



FOUNDRY  
COMMERCIAL

2534 WHILDEN DRIVE  
DURHAM, NC 27713

INDUSTRIAL SPACE FOR LEASE  
±95,352 SF

# 2534 WHILDEN DRIVE

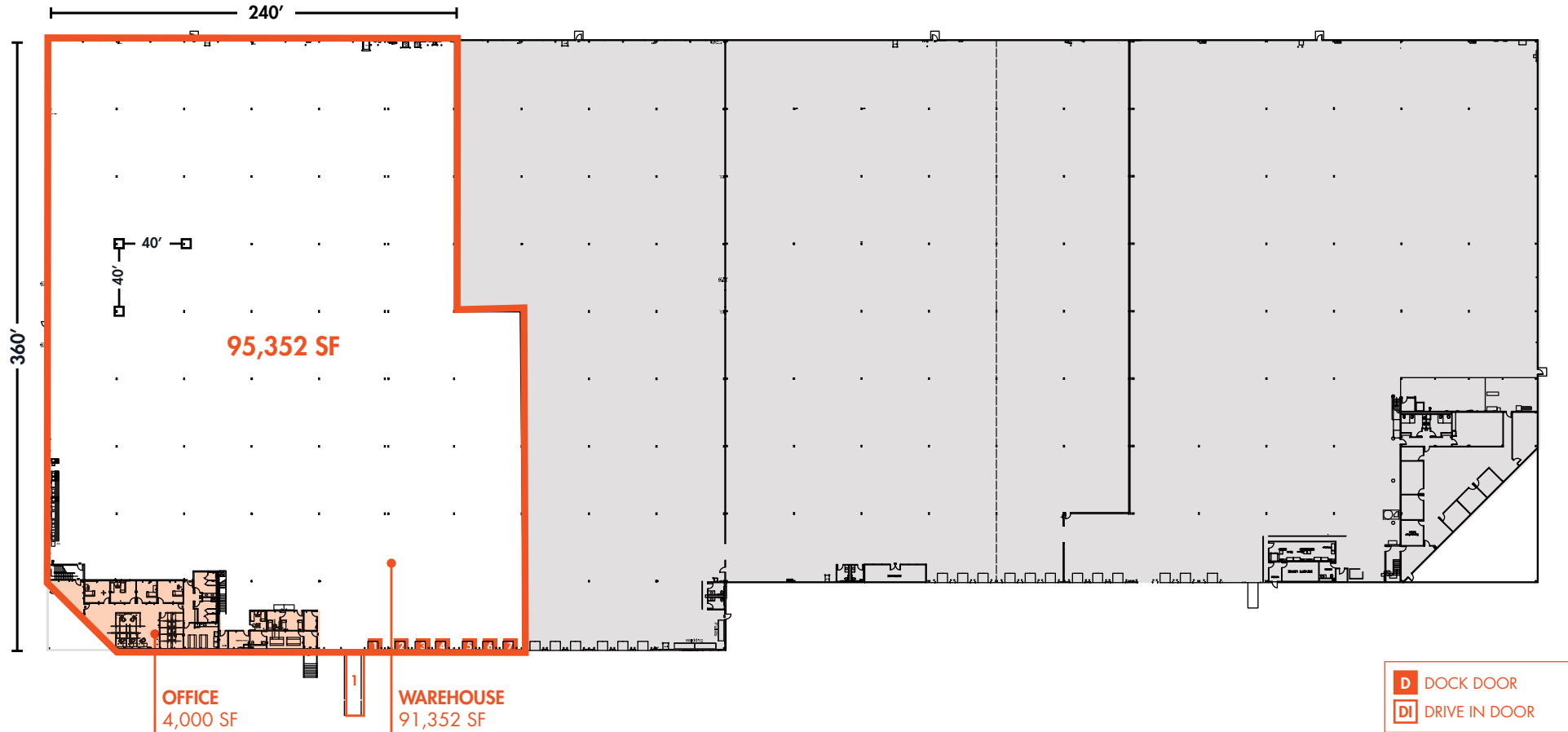
## INDUSTRIAL SPACE FOR LEASE

### FLOOR PLAN

Total - 95,352 SF

Warehouse - 91,352 SF

Office - 4,000 SF



**ALEXIS LAMBETH**  
Senior Vice President  
(919) 987 2926  
alexis.lambeth@foundrycommercial.com

**JACKSON RIVES**  
Managing Director  
(919) 576 2692  
jackson.rives@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

