

FOUNDRY  
COMMERCIAL

SCANNELL  
PROPERTIES



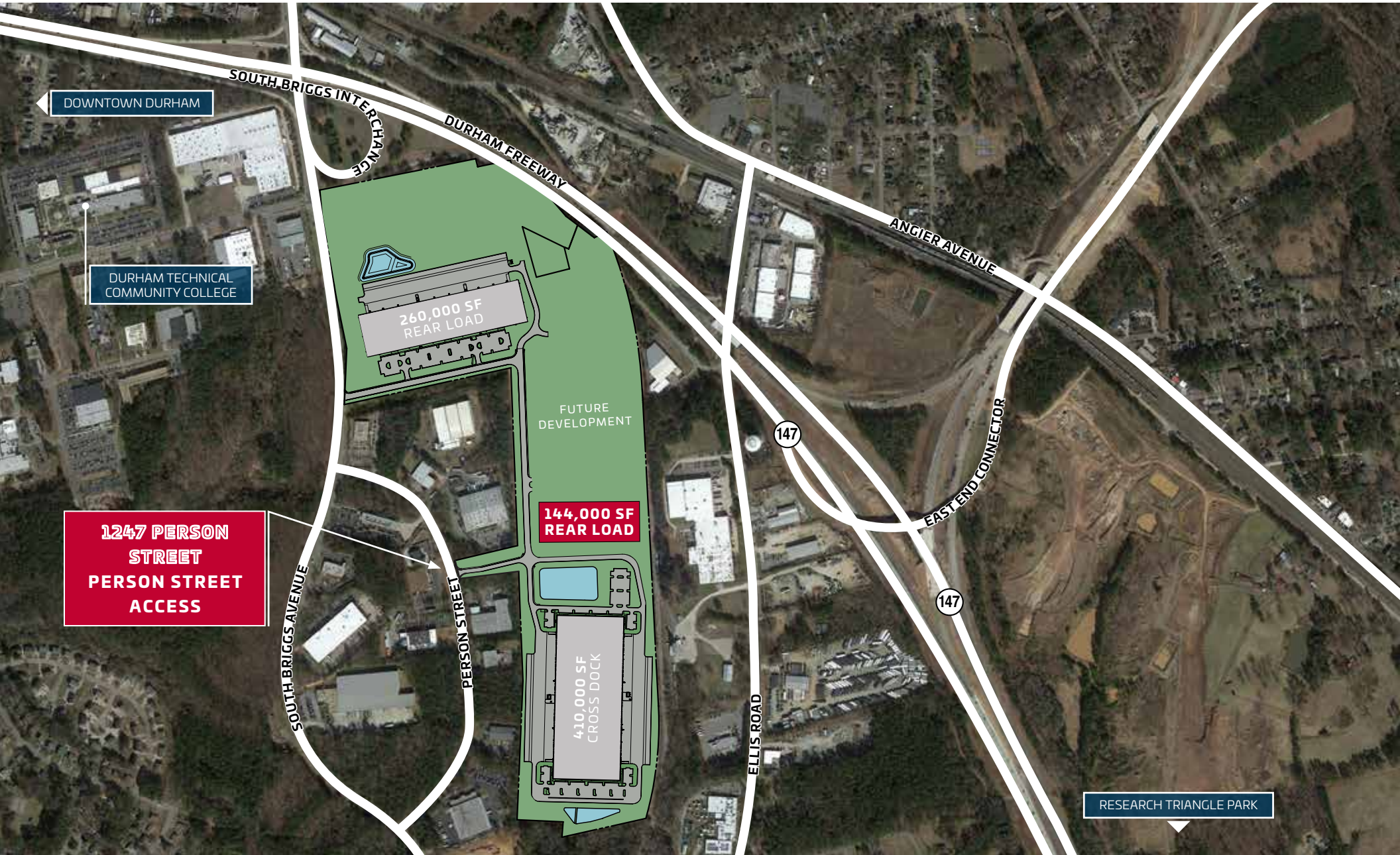
# REGIONAL COMMERCE CENTER

**±144,000 SF REAR LOAD**

1247 PERSON STREET DURHAM, NC



# INDUSTRIAL SPACE FOR LEASE



RESEARCH TRIANGLE PARK

**1247 PERSON STREET  
PERSON STREET  
ACCESS**

