

BUILDING 2

95,022 SF
AVAILABLE FOR LEASE
BUILD-TO-SUIT

1212 STONE PARK COURT, DURHAM, NC



BUILDING 1

1218 Stone Park Ct

129,600 SF

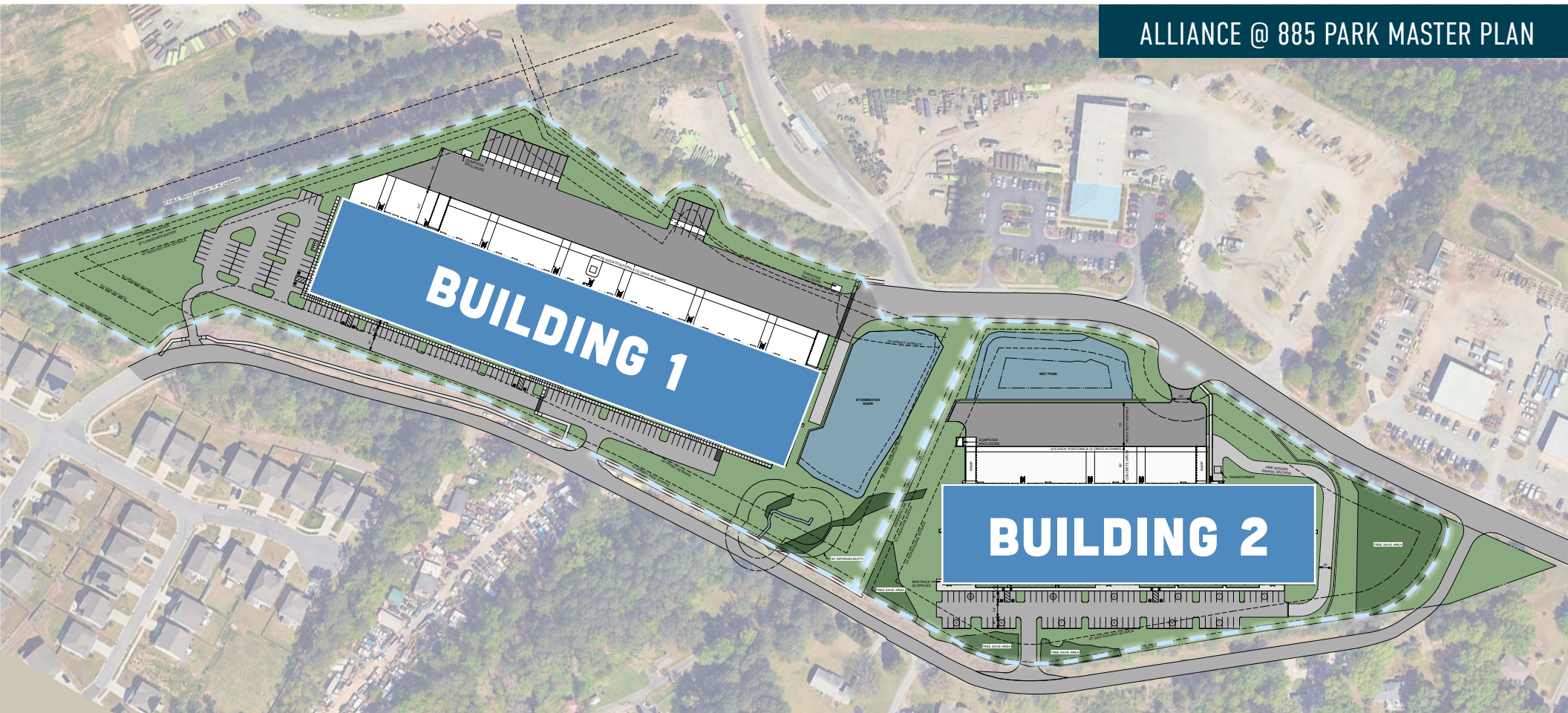
Delivering Q2 2026

BUILDING 2

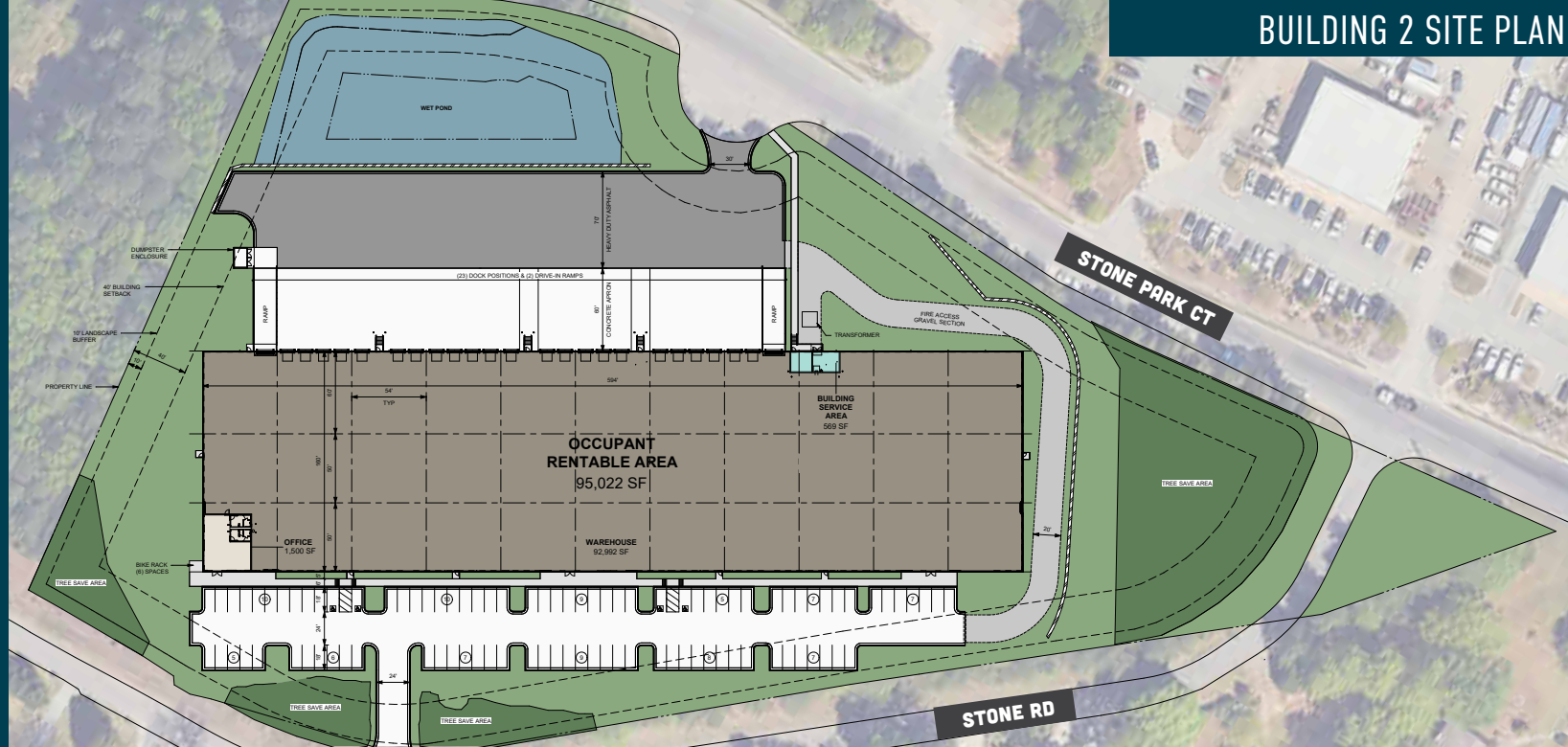
1212 Stone Park Ct

95,022 SF

Breaking Ground Q3 2026
Delivering Q2 2027



ALLIANCE @ 885 PARK MASTER PLAN



Total Size (SF)	95,022 SF (160' x 594')
Spec Office SF	1,500 SF (including restrooms)
Clear Height	28' from the Dock Wall
Dock Doors	23 Insulated Dock Doors with View Panels, Track Guards, and Bumpers; Half (12) Positions Equipped with 35K lb Mechanical Levelers, Dock Seals, Swing Arm Fan / Light Combos. Quad Electrical Outlet at Every 4th Door.
