



# PATRIOT PARK

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**INDUSTRIAL SPACE FOR LEASE**  
2 FREEDOM COURT, DURHAM, NC 27703



# PATRIOT PARK

INDUSTRIAL SPACE FOR LEASE  
±31,834 SF  
7/1/20 Certificate of Occupancy Date

## BUILDING FEATURES

PROPERTY NAME	Patriot Park Building 2
INDUSTRIAL PARK NAME	Patriot Park
ADDRESS	2 Freedom Court
CITY	Durham
STATE	North Carolina
COUNTY	Durham
LEASE RATE	\$7.05 NNN
ZONING	IL <a href="#">ZONING INFO</a>
NUMBER OF BUILDINGS	One (1)
SPACE DIMENSIONS	132' x 240'
BUILDING SF	159,838 SF
AVAILABLE SF	31,834 SF
WAREHOUSE SF	30,306 SF
OFFICE SF	1,528 SF (office can be expanded to Tenant spec)
BAY SIZE	Typical bays – 12,000 SF; end cap bays – 7,680 SF
EXTERIOR WALL MATERIAL	Load bearing concrete wall panels
ROOFING MATERIAL	Mechanically attached .45 mil TPO with R-8.5 insulation
STRUCTURAL STEEL	Gray tube steel columns and joists supporting white roof deck
SLAB CONSTRUCTION	6" un-reinforced, 4,000psi concrete on 4" aggregate base
PAVED PARKING	31 spaces

TRUCK COURT DEPTH	130' with 60' concrete apron and 70' heavy duty
NO. OF ACRES	8.4 acres
CEILING HEIGHT	30'
LIGHTING	LED lights with motion sensors providing 30' candles at 36" above finished floor
COLUMN SPACING	Typical bays – 45' x 50'; loading bays – 60' x 50'
HVAC	Heat for freeze protection (to 49°F); 1 air change per hour
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV commodities
LOADING DOCK	Three (3) 9' x 10' manual overhead doors Five (5) 9' x 10' knock outs in place Three (3) 30,000 lb. mechanical pit levelers with dock seals and bumpers at existing dock opening locations One 14' x 16' motorized roll up doors
NATURAL GAS SERVICE PROVIDER	PSNC
WATER AND SEWER PROVIDER	City of Durham
ELECTRICAL PROVIDER	Duke Energy
TELECOM PROVIDER	Spectrum - Fiber

## SITE FEATURES

- Great access to Interstate 40 and Highway 147/Durham Freeway
- Ideal for warehouse, distribution, or R&D space
- Close proximity to RDU International Airport

### JACKSON RIVES

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### ALEXIS LAMBETH

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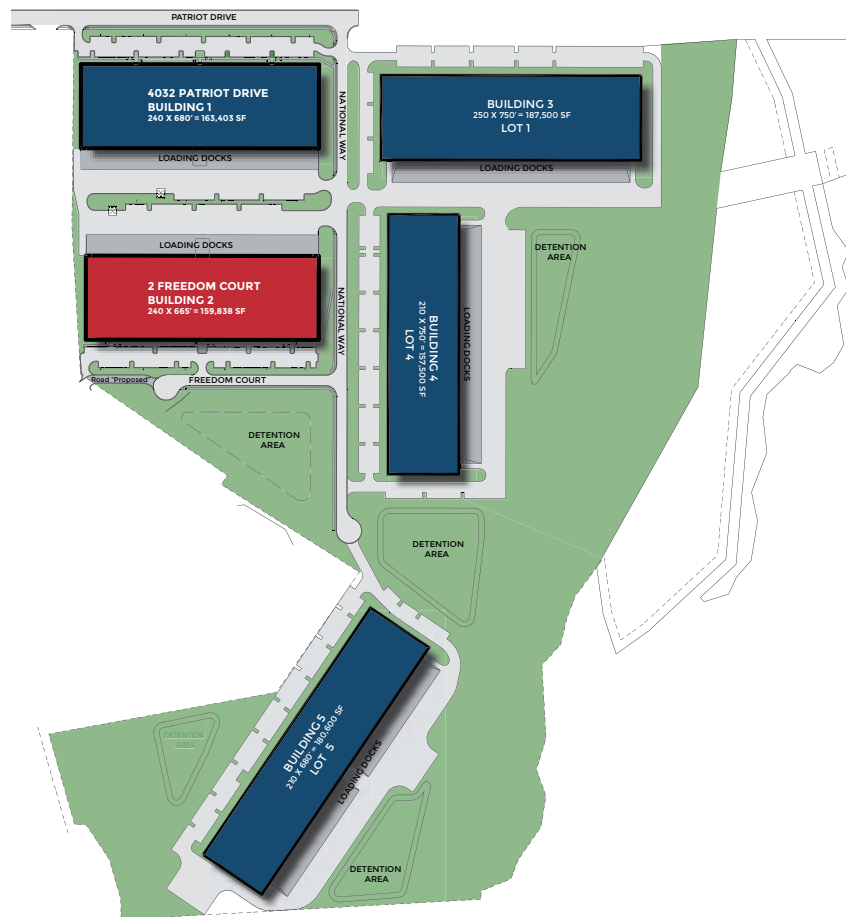
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## MASTER SITE PLAN



