

FOUNDRY  
COMMERCIAL



# DURHAM 85

**BUILDING 2**  
**±249,600 SF**  
DELIVERING 1Q2025

FERRELL ROAD  
DURHAM, NC

DURHAM 85

# INDUSTRIAL SPACE FOR LEASE



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## 1,500,000 SF PROJECT

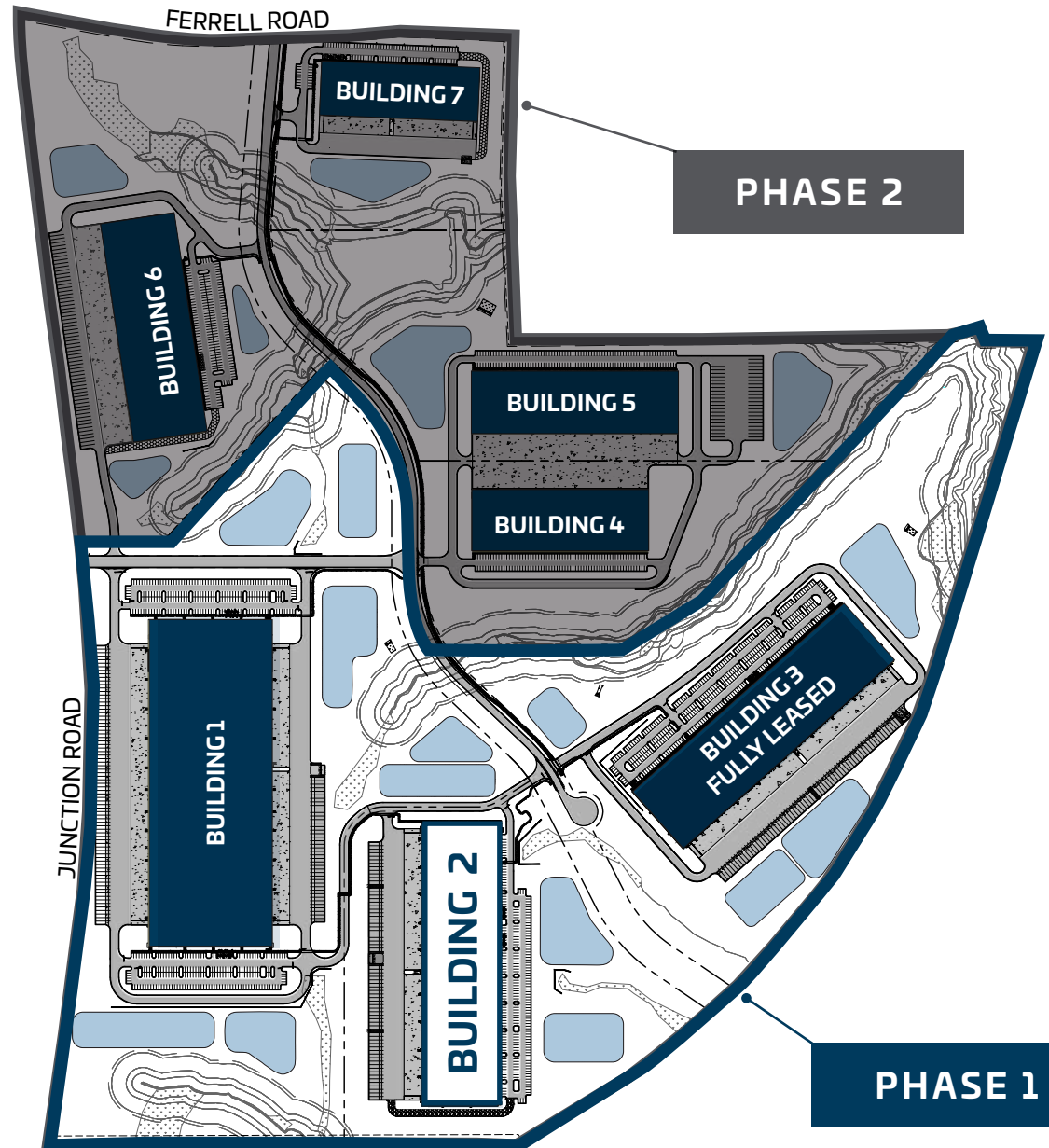
### MASTER PLAN

#### PHASE 1

Building #1	476,280 SF Cross Dock
<b>Building #2</b>	<b>249,600 SF Rear Load</b>
Building #3	249,600 SF Fully Leased