[foundrycommercial.com](http://foundrycommercial.com)

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

# 2534 WHILDEN DRIVE

## INDUSTRIAL SPACE FOR LEASE

### BUILDING FEATURES

PROPERTY NAME	2532-2534 Whilden Drive Durham, NC 27713
INDUSTRIAL PARK NAME	Whilden Industrial Centre
COUNTY	Durham
LEASE RATE	\$5.85/SF NNN
TICAM	Estimated \$1.94/SF
ZONING	Light Industrial (II) <a href="#">ZONING INFO</a>
BUILDING DIMENSIONS	360' x 240'
TOTAL SF	298,214 SF
AVAILABLE SF	95,352 SF available 91,352 SF Warehouse Approximately 4,000 SF Office (3,490 SF mezzanine not included in Total SF)
YEAR BUILT	1994, renovated in 2014
NO. OF ACRES	26.45 acres
CEILING HEIGHT	30'
COLUMN SPACING	40' x 40'
BAY SIZE	14,400 SF
EXTERIOR WALL MATERIAL	Concrete tilt-wall construction
ROOFING MATERIAL	60 MIL TPO membrane roof, installed in 2014
PAVED PARKING	0.32/1,000 SF with ability to add more



**ALEXIS LAMBETH**  
Senior Vice President  
(919) 987 2926  
alexis.lambeth@foundrycommercial.com

**JACKSON RIVES**  
Managing Director  
(919) 576 2692  
jackson.rives@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

[foundrycommercial.com](http://foundrycommercial.com)

# 2534 WHILDEN DRIVE

## INDUSTRIAL SPACE FOR LEASE



### BUILDING FEATURES

TRUCK COURT DEPTH	155' truck court with 65' apron
TRAILER PARKS	Seven (7) trailer parks with ability to add more
LOADING	Seven (7) dock-high doors (10' x 10') with mechanical pit levelers One (1) compactor door One (1) drive-in door (12' x 14')
HVAC	100% conditioned warehouse
HEATING	Ceiling mounted, gas-fired heaters in warehouse
LIGHTING	T-5 motion-sensor lighting in warehouse
SPRINKLER SYSTEM/TYPE	ESFR
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	City of Durham
ELECTRICAL PROVIDER	Progress Duke Energy
POWER	277/480 volt, 3 phase, 4-wire , 2000 amp electrical service
MISCELLANEOUS	New exterior paint (January 2020)

**ALEXIS LAMBETH**  
Senior Vice President  
(919) 987 2926  
alexis.lambeth@foundrycommercial.com

**JACKSON RIVES**  
Managing Director  
(919) 576 2692  
jackson.rives@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

[foundrycommercial.com](http://foundrycommercial.com)

# 2534 WHILDEN DRIVE






## INDUSTRIAL SPACE FOR LEASE



### LOCATION & ACCESS

#### INTERSTATES

Uninterrupted distribution to every major market in the United States

	Highway 147/Durham Freeway	2.2 miles
	US Highway 70	4 miles
	Interstate 40	3 miles
	Interstate 85	5 miles
	Interstate 540	7 miles

**ALEXIS LAMBETH**  
Senior Vice President  
(919) 987 2926  
alexis.lambeth@foundrycommercial.com

**JACKSON RIVES**  
Managing Director  
(919) 576 2692  
jackson.rives@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

[foundrycommercial.com](http://foundrycommercial.com)