**260,000 SF  
REAR LOAD**

**144,000 SF  
REAR LOAD**

**410,000 SF  
CROSS DOCK**

FUTURE  
DEVELOPMENT

DOWNTOWN DURHAM

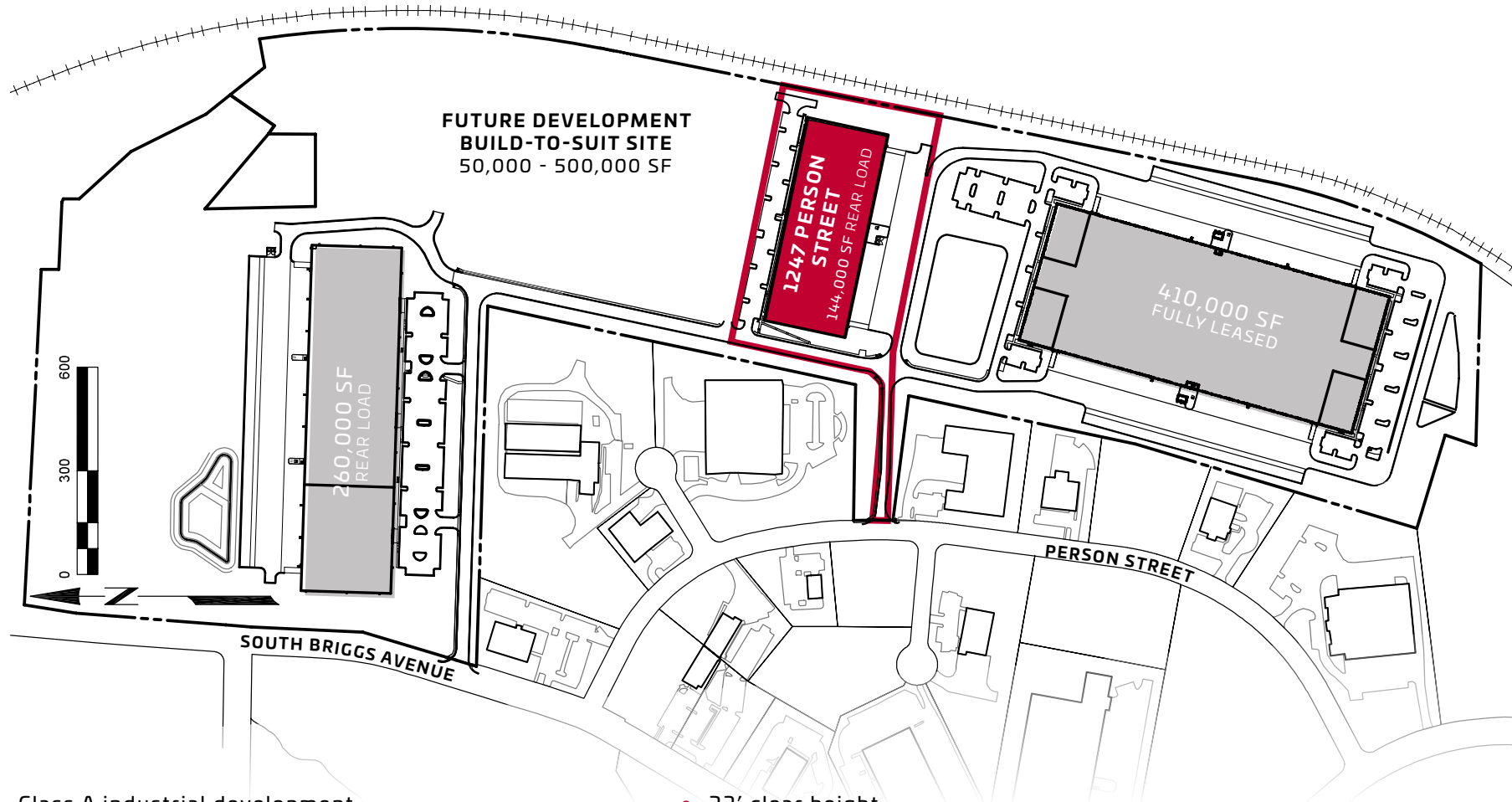
DURHAM TECHNICAL  
COMMUNITY COLLEGE

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# INDUSTRIAL SPACE FOR LEASE

