

 DOWNTOWN DURHAM
2.6 miles



 45,000 VPD
RALEIGH - 22 miles

GREENSBORO - 54 miles
90,000 VPD

2,700 VPD
CAMDEN AVENUE

85
CLUB BOULEVARD - 1 mile
58,000 VPD

MIDLAND TERRACE
5,300 VPD

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Commercial Properties LLC

H
HUGHES
COMMERCIAL PROPERTIES INC.

DURHAM LOGISTICS CENTER

1716 CAMDEN AVENUE
DURHAM, NC 27704

CLASS A INDUSTRIAL BUILDING FOR LEASE
±351,000 SF AVAILABLE (DIVISIBLE)

DURHAM LOGISTICS CENTER INDUSTRIAL BUILDING FOR LEASE



ALEXIS LAMBETH
Partner, Industrial Services
(919) 524 3593
alexis.lambeth@foundrycommercial.com

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DURHAM LOGISTICS CENTER INDUSTRIAL BUILDING FOR LEASE

PRELIMINARY SITE PLAN



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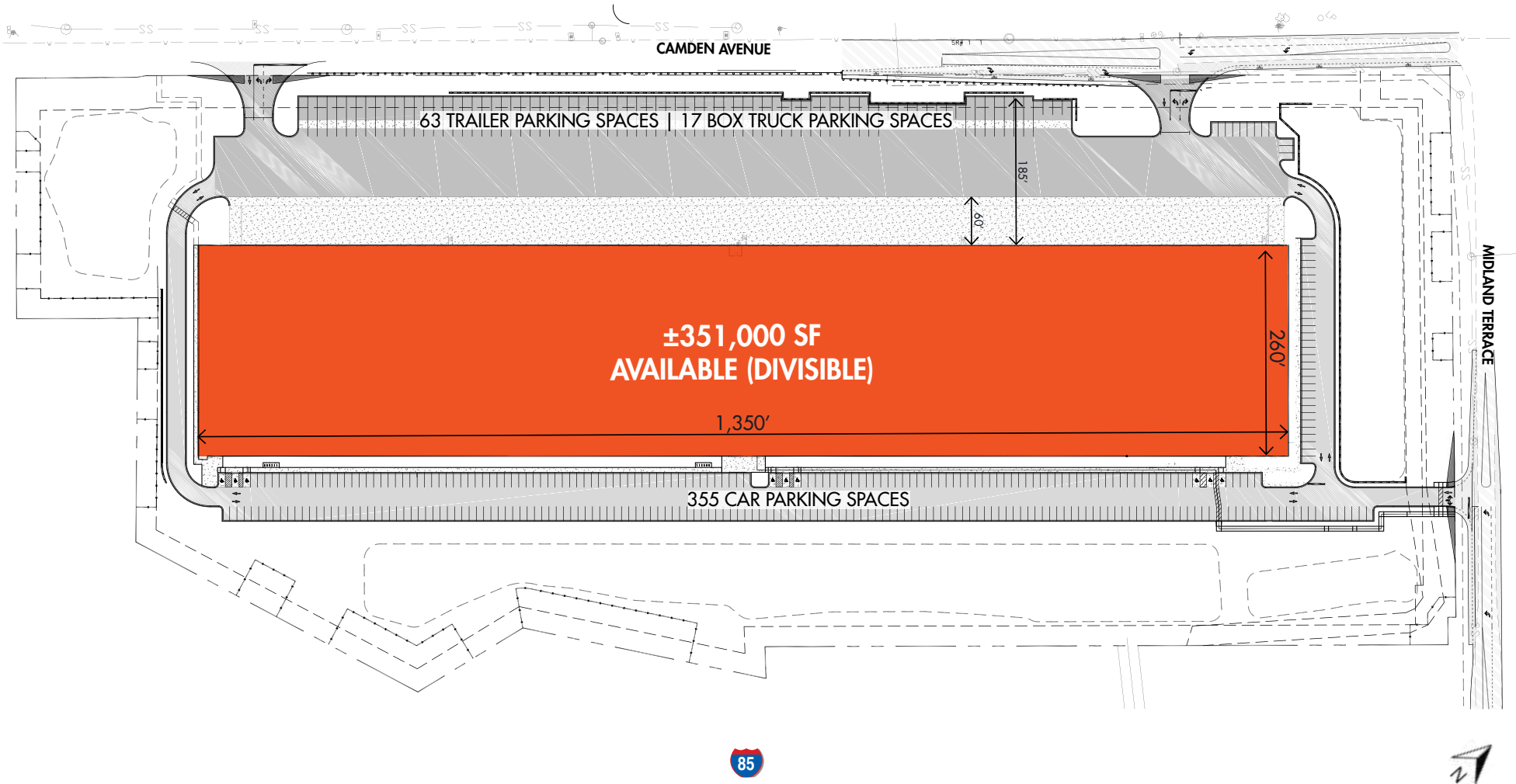
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SITE PLAN



