



# TRI-CENTER

## SOUTH V

3871-3877 SOUTH ALSTON AVENUE  
DURHAM, NC 27713

**108,830 SF AVAILABLE NOW**

FULLY-CONDITIONED MANUFACTURING & DISTRIBUTION FACILITY  
WITH 24' CLEAR HEIGHT

- Premium quality insulated pre-cast concrete construction on professionally landscaped grounds
- 108,830 square foot Class A building
- Building is potentially divisible to  $\pm 77,643$  SF
- Building is 100% conditioned
- 190' shared truck court with 50' concrete apron
- Four (4) sets of restrooms in building
- Newly renovated office



CLARION  
PARTNERS

FOUNDRY  
COMMERCIAL

# TRI-CENTER SOUTH V

108,830 SF AVAILABLE - MANUFACTURING & DISTRIBUTION FACILITY

## BUILDING FEATURES

PROPERTY NAME	Research Tri-Center South V
INDUSTRIAL/BUSINESS PARK NAME	Research Tri-Center
ADDRESS	3871-3877 S. Alston Avenue
CITY	Durham
STATE	NC
COUNTY	Durham
DATE AVAILABLE	Immediately
LEASE RATE	\$6.00/SF NNN
TICAM	Estimate \$1.93/SF
TAX PARCEL ID #	157115
BUILDING TYPE	Industrial/Light Manufacturing
ZONING	IL (D) <a href="#">ZONING INFO</a>
NUMBER OF BUILDINGS	1
BUILDING DIMENSIONS	180' X 600'
TOTAL SF	108,830
AVAILABLE SF	108,830
	94,928 SF Warehouse
	13,902 SF Office
BAY SIZE	7,742 SF
EXTERIOR WALL MATERIAL	Insulated Concrete Precast
ROOFING MATERIAL	EPDM
NO. OF PARKING SPACES	117
YEAR BUILT	1998
NO. OF ACRES	6.68
TRUCK COURT DEPTH	190' shared truck court with 50' concrete apron
CEILING HEIGHT	24'

COLUMN SPACING	45' x 42'
FLOOR THICKNESS	5"
AIR CONDITIONED	100%
SPRINKLER SYSTEM/TYPE	ESFR
LOADING DOCK	21 Dock-High Doors 9' x 10' 9 Edge of Dock Levelers 4 Mechanical Pit Levelers No. of Swing Arm Lights
ELECTRICAL CAPACITY	1200 Amps - 300 DVA 480/277 volt 3 phase 4 wire
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	City of Durham
WATER LINE	2'
SEWER LINE	6"
TELECOM PROVIDER	Frontier Communications
ELECTRICAL PROVIDER	Duke Energy