#### PHASE 2

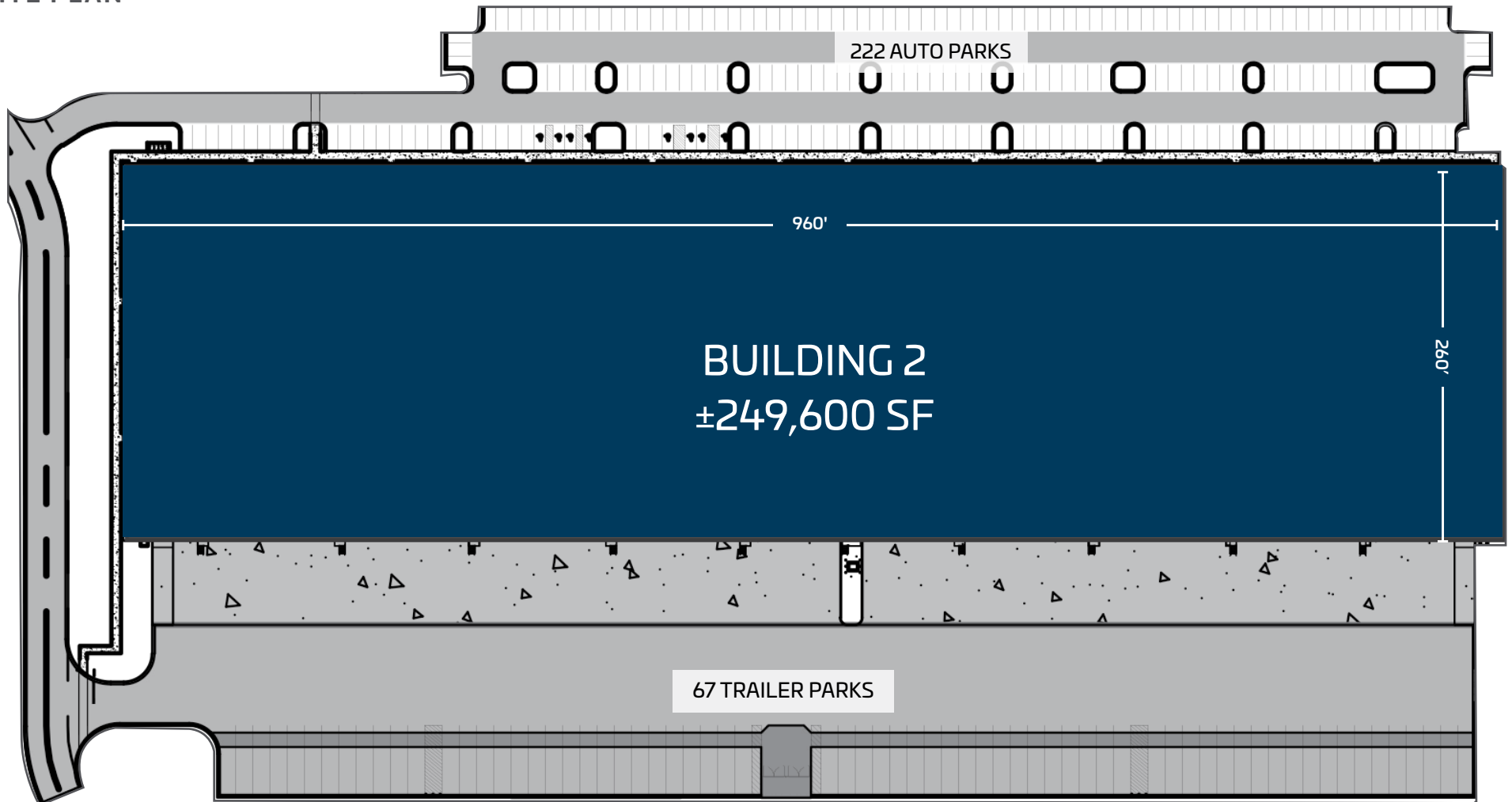
Building #4	126,000 SF
Building #5	147,000 SF
Building #6	187,500 SF
Building #7	96,660 SF