Drive-In Doors	(2) 12' x 14' Motorized Doors with 50' Concrete Ramps
Auto Parking	90 (Including 4 ADA Spaces)
Column Spacing	54' Wide x 50' Deep with 60' Speed Bay, Columns Painted Safety Yellow 10' Down
Building Lighting	LED Fixtures with Motion Sensors on 10' Whips to Provide 30 FC at 36" AFF in OSC; Walls Painted White; (2) 1,000 Amp Panels (Split Service)
Power	2,000 amps
Roof	60 Mil TPO (20-Year Warranty)
Sprinkler System	Fire Protection – ESFR
Slab	6", 4,000 PSI, Non-Reinforced Slab
Truck Court	130' HD Asphalt Truck Court with 60' Concrete Apron; 1 Dumpster Enclosure

ALLIANCE RTP AT 885

Nearby thoroughfares include I-40 and I-85

Multiple points of ingress and egress from site

Less than a mile from the Research Triangle Park

Large neighboring distribution centers

Nearby Distributors

- 1 Amazon
- 2 Toshiba
- 3 Wolfspeed
- 4 KBI Biopharma
- 5 GE Aerospace
- 6 FedEx

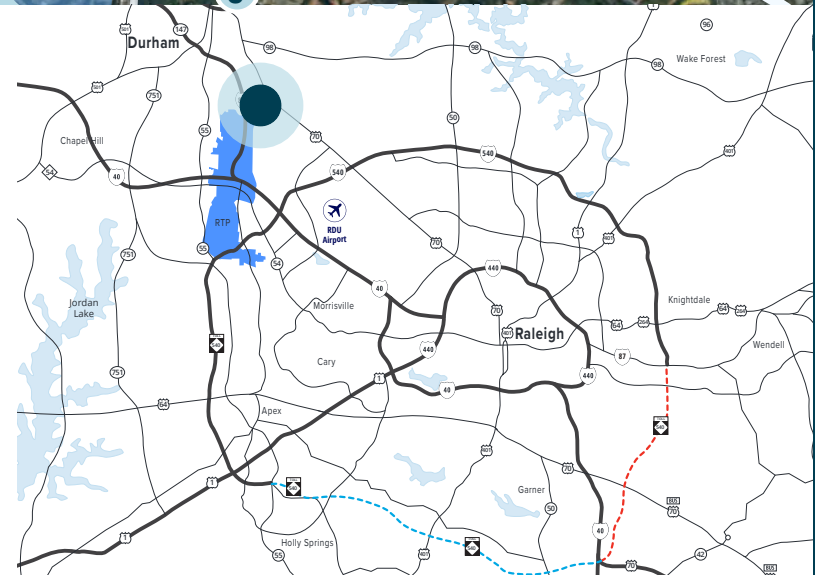


POINTS OF INTEREST

Research Triangle Park	0.9 Miles
RDU International Airport	8.3 Miles
Piedmont Triad International Airport	72.5 Miles

INTERSTATES

Interstate 885	1.0 Mile
Highway 70	2.5 miles
Interstate 40	4.3 Miles
Interstate 85	5.8 Miles
Interstate 540	6.2 Miles