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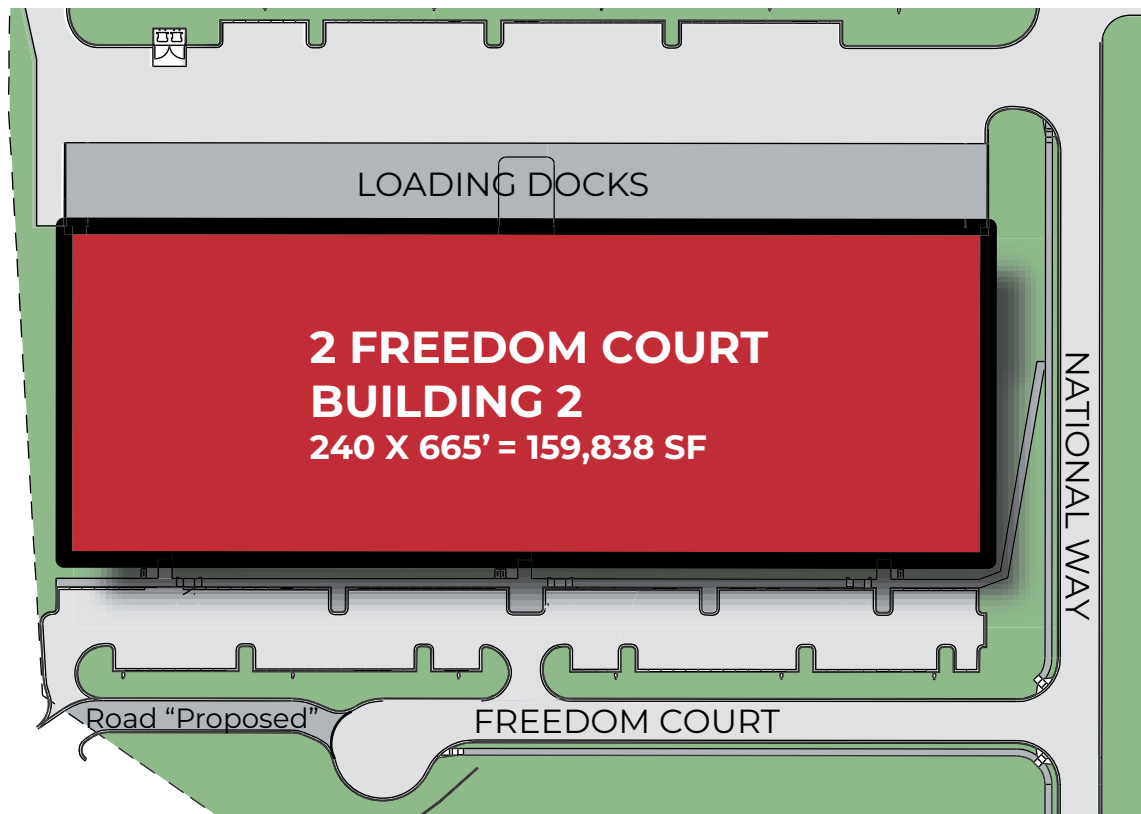
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## SITE PLAN