# INDUSTRIAL SPACE FOR LEASE

## BUILDING 2 ±249,600 SF REAR LOAD

### SITE PLAN



INDUSTRIAL SPACE **FOR LEASE**

## BUILDING 2

### ±249,600 SF REAR LOAD

#### SHELL BUILDING FEATURES

ADDRESS	Ferrell Road, Durham, NC 27704	COLUMN SPACING	Typical - 54' x 50' - 60' speed bays
CLEAR HEIGHT	32', measured from the dock wall	CONSTRUCTION	Exterior Walls - Tiltup Concrete Wall Panels Structural Steel - Gray tube steel columns and joists supporting white roof deck Slab Construction - 7" unreinforced, 4,000psi concrete
BUILDING DIMENSIONS	960'x 260'	TRUCK COURT	130' + 50' trailer stalls
AVAILABLE SPACE	249,600 SF	FIRE PROTECTION	ESFR for protection of Class I-IV Commodities
DOCK DOORS	27 (9'x10') dock doors 27 (9'x10') knockouts for future dock doors	LIGHTING	LED High Bay fixtures to 30 FC throughout warehouse
DOCK EQUIPMENT	27, 35,000-lb. mechanical dock levelers with seals, bumpers, swing lights	ROOFING	TPO roof with R-30 insulation
DRIVE-IN DOORS	2 (12'x14') motorized roll-up doors	ELECTRICAL SERVICE	480/277 3-phase; 1600-amp service
PARKING	222 auto spaces	DELIVERY DATE	Q1 2025
TRAILER PARKING	67 spaces		

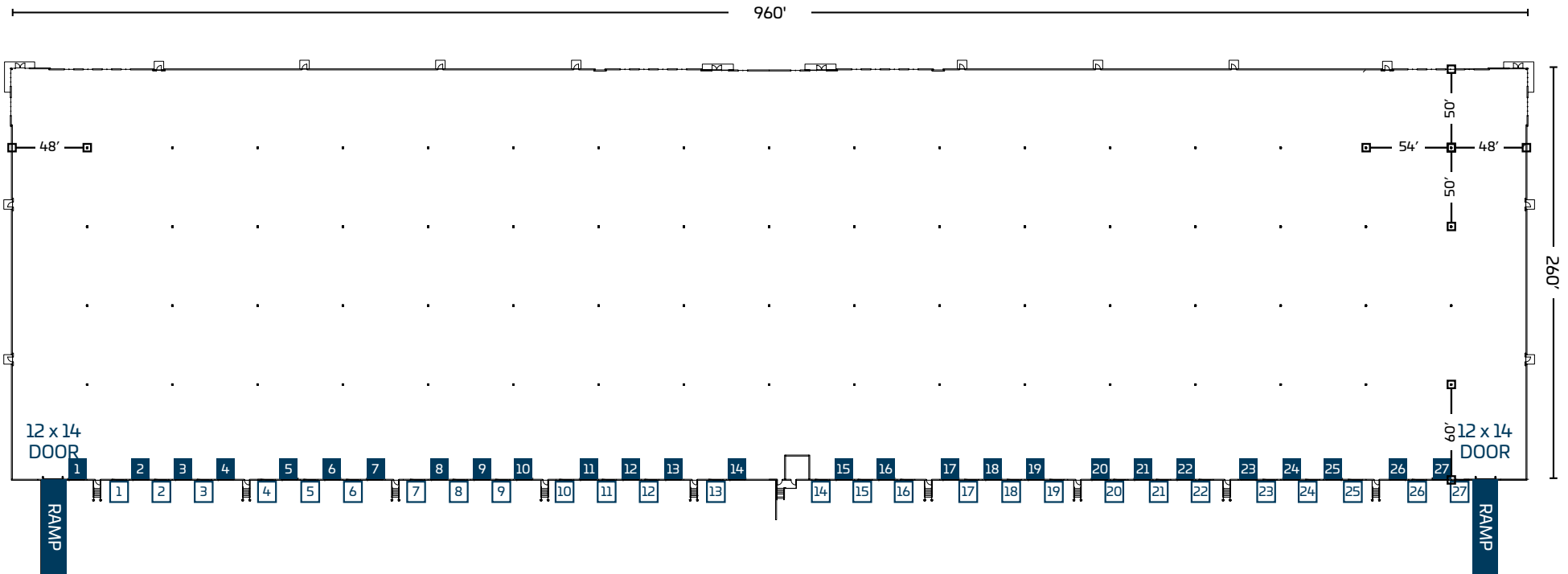
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## BUILDING 2 ±249,600 SF REAR LOAD

