

FOUNDRY
COMMERCIAL

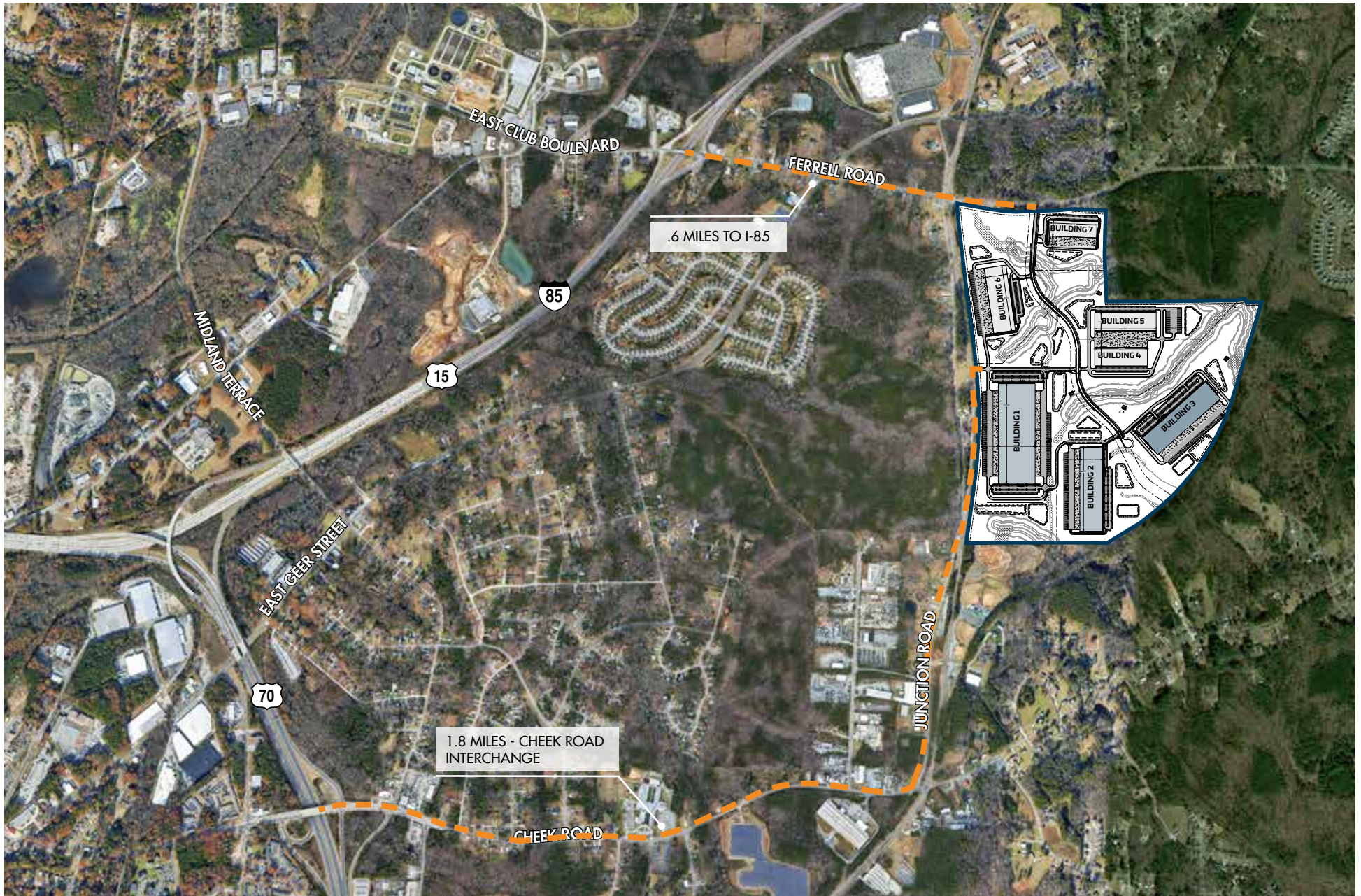


DURHAM 85

BUILDING 3
±249,600 SF
REAR LOAD WAREHOUSE

2324 FERRELL ROAD
DURHAM, NC

DURHAM 85

INDUSTRIAL SPACE **FOR LEASE**

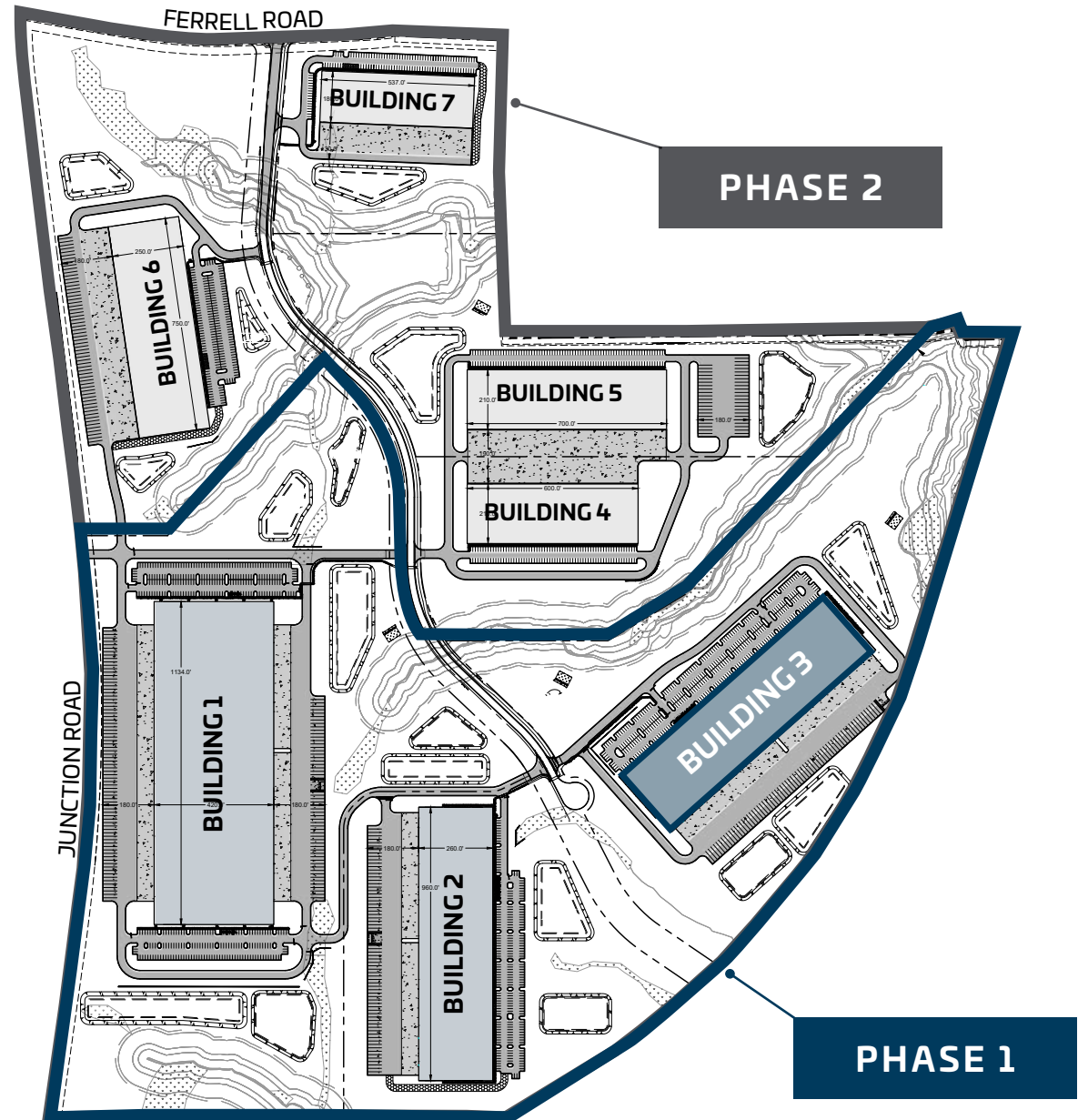
DURHAM 85

INDUSTRIAL SPACE **FOR LEASE****1,500,000 SF PROJECT****MASTER PLAN****PHASE 1**

Building #1	476,280 SF Cross Dock
Building #2	249,600 SF
Building #3	249,600 SF

PHASE 2

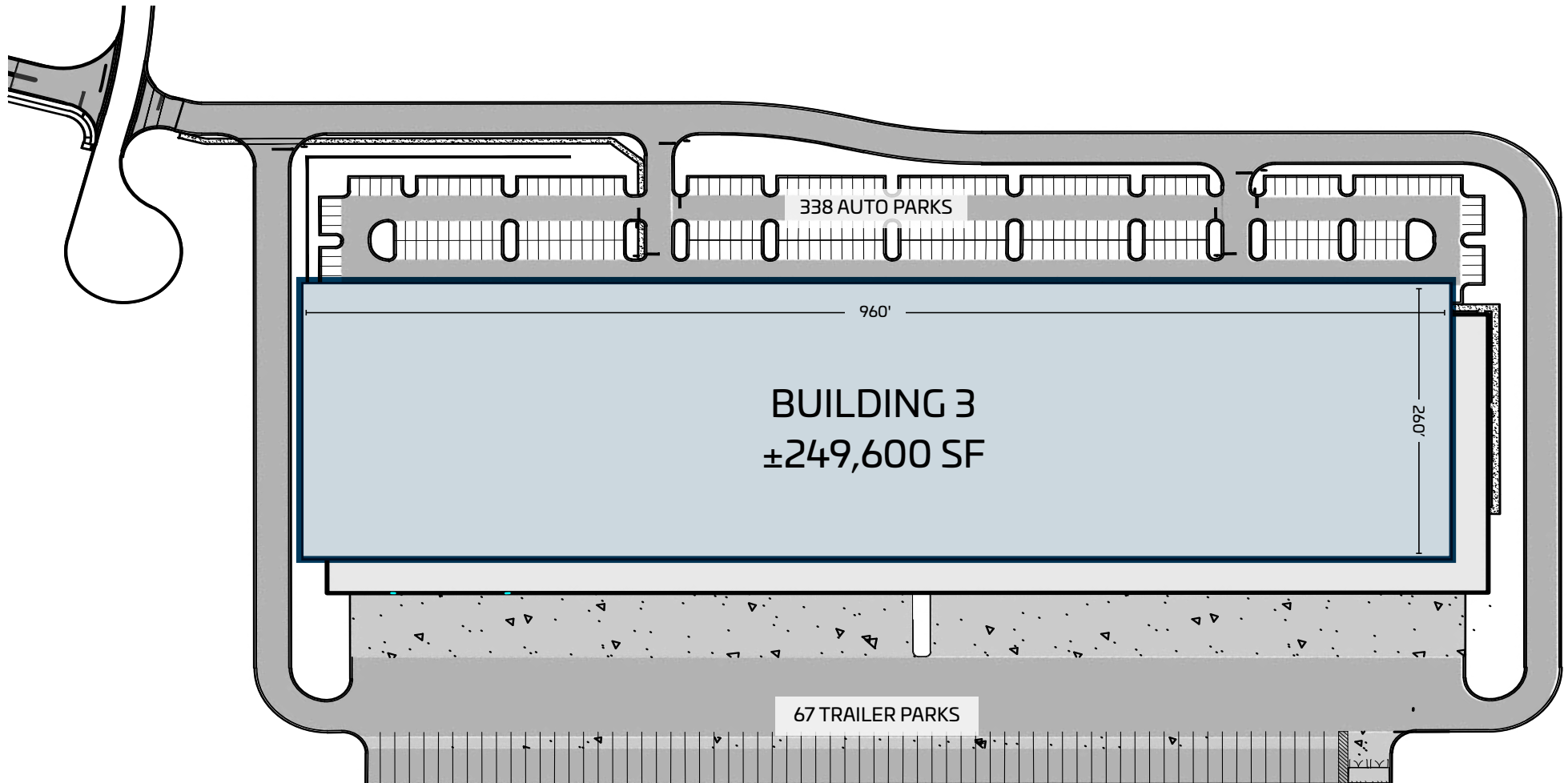
Building #4	126,000 SF
Building #5	147,000 SF
Building #6	187,500 SF
Building #7	96,660 SF



DURHAM 85