## SITE PLAN



- Class A industrial development
- Over 1.2 million square foot planned development
- 50,000 - 410,000 square foot buildings
- 32' clear height
- Lease or purchase opportunities
- Ability to modify plans to meet specific user needs

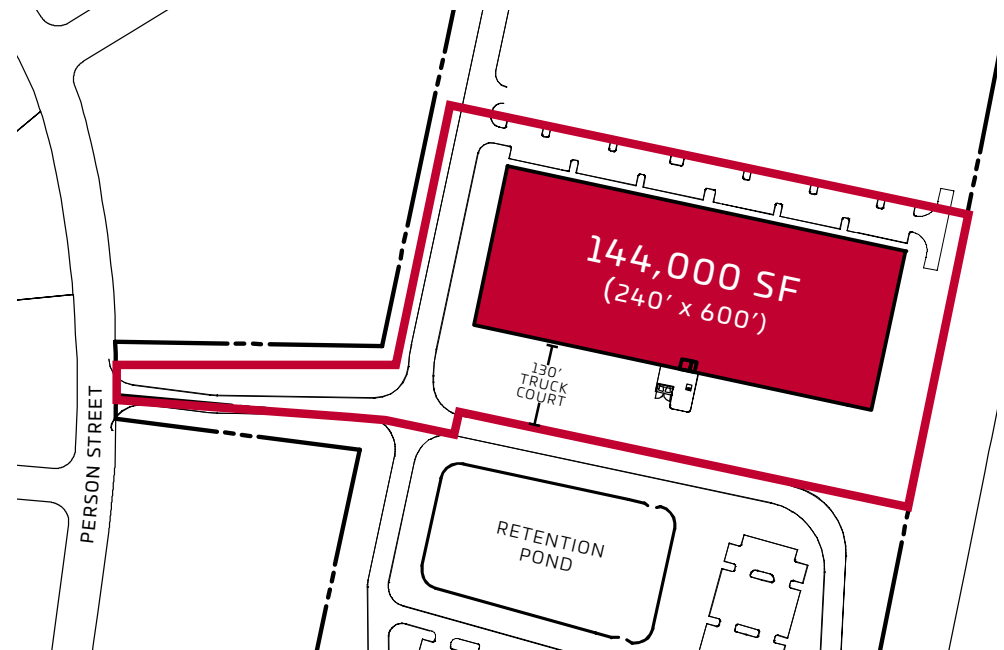


# INDUSTRIAL SPACE FOR LEASE

## 1247 PERSON STREET ±144,000 SF REAR LOAD

### SHELL BUILDING FEATURES

ADDRESS	1247 Person Street Durham, NC 27703
SITE	8.6 acres
CLEAR HEIGHT	32'
BUILDING DIMENSIONS	240' x 600'
DOCK DOORS	17 (9' x 10') manual overhead doors Knockouts available for 16 additional doors
DRIVE-IN DOORS	2 (12' x 14') with motorized roll-up doors
PARKING	Autos: 117 spaces
COLUMN SPACING	50' x 60'
CONSTRUCTION	Exterior walls: load bearing concrete panels Slab: 7" concrete, unreinforced, 4000 psi on 4" aggregate base Roof: Mechanically attached .45 mil TPO insulation
ELECTRICAL SERVICE	One (1) 480v/277, 1600 Amp service
TRUCK COURT	130' (60' concrete apron, 70' heavy duty asphalt)
SPRINKLER SYSTEM	ESFR for protection of Class I-IV commodities
LIGHTING	LED high bay fixtures, 1 per bay