### FLOOR PLAN

D	DOCK DOOR
K	KNOCK OUT PANEL



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## LOCATION & ACCESS




### OVERVIEW

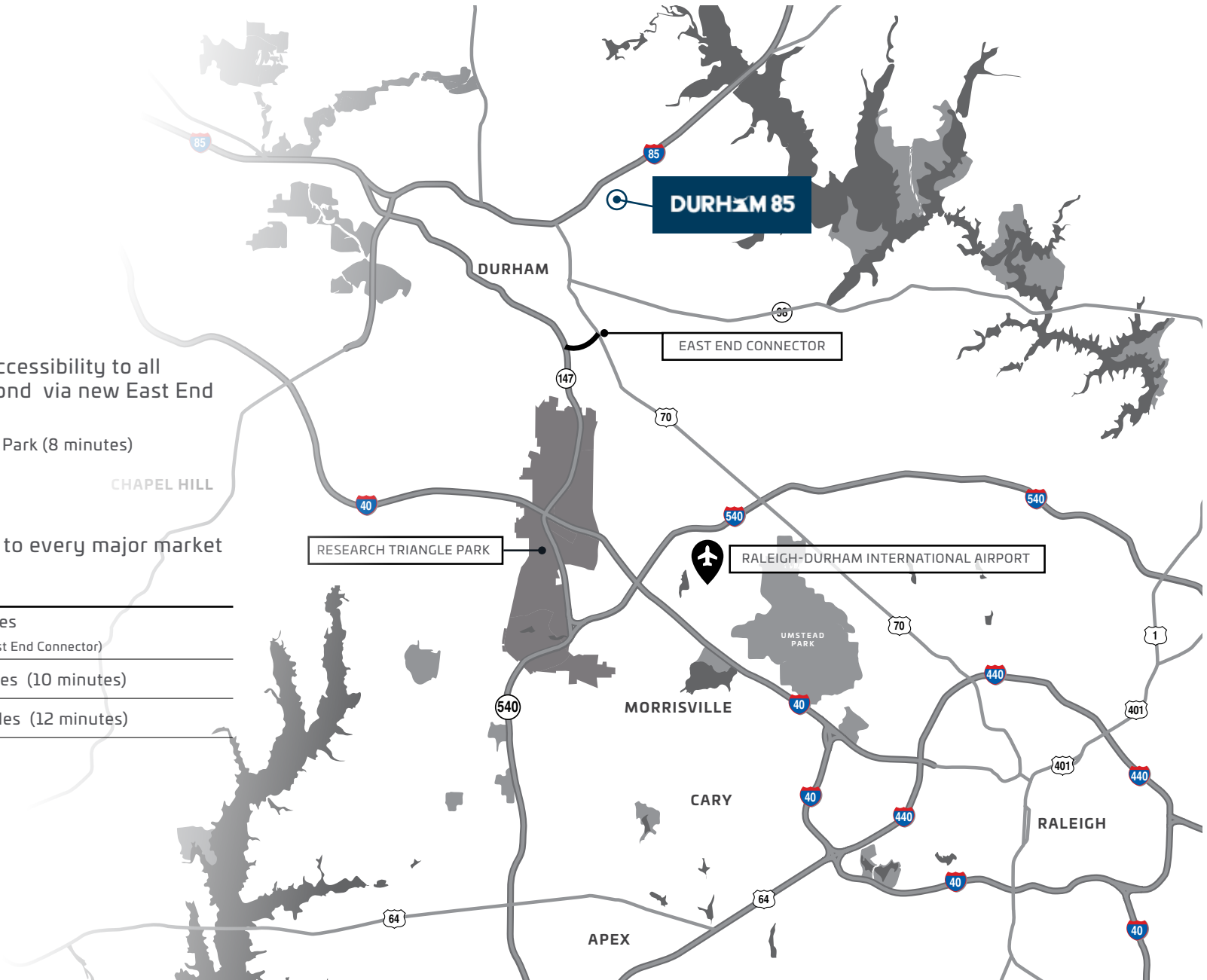
Unbeatable location and accessibility to all points in Triangle and beyond via new East End Connector

- 8 miles to Research Triangle Park (8 minutes)