# 2534 WHILDEN DRIVE

## INDUSTRIAL SPACE FOR LEASE

### LOCATION & ACCESS



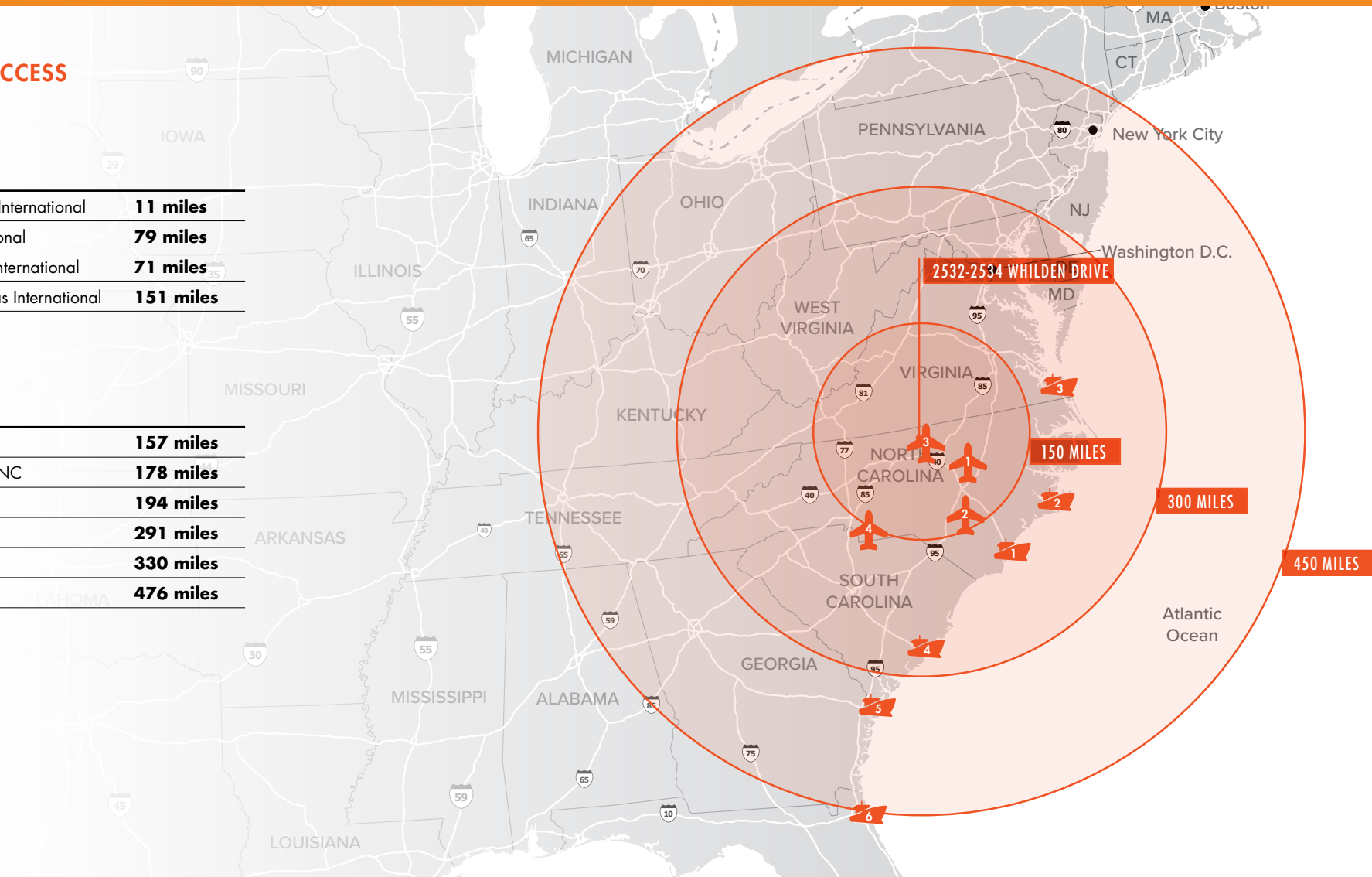
#### AIRPORTS

1	Raleigh-Durham International	11 miles
2	Fayetteville Regional	79 miles
3	Piedmont Triad International	71 miles
4	Charlotte Douglas International	151 miles



#### SEAPORTS

1	Wilmington, NC	157 miles
2	Morehead City, NC	178 miles
3	Norfolk, VA	194 miles
4	Charleston, SC	291 miles
5	Savannah, GA	330 miles
6	Jacksonville, FL	476 miles



**ALEXIS LAMBETH**  
Senior Vice President  
(919) 987 2926  
alexis.lambeth@foundrycommercial.com

**JACKSON RIVES**  
Managing Director  
(919) 576 2692  
jackson.rives@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

[foundrycommercial.com](http://foundrycommercial.com)

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.