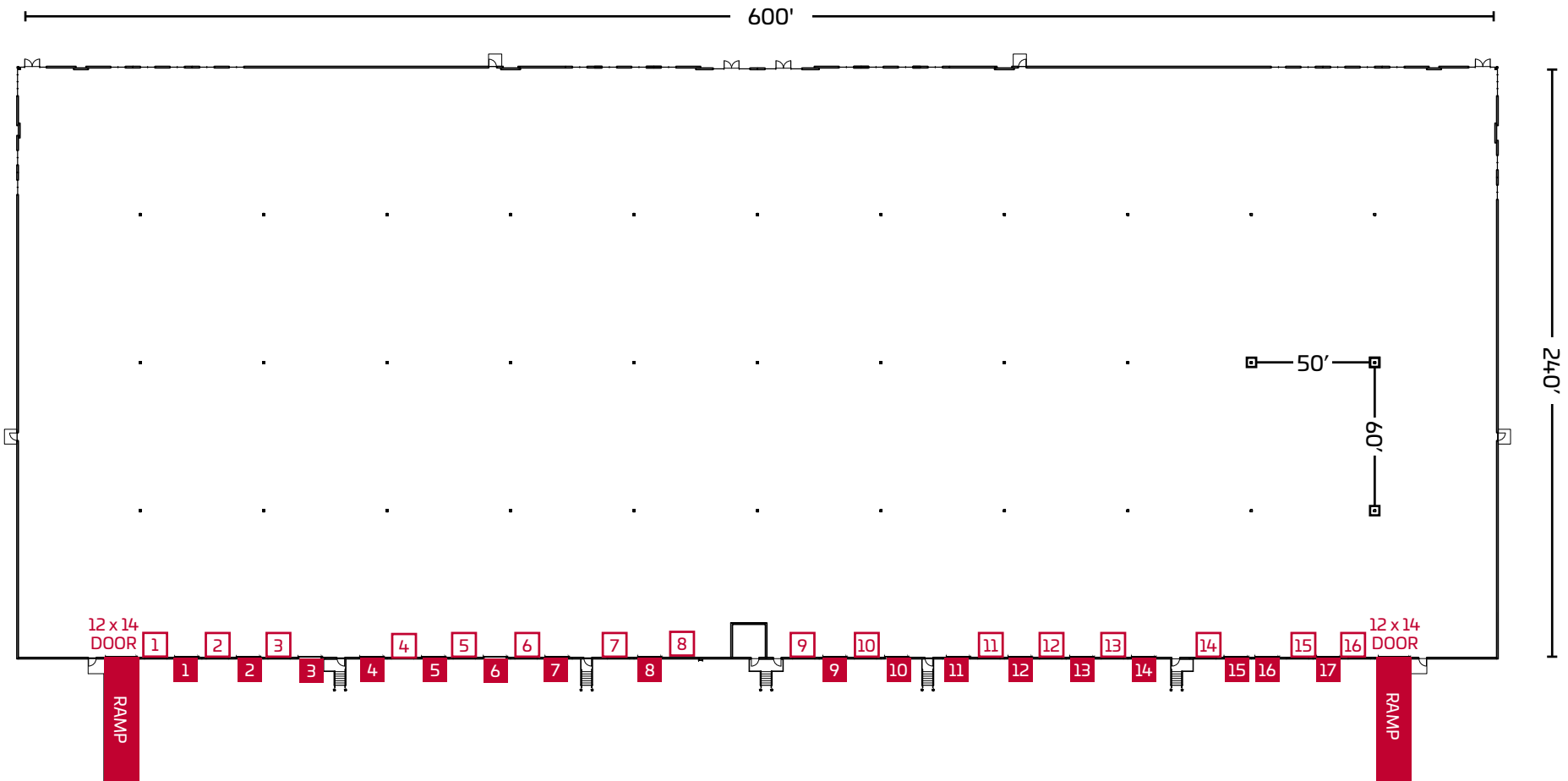


# INDUSTRIAL SPACE **FOR LEASE**

## 1247 PERSON STREET ±144,000 SF REAR LOAD

### FLOOR PLAN

**D** DOCK DOOR  
**K** KNOCK OUT PANEL





# INDUSTRIAL SPACE FOR LEASE

## LOCATION & ACCESS

### OVERVIEW

#### Unbeatable location and accessibility

- 3 miles north of Research Triangle Park
- 2.5 miles to Downtown Durham