### INTERSTATES

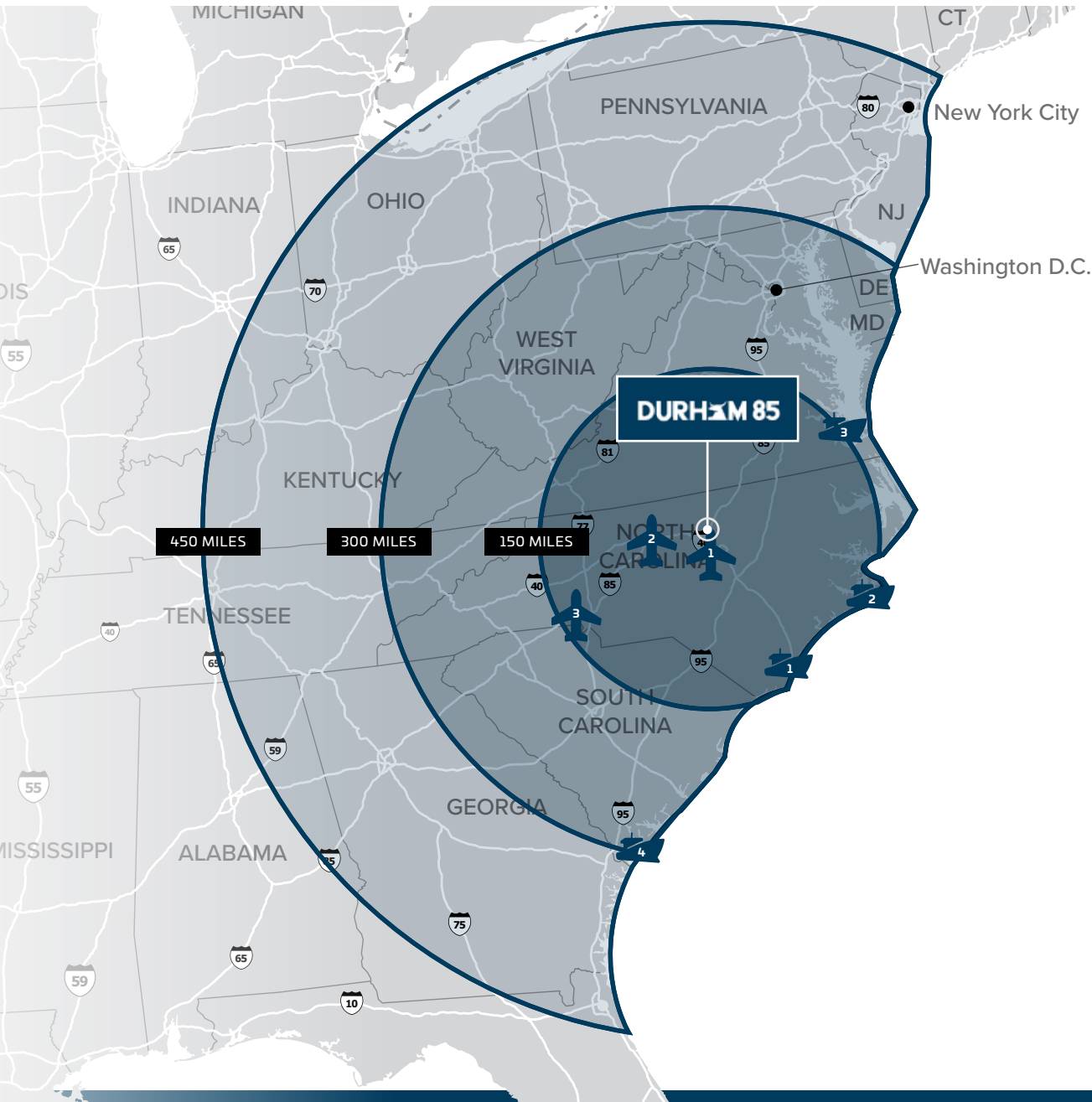
Uninterrupted distribution to every major market in the United States:

	Interstate 85	.6 miles (via East End Connector)
	Interstate 40	11 miles (10 minutes)
	Interstate 540	14 miles (12 minutes)



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## LOCATION & ACCESS



### AIRPORTS

<b>1</b>	Raleigh-Durham International	16 miles
<b>2</b>	Piedmont Triad International	69 miles
<b>3</b>	Charlotte Douglas International	143 miles



### SEAPORTS

<b>1</b>	Wilmington, NC	162 miles
<b>2</b>	Morehead City, NC	174 miles
<b>3</b>	Norfolk, VA	181 miles
<b>4</b>	Charleston, SC	300 miles



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