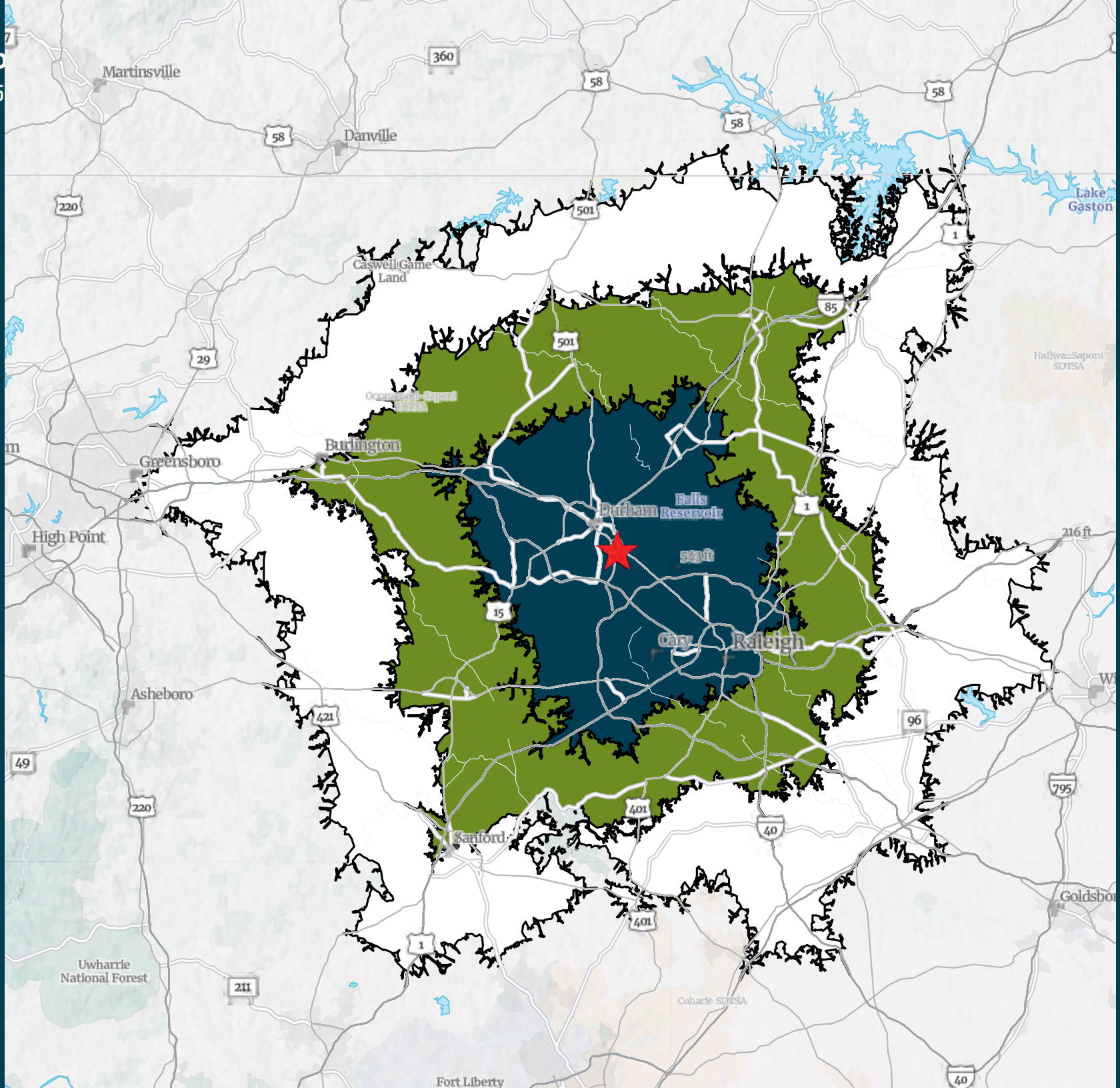


ALLIANCE RTP AT 885



Alliance RTP At 885

Drive Times	2024 Total Population
○ 30 mins	1,288,880
● 45 mins	2,028,147
● 60 mins	2,620,448



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