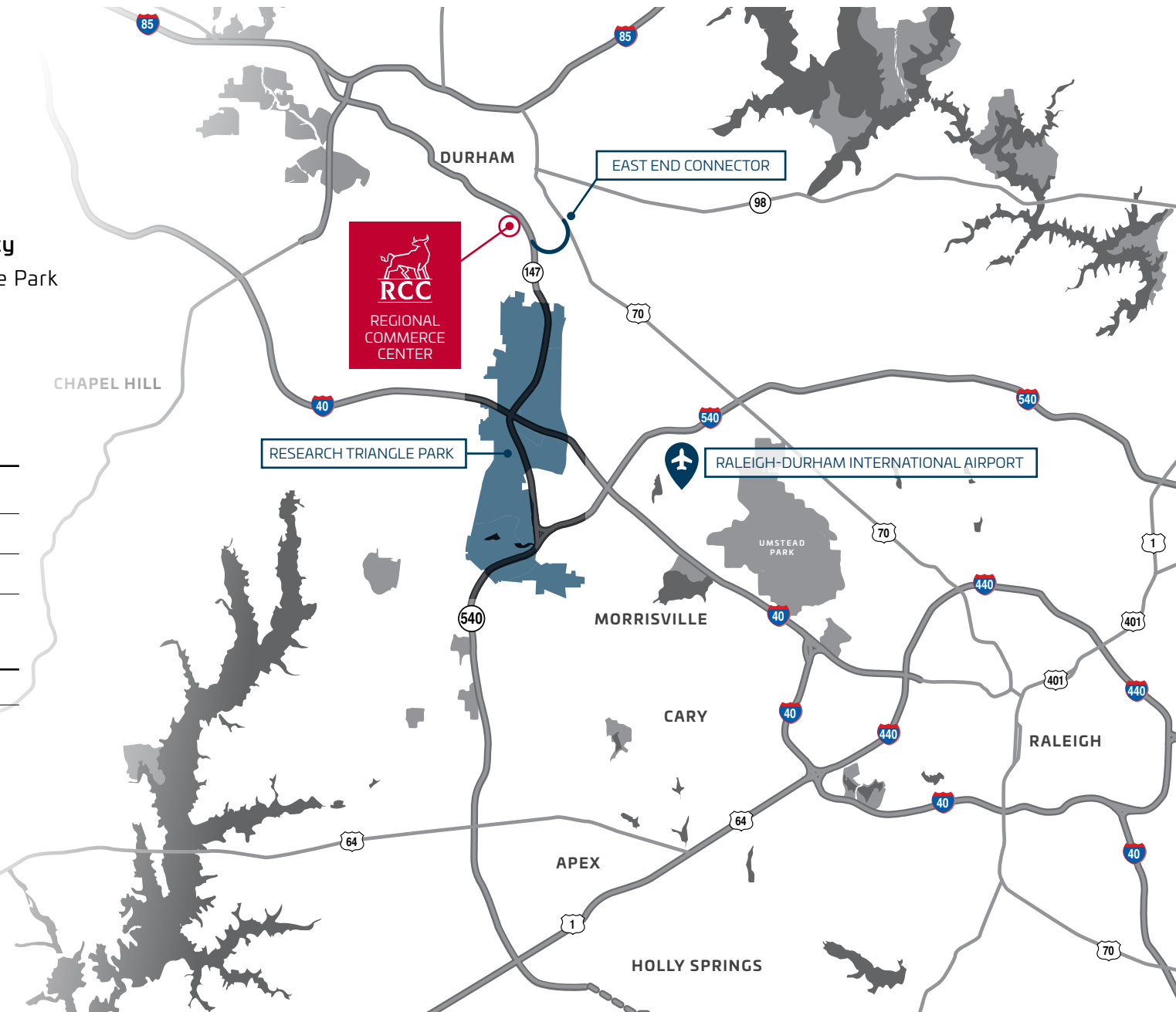
### INTERSTATES

Uninterrupted distribution to every major market in the United States:

	Interstate 85	4 miles (via East End Connector)
	Interstate 40	8 miles
	Interstate 540	12 miles

### AIRPORTS

Raleigh-Durham International	12 miles
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# INDUSTRIAL SPACE FOR LEASE