INDUSTRIAL SPACE **FOR LEASE****BUILDING 3**
±249,600 SF REAR LOAD

SITE PLAN



INDUSTRIAL SPACE **FOR LEASE**

BUILDING 3

±249,600 SF REAR LOAD

SHELL BUILDING FEATURES

ADDRESS	2324 Ferrell Road, Durham, NC 27704	COLUMN SPACING	Typical - 54' x 50' - 60' speed bays
SITE	42.7 acres	CONSTRUCTION	Exterior Walls - Tiltup Concrete Wall Panels
CLEAR HEIGHT	32', measured from the dock wall		Structural Steel - Gray tube steel columns and joists supporting white roof deck
BUILDING DIMENSIONS	960'x 260'		Slab Construction - 7" reinforced, 4,000psi concrete
AVAILABLE SPACE	249,600 SF	TRUCK COURT	130' + 50' trailer stalls
DOCK DOORS	27 (9'x10') dock doors	FIRE PROTECTION	ESFR for protection of Class I-IV Commodities
	27 (9'x10') knockouts for future dock doors	LIGHTING	LED High Bay fixtures to 30 FC throughout warehouse
DOCK EQUIPMENT	27 35,000-lb. mechanical dock levelers with bumpers and seals per tenant requirements	ROOFING	TPO roof with R-30 insulation
DRIVE-IN DOORS	2 (12'x14') motorized roll-up doors	ELECTRICAL SERVICE	480/277 3-phase; 1600-amp service
PARKING	338 auto spaces	DELIVERY DATE	Q4 2023
TRAILER PARKING	67 spaces		