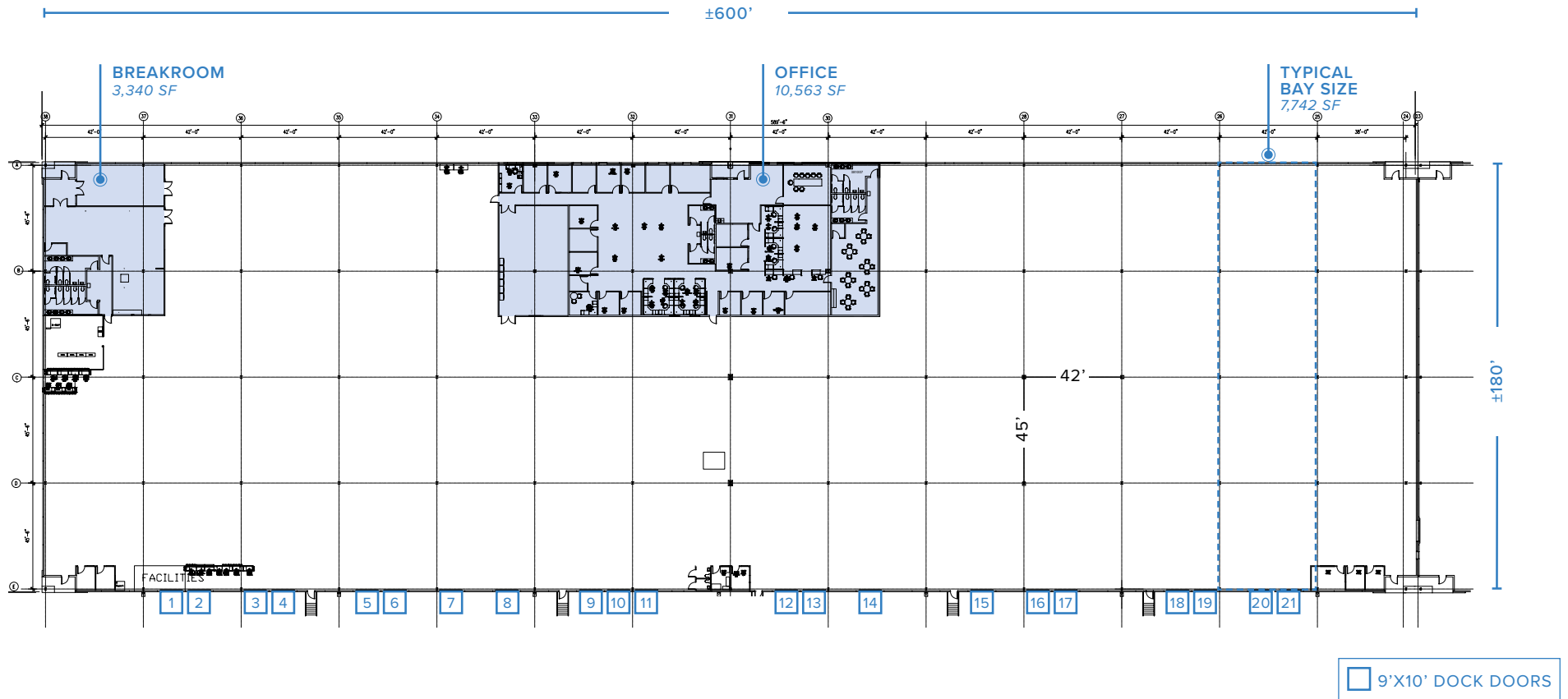


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## SOUTH V FLOOR PLAN

108,830 SF AVAILABLE NOW



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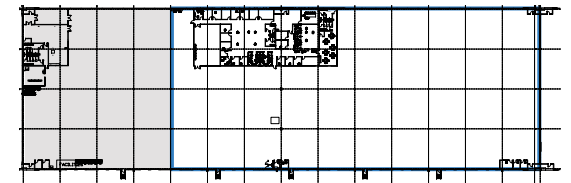
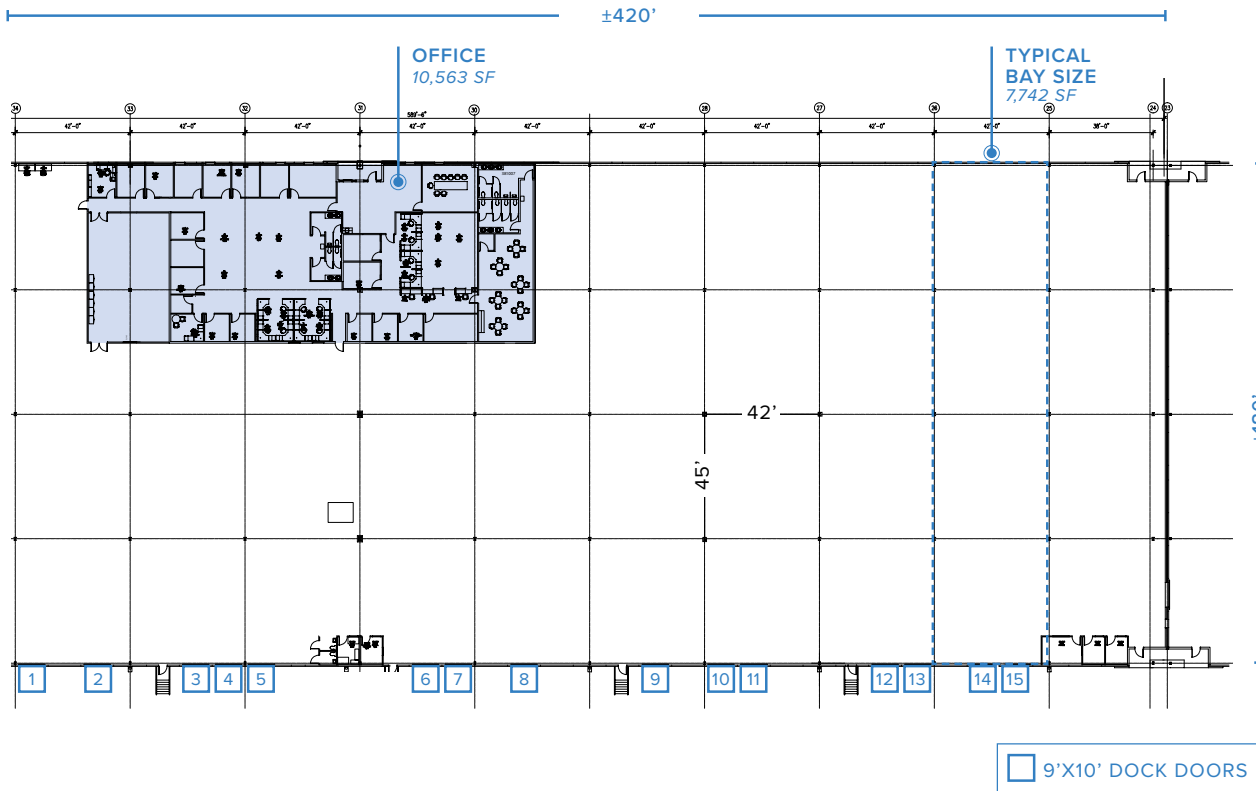
**CLARION PARTNERS** | **FOUNDRY COMMERCIAL**

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## SOUTH V FLOOR PLAN

DIVISIBLE OPTION 77,643 SF



## FEATURES

AVAILABLE SF	77,643 SF
SPACE DIMENSIONS	420' x 180'
DOCK DOORS	Fifteen (15) 9' x 10' dock doors
OFFICE	10,563 SF
TYPICAL BAY	7,742 SF