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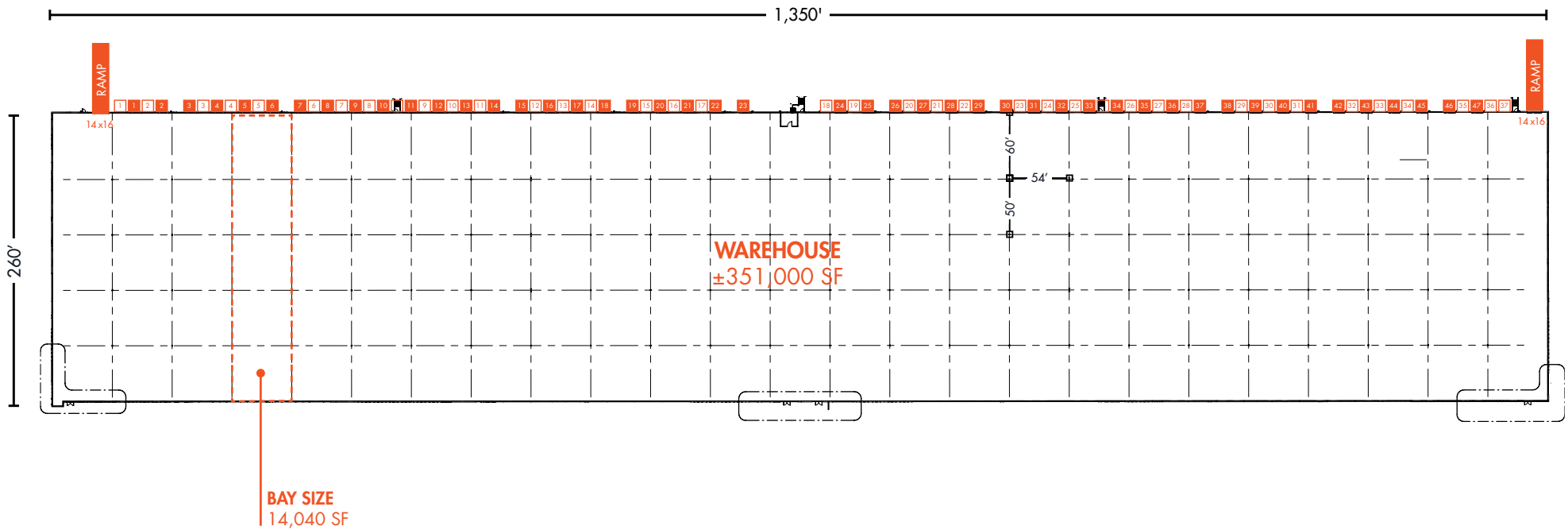
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DURHAM LOGISTICS CENTER

INDUSTRIAL BUILDING FOR LEASE

FLOOR PLAN

±351,000 SF AVAILABLE (DIVISIBLE)



D	DOCK DOOR
K	KNOCKOUTS

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DURHAM LOGISTICS CENTER

INDUSTRIAL BUILDING FOR LEASE

BUILDING FEATURES

BUILDING NAME	Durham Logistics Center	ROOFING MATERIAL	Mechanically attached 45 mil TPO with R-20 minimum insulation
ADDRESS	1716 Camden Avenue Durham, NC 27704	CEILING HEIGHT	32'
COUNTY	Durham	COLUMN SPACING	54'x50' with 60' speed bay
ESTIMATED DATE AVAILABLE	3Q 2024	FLOOR THICKNESS	6" un-reinforced, 4,000 psi concrete on 4" base
LEASE RATE	Call for pricing	SPRINKLER SYSTEM/TYPE	ESFR
TICAM	TBD	LOADING	47 9' x 10' dock doors (37 knock-outs) 2 (14'x16') drive-in doors
PARCEL IDS	130102, 130103, 130107, 130105, 130106	PAVED PARKING	355 spaces
ZONING	Industrial Light (IL) - ZONING INFO	TRAILER PARKING	63 50' trailer parking spaces 17 box truck parking spaces
NO. OF ACRES	±26.4 acres	TRUCK COURT DEPTH	185' depth
BUILDING DIMENSIONS	1,350' x 260'	WAREHOUSE LIGHTING	Motion sensor LED lighting per Tenant spec
AVAILABLE SF	±351,000 SF (Divisible) Office SF - Built-To-Suit	POWER	277/480 Volt, 3 phase, 4-wire 800 amp electrical service
CONFIGURATION	Rear-Load	HEATING	Ceiling mounted, gas-fired heaters in warehouse Heat provided for freeze protection only
BAY SIZE	±14,040 SF	ELECTRICAL PROVIDER	Duke Energy
EXTERIOR WALL MATERIAL	Concrete tilt-wall construction	NATURAL GAS SERVICE PROVIDER	Dominion Energy
		WATER AND SEWER PROVIDER	City of Durham

