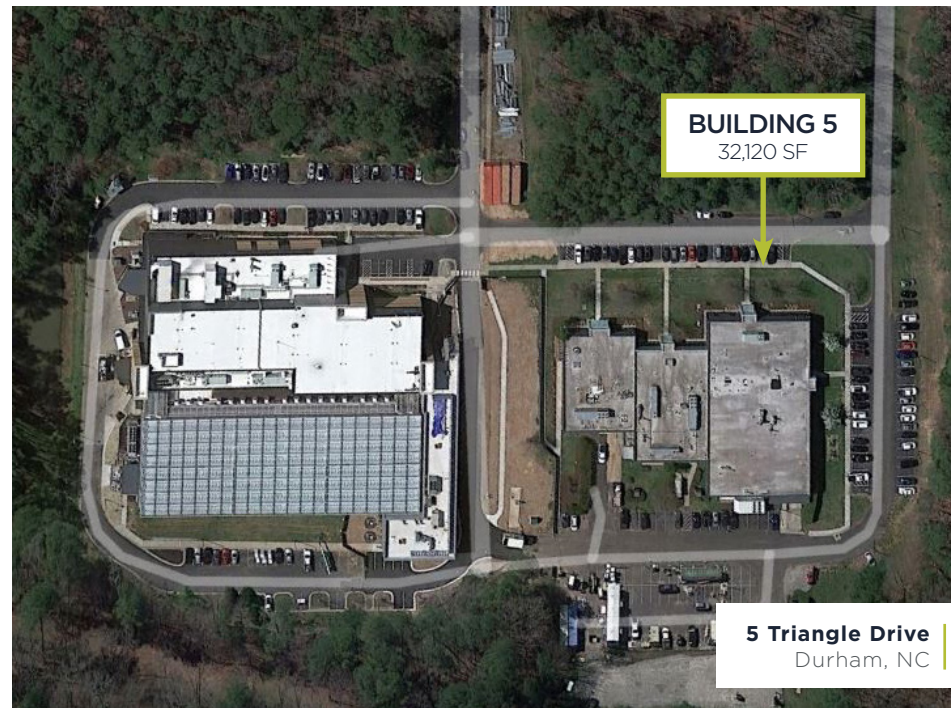
DURHAM, NC

32,120 SF LABORATORY & OFFICE BUILDING



SITE SPECIFICS

Functions:	Labs, administration
Lease:	To 2026
Year Leased / Occupied:	2016, Complete Renovation 2020, (Year Built 1981)
Fire Sprinklers:	No
Fire / Smoke Detection:	Yes
Security Badge Access:	Yes
Pure Steam:	N/A
Bio Waste Inactivation:	Yes (Collection, transport off site)
pH Neutralization:	Yes (Collection, transport off site)
Solid Waste Inactivation:	N/A
CIP System:	N/A
Plant Steam:	N/A
Hot Water Heat Boilers:	Yes
Chillers, HVAC:	No, DX units
Exterior Security Camera:	Yes
USP Purified Water:	N/A
Lab Equipment Parts Wash & Autoclave:	Yes