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RALEIGH-DURHAM'S PREMIERE INDUSTRIAL PARK

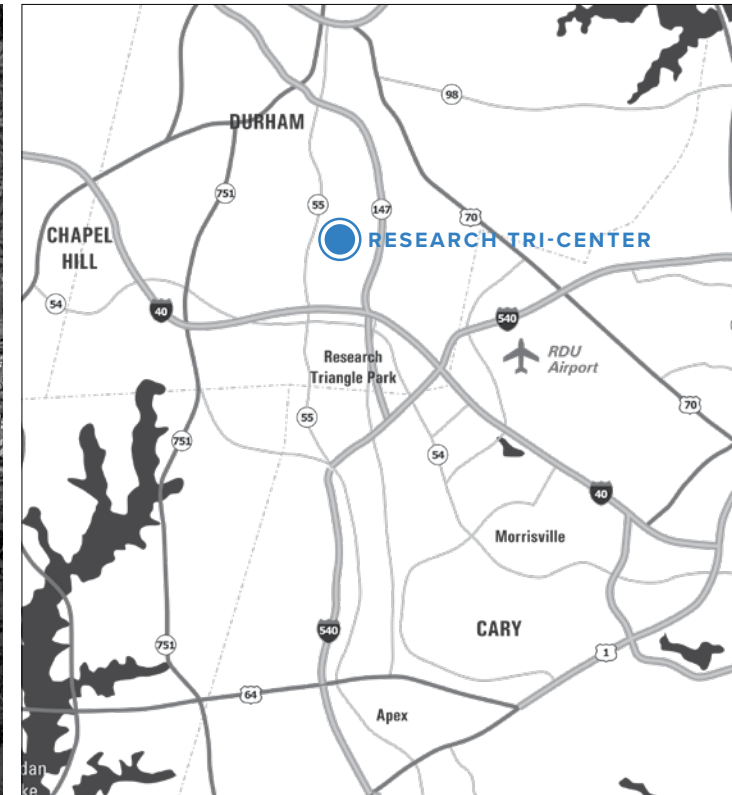
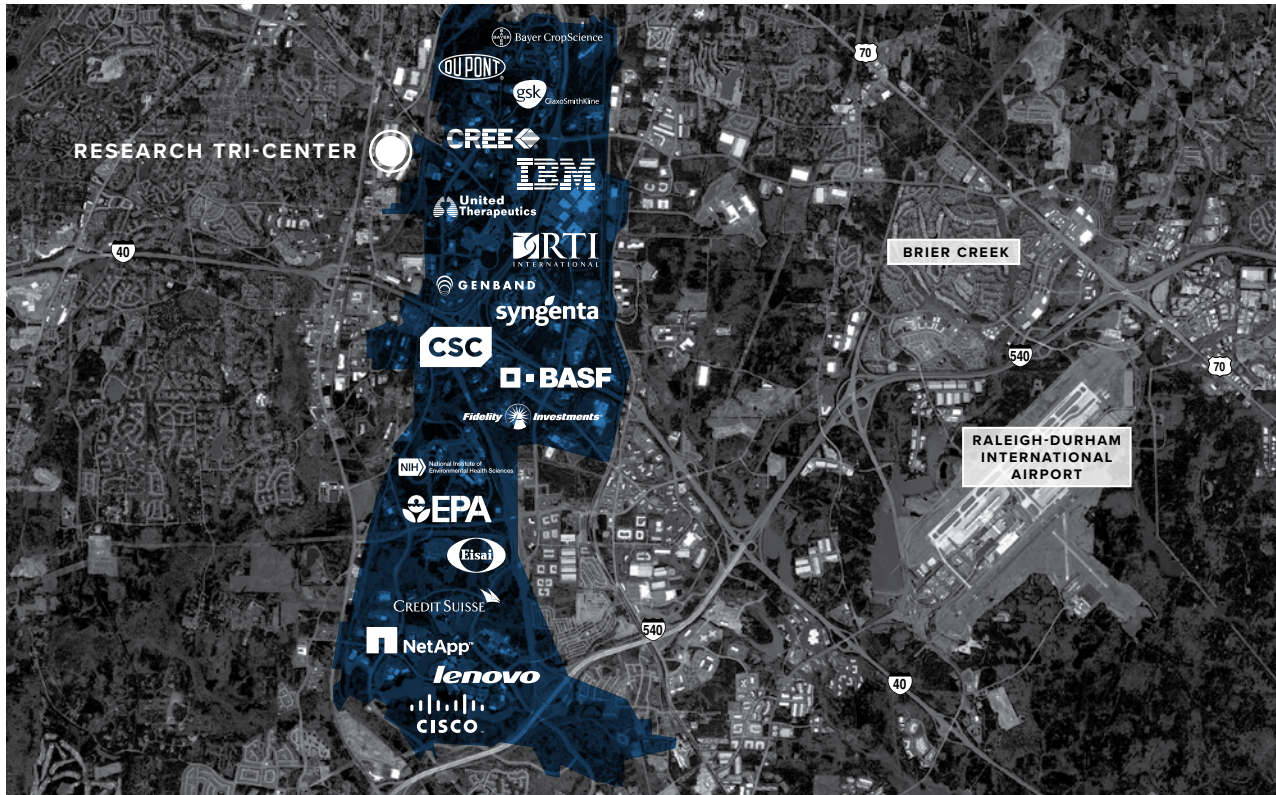
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## LOCATION IN RESEARCH TRIANGLE PARK

- 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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