DURHAM LOGISTICS CENTER INDUSTRIAL BUILDING FOR LEASE

ACCESS



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DURHAM LOGISTICS CENTER INDUSTRIAL BUILDING FOR LEASE

AREA EMPLOYERS AND INDUSTRIAL PARKS



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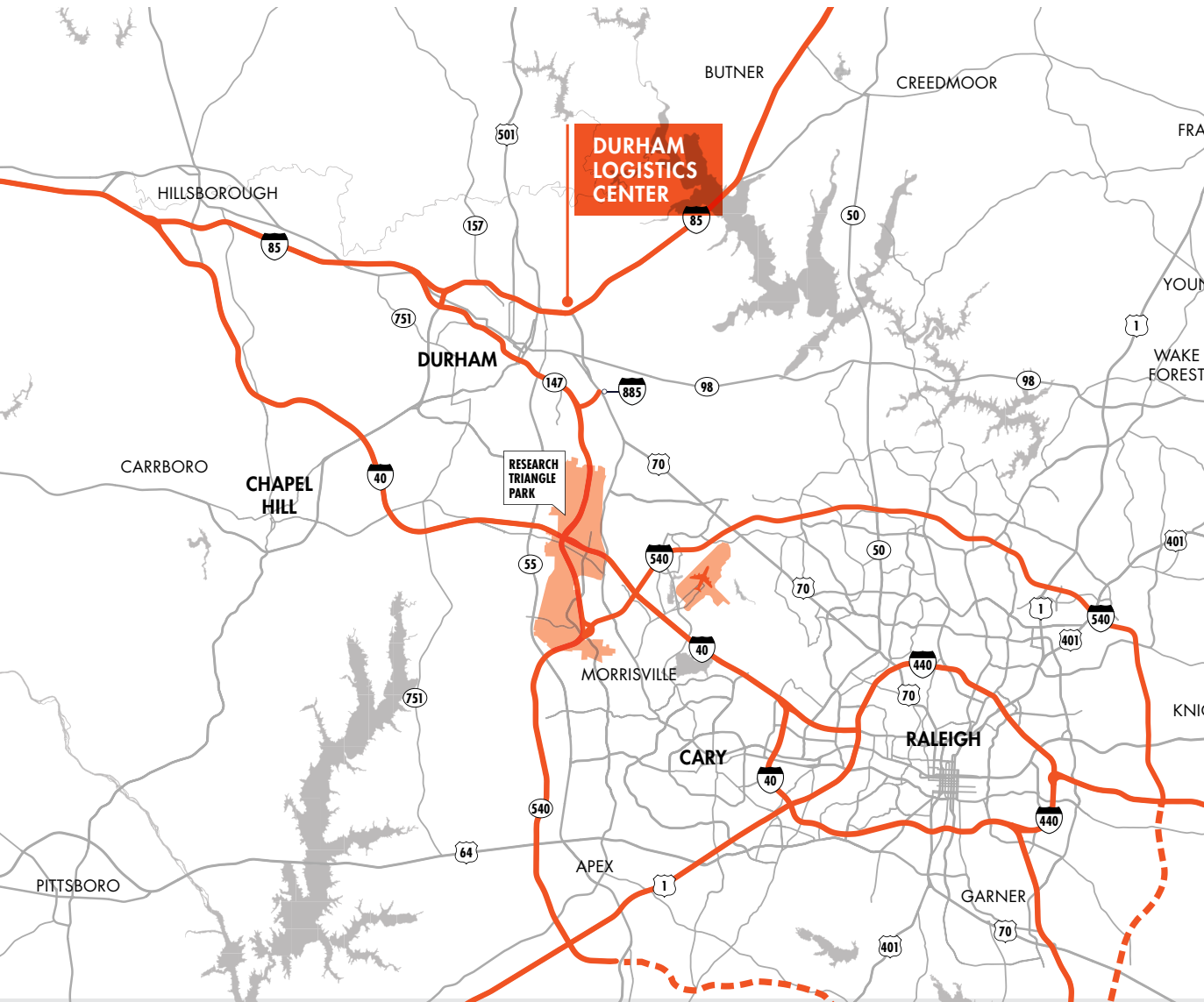
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DURHAM LOGISTICS CENTER