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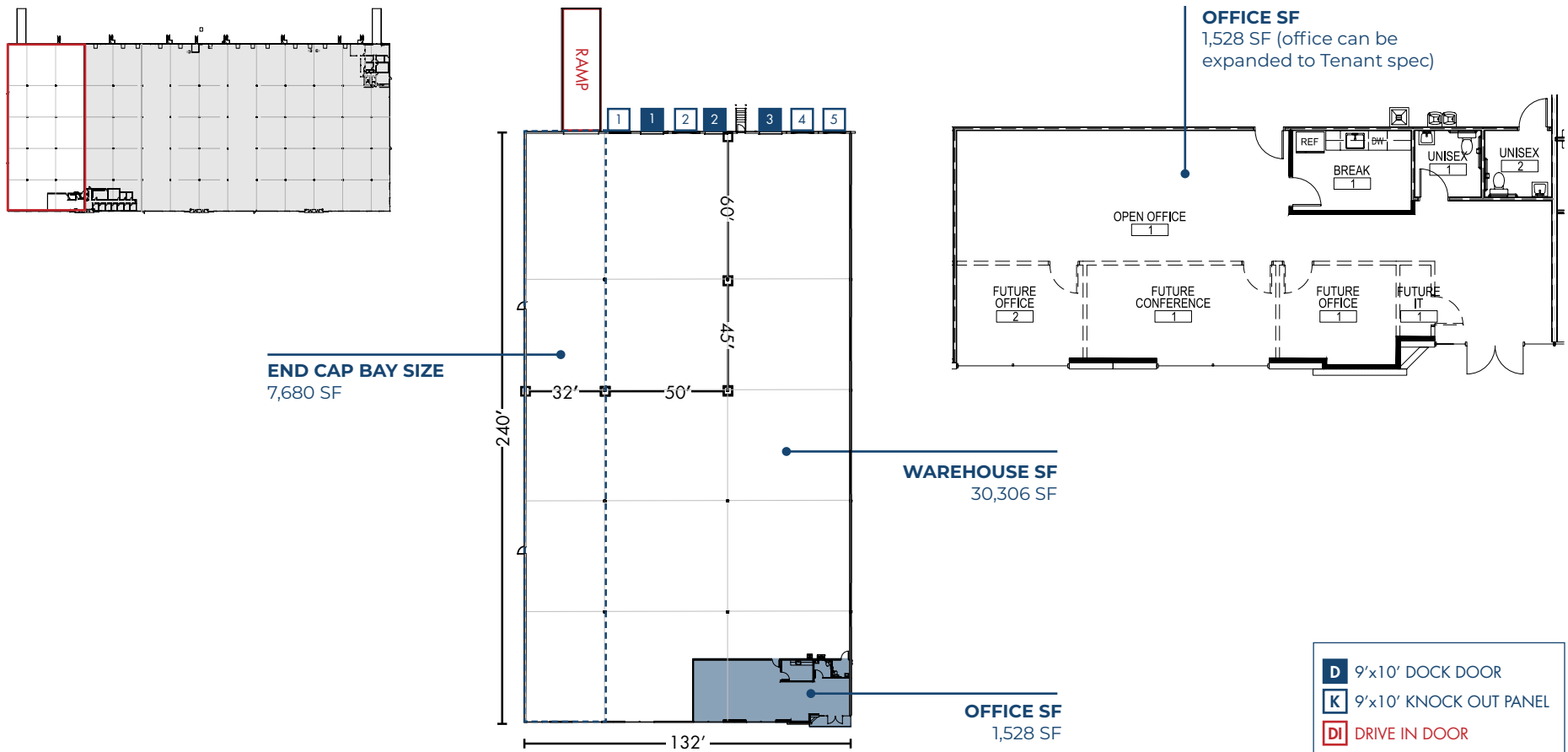