DURHAM 85**INDUSTRIAL SPACE FOR LEASE****LOCATION & ACCESS****OVERVIEW**

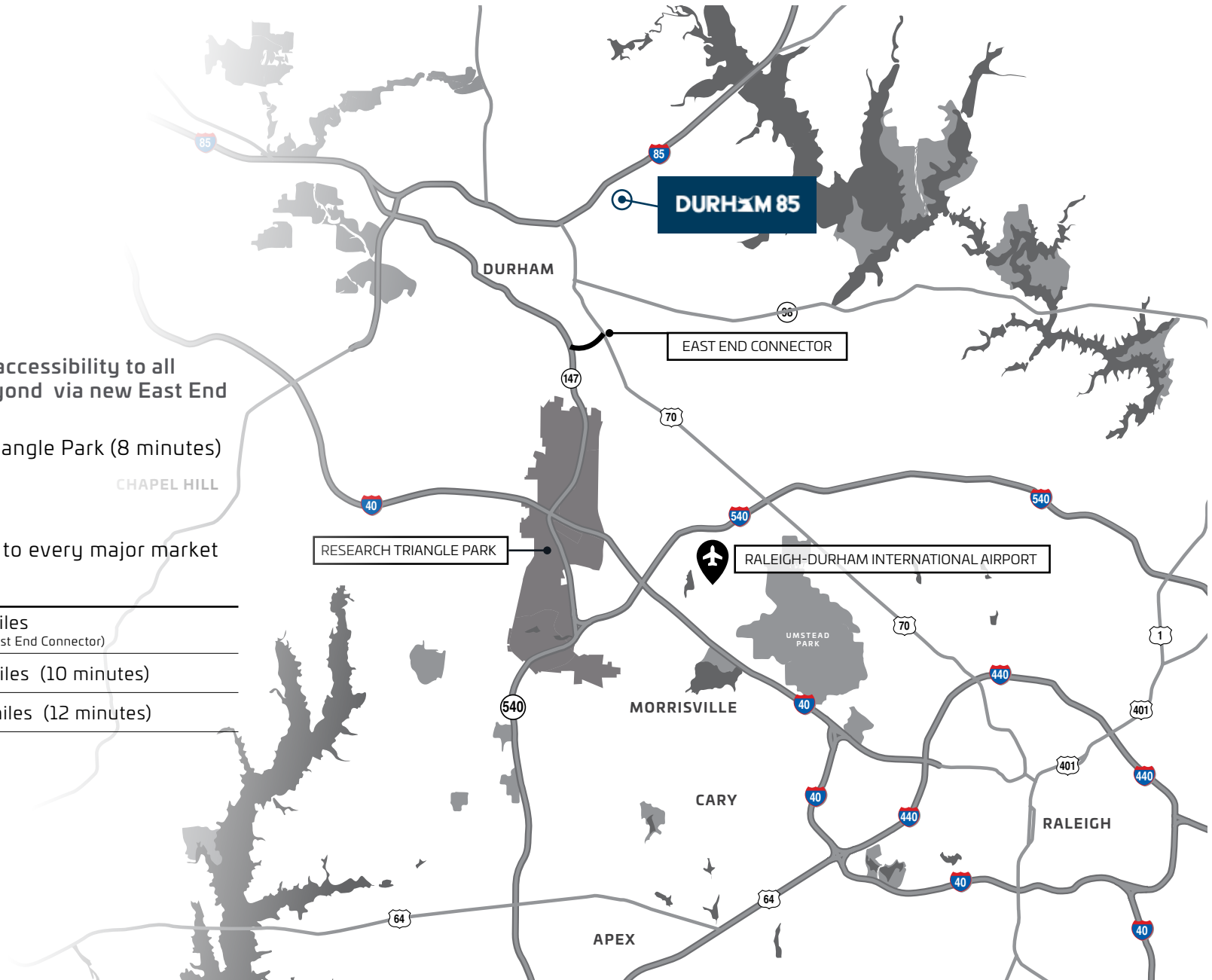
Unbeatable location and accessibility to all points in Triangle and beyond via new East End Connector

- 8 miles to Research Triangle Park (8 minutes)

