





## **BUILDING FEATURES**

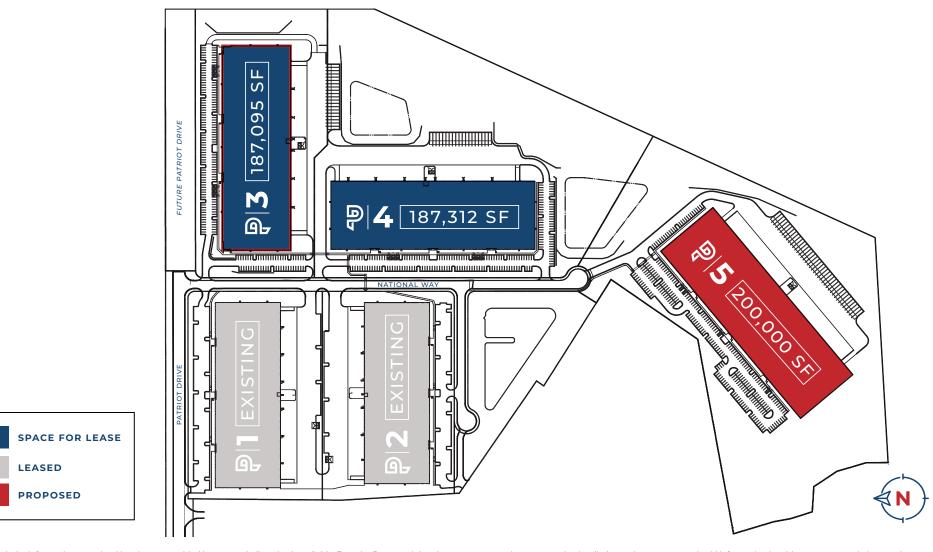
PROPERTY NAME	Building 3	
INDUSTRIAL PARK NAME	Patriot Park	
ADDRESS	5 National Way	
CITY	Durham	
STATE	North Carolina	
COUNTY	Durham	
DATE AVAILABLE	9/1/2020	
LEASE PRICE	\$6.50/SF NNN	
TICAM	\$1.75	
ZONING	IL <u>ZONING INFO</u>	
NUMBER OF BUILDINGS	One (1)	
BUILDING DIMENSIONS	250' x 750'	
TOTAL SF	187,095 SF	
AVAILABLE SF	187,095 SF (Warehouse)	
	BTS (Office) / BTS (Showroom)	
BAY SIZE	12,500 SF	
EXTERIOR WALL MATERIAL	Load Bearing Concrete Tilt Wall	
ROOFING MATERIAL	Mechanically attached .45 mil TPO with R-8.5 insulation	
PAVED PARKING	188 spaces	
TRAILER STORAGE	20 trailer spaces with 14' dolly pad	
TRUCK COURT DEPTH	130' with 60' concrete apron and 70' heavy duty	
YEAR BUILT	2020	
NO. OF ACRES	18.77 gross acres	
CEILING HEIGHT	32'	
LIGHTING	Per Tenant's Specifications	
COLUMN SPACING	50' x 53' 7" (Typical); 60' x 53' 7" (Loading)	

FLOOR THICKNESS	7" un-reinforced, 4,000psi concrete on 4" aggregate base	
WAREHOUSE HEATING	Heat for freeze protection (to 49°F at 9°F outside); 1 Air Change Per Hour	
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV Commodities	
LOADING DOCK	Twenty-One (21) 9' x 10' manual overhead doors	
	Eighteen (18) 9' x 10' knock out panels	
	Two 14' x 16' Motorized Roll Up Doors	
DOCK EQUIPMENT	Per Tenant's Specifications	
FANS AIR CHANGES	One (1) per hour	
NATURAL GAS SERVICE PROVIDER	PSNC	
WATER AND SEWER PROVIDER	City of Durham	
WATER LINE	2"	
SEWER LINE	6"	
ELECTRICAL PROVIDER	Duke Energy	
TELECOM PROVIDER	Spectrum - Fiber	