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## FLOOR PLAN



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## AREA AMENITIES



### 1 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'

### 2 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









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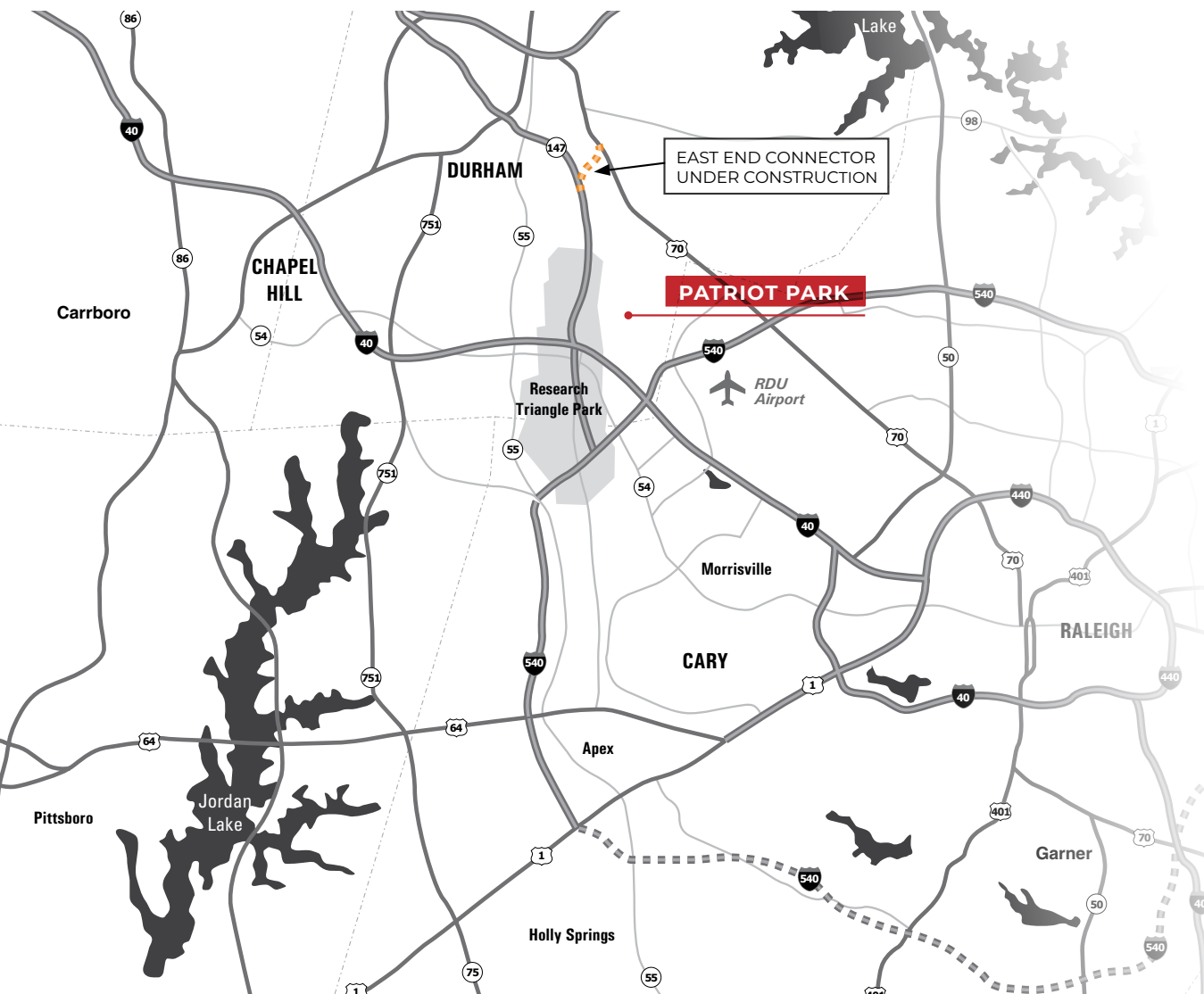
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## LOCATION & ACCESS

### INTERSTATES

Uninterrupted distribution to every major market in the United States

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







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## LOCATION & ACCESS



### AIRPORTS

1	Raleigh-Durham International	6 miles
2	Fayetteville Regional	77 miles
3	Piedmont Triad International	81 miles
4	Charlotte Douglas International	157 miles



### SEAPORTS

1	Wilmington, NC	151 miles
2	Morehead City, NC	167 miles
3	Norfolk, VA	189 miles
4	Charleston, SC	297 miles
5	Savannah, GA	340 miles
6	Jacksonville, FL	471 miles