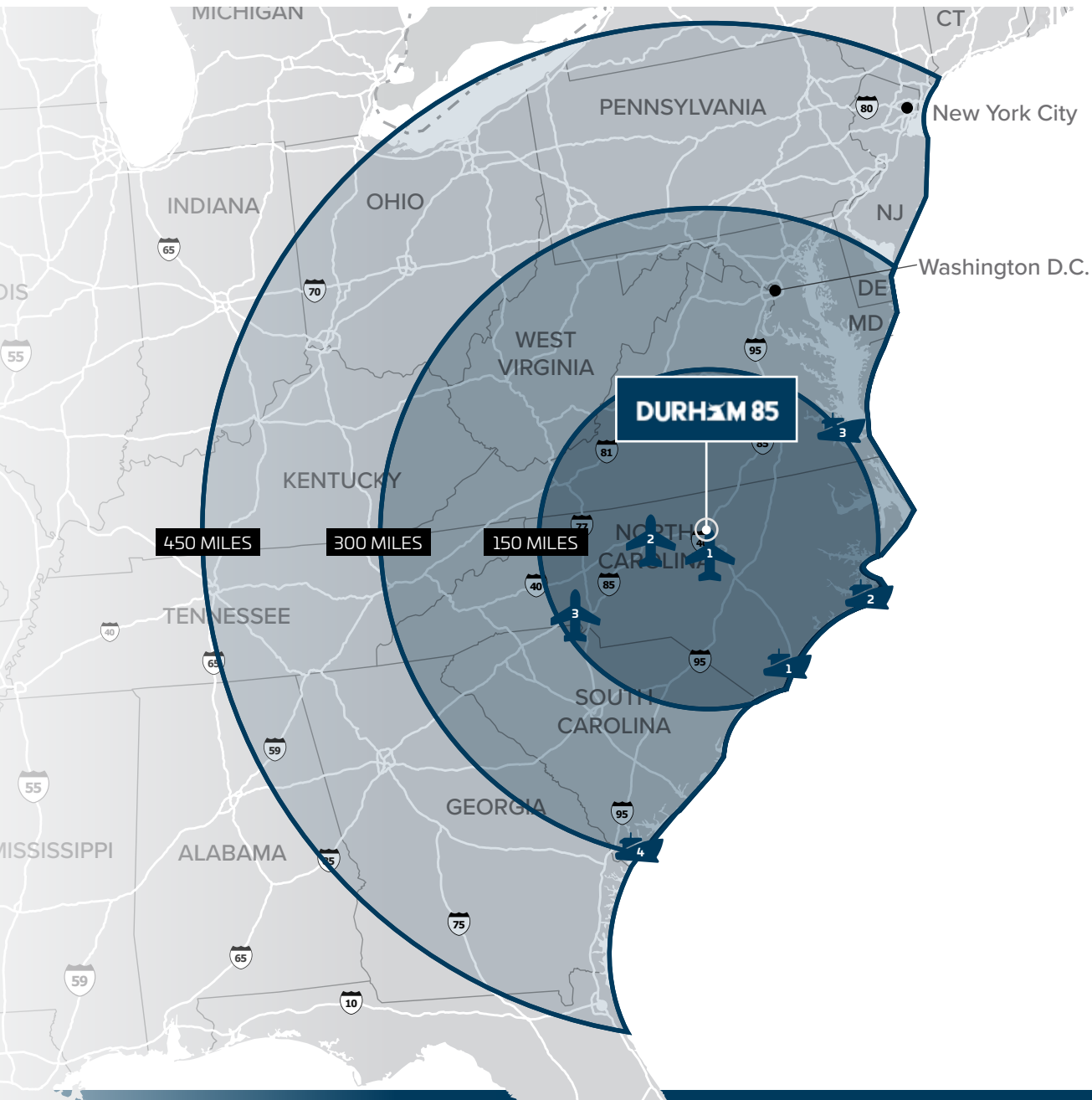
INTERSTATES

Uninterrupted distribution to every major market in the United States:

	Interstate 85	.6 miles (via East End Connector)
	Interstate 40	11 miles (10 minutes)
	Interstate 540	14 miles (12 minutes)



DURHAM 85

INDUSTRIAL SPACE **FOR LEASE**

LOCATION & ACCESS



AIRPORTS

1	Raleigh-Durham International	16 miles
2	Piedmont Triad International	69 miles
3	Charlotte Douglas International	143 miles



SEAPORTS

1	Wilmington, NC	162 miles
2	Morehead City, NC	174 miles
3	Norfolk, VA	181 miles
4	Charleston, SC	300 miles

DURHAM 85

DEVELOPED BY:



LEASED BY:



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