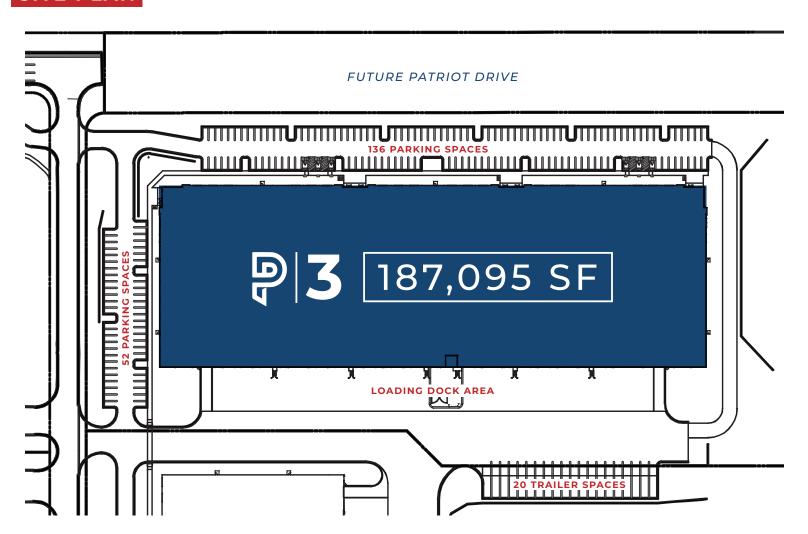


## MASTER SITE PLAN

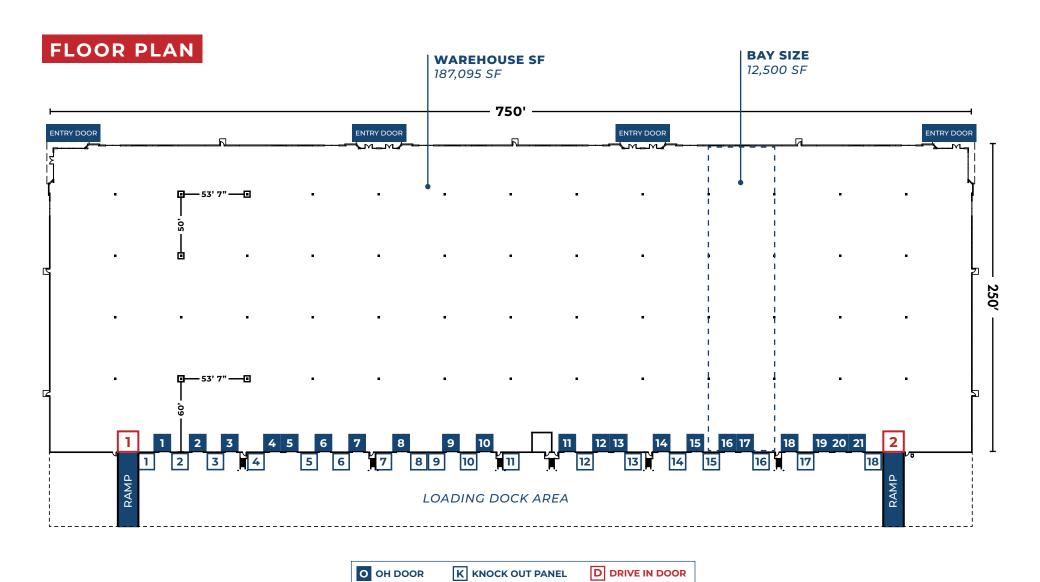




## SITE PLAN









### **AREA AMENITIES**





### **AIRPORT BOULEVARD**

#### 4.5 MILES

- Wendy's
- Courtyard by Marriott
- Hampton Inn
- Holiday Inn Express
- Quality Inn & Suites
- Days Inn
- Jersey Mike's Subs
- Olivio's Pizza
- Hummus Cafe
- Texas Steakhouse & Saloon
- Bojangles'



### **BRIER CREEK COMMONS**

#### 5.7 MILES

- Dick's Sporting Goods
- Party City
- McDonald's
- LongHorn Steakhouse
- Caribou Coffee
- Michaels
- Ross Dress for Less
- T.J. Maxx
- Bar Louie
- Barnes & Noble
- Brasa Steakhouse
- Chili's Grill & Bar
- HomeGoods
- Jason's Deli
- Brier Creek Beer Garden
- Starbucks
- Chick-fil-A
- Target
- BJ's
- Staples
- Total Wine & More







### INDUSTRIAL SPACE FOR LEASE

## **±187,095 SF** AVAILABLE



## LOCATION & ACCESS

#### **INTERSTATES**

Uninterrupted distribution to every major market in the United States

40	Interstate 40	2 miles
70	Interstate 70	4 miles
540	Interstate 540	7 miles
147	Interstate 147	7 miles
85	Interstate 85	10 miles
440	Interstate 440	15 miles
13	Interstate 1	17 miles
95	Interstate 95	50 miles

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DEVELOPED BY



LEASED BY



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