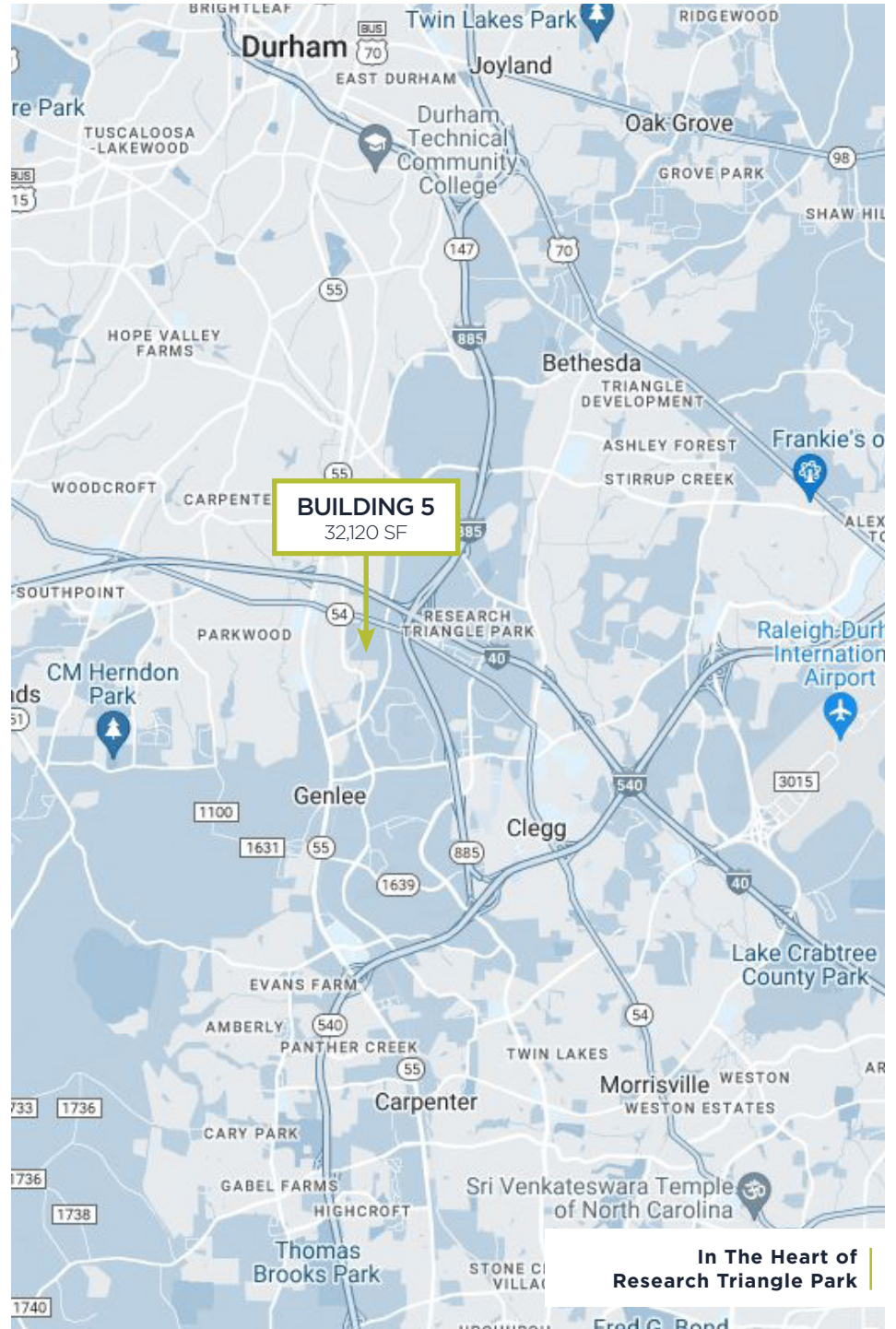


SITE PLAN
32,120 SF

PROPERTY HIGHLIGHTS

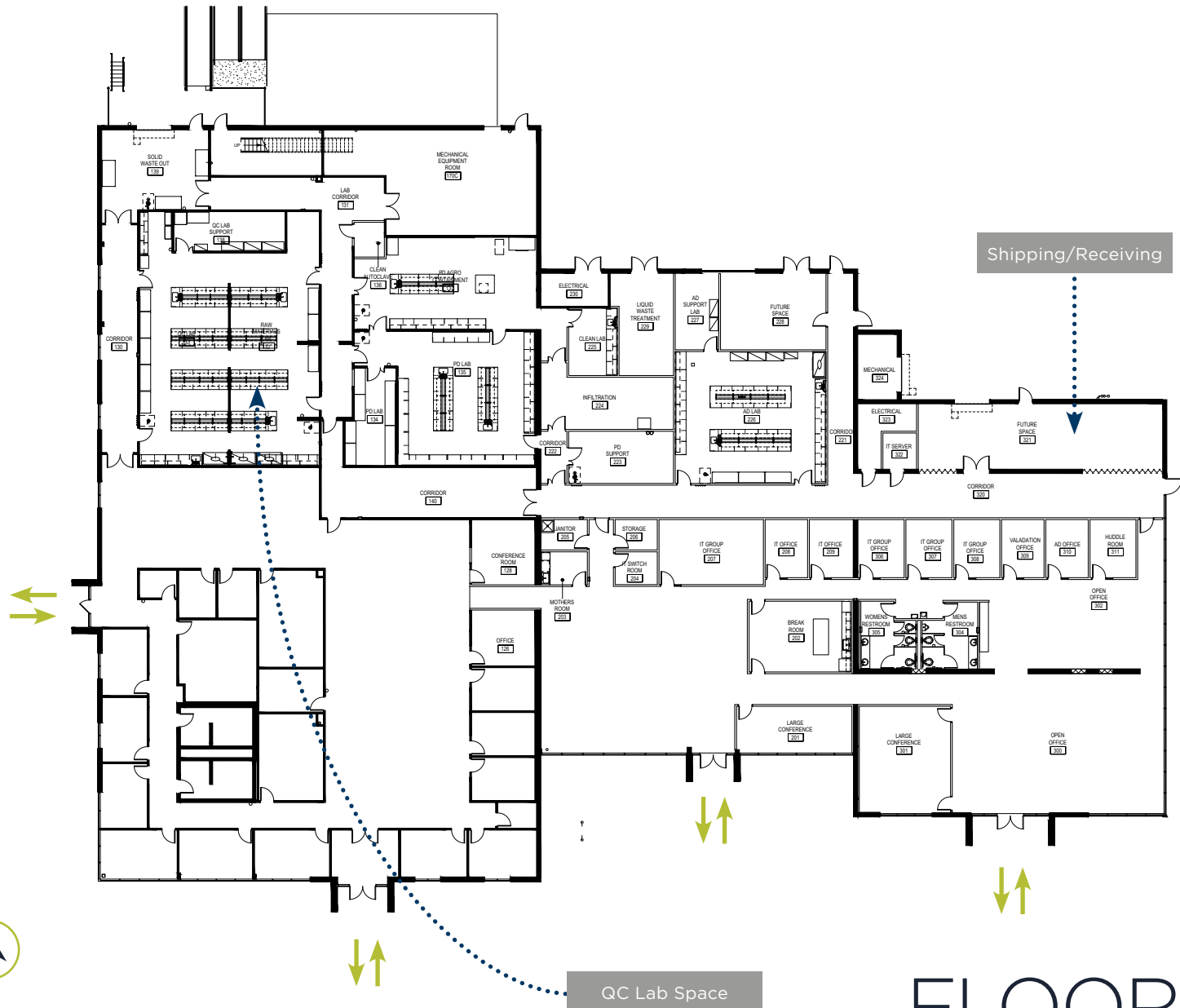
- » Land: 22 acres combined
- » Initial Construction: 1981, Complete renovation 2020.
- » City Services: Water, electricity, gas

Offices:	22
Workstations:	105
Conference Rooms:	4
QC Labs:	1 QC / 1 PD / 1 AD
Autoclaves:	2
Training Room:	1
Break Room:	2
Clear Height:	11'6" - 13'7"
Emergency Power:	Yes, 175kW Gas
Normal Power:	2500/1000KVA
City Water Supply:	Yes
Natural Gas (heating):	Yes
Loading:	Yes



In The Heart of
Research Triangle Park

3 LOADING DOCKS



Shipping/Receiving

QC Lab Space

FLOOR PLAN

32,120 SF





CONTACT INFORMATION

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