INDUSTRIAL BUILDING FOR LEASE



LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 85	1.1 miles
	US 501	2.4 miles
	Interstate 885	2.6 miles
	Highway 147 (Durham Freeway)	3.0 miles
	Interstate 40	9.2 miles
	Interstate 540	10.0 miles
	Downtown Durham	2.8 miles
	Research Triangle Park	5.6 miles

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LOCATION & ACCESS



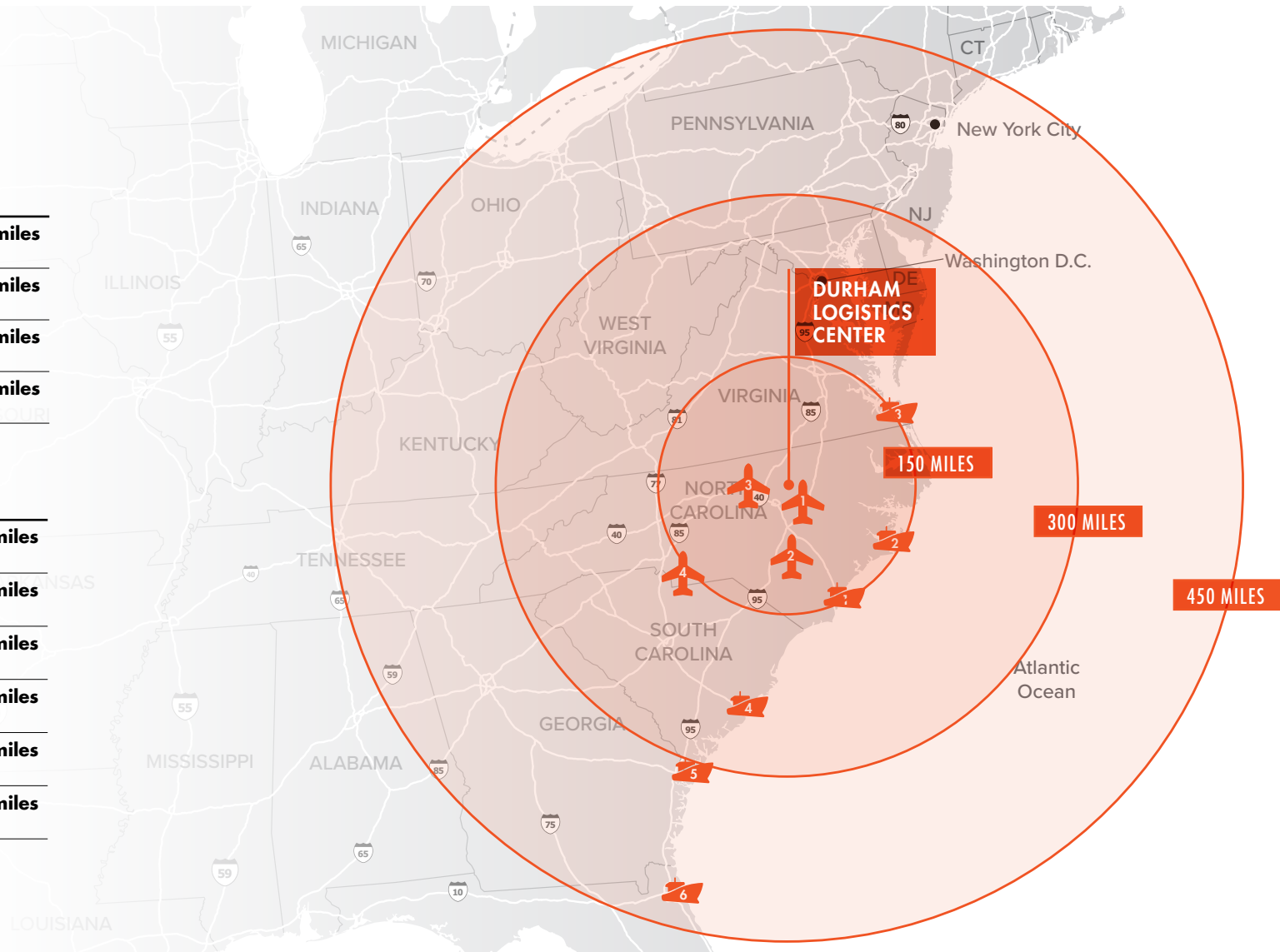
AIRPORTS

1	Raleigh-Durham International	14 miles
2	Fayetteville Regional	84 miles
3	Piedmont Triad International	68 miles
4	Charlotte Douglas International	149 miles



SEAPORTS

1	Wilmington, NC	161 miles
2	Morehead City, NC	186 miles
3	Norfolk, VA	182 miles
4	Charleston, SC	306 miles
5	Savannah, GA	348 miles
6	Jacksonville, FL	480 miles



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