## LOCATION & ACCESS



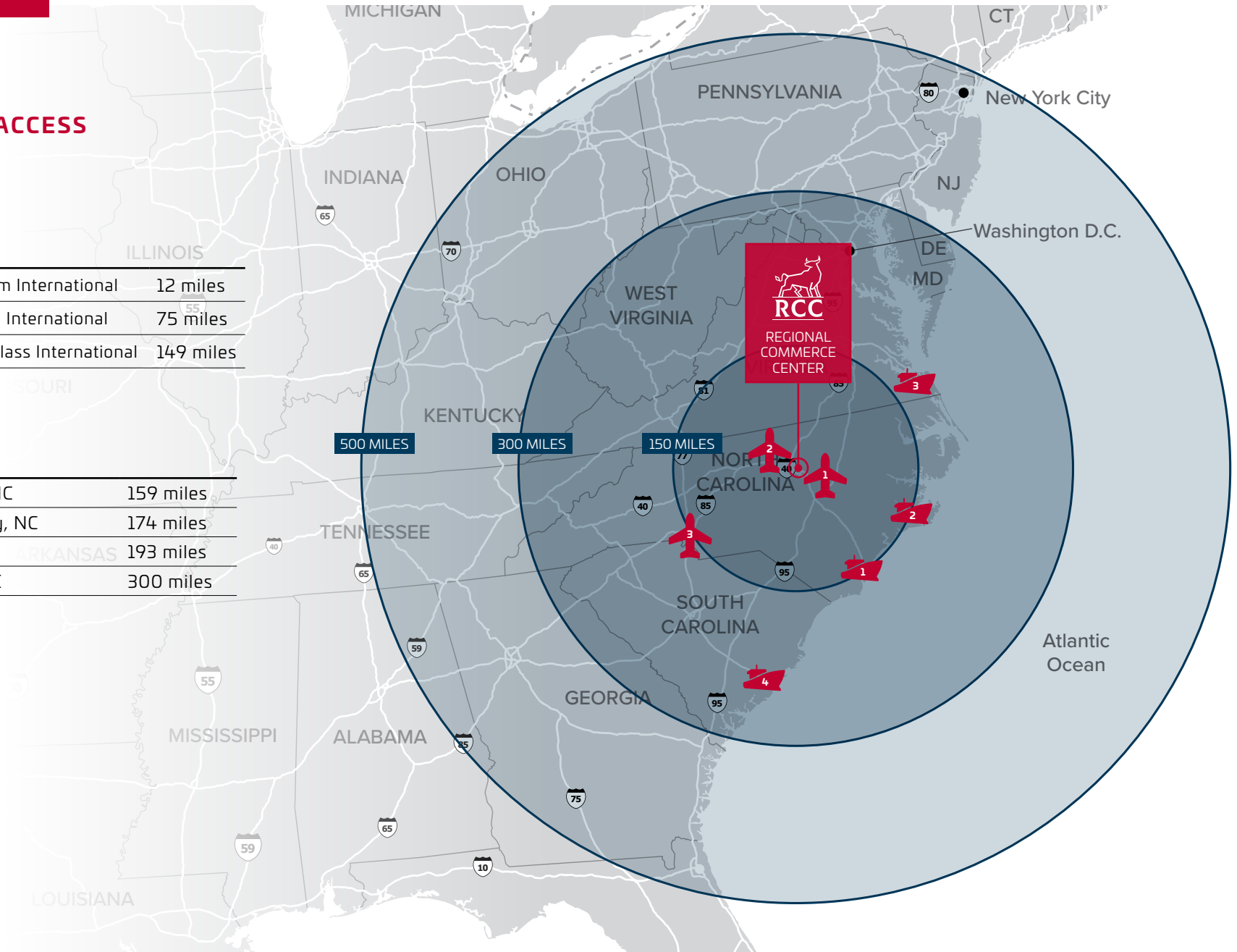
### AIRPORTS

- |   |                                  |           |
|---|----------------------------------|-----------|
| 1 | Raleigh-Durham International     | 12 miles  |
| 2 | Piedmont Triad International     | 75 miles  |
| 3 | Charlotte Douglass International | 149 miles |



### SEAPORTS

- |   |                   |           |
|---|-------------------|-----------|
| 1 | Wilmington, NC    | 159 miles |
| 2 | Morehead City, NC | 174 miles |
| 3 | Norfolk, VA       | 193 miles |
| 4 | Charleston, SC    | 300 miles |





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# REGIONAL

COMMERCE CENTER

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DEVELOPED BY:



LEASED BY:



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RALEIGH, NC 27612

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