



Triangle 55

NC 55 AND HOPSON ROAD
DURHAM, NC 27713

THREE-BUILDING, 1.3 MILLION SQUARE FOOT
INDUSTRIAL DEVELOPMENT FOR LEASE
±100,000 - ±1,000,000 SF AVAILABLE

FOUNDRY
COMMERCIAL



SCANNELL
PROPERTIES

Triangle 55

INDUSTRIAL SPACE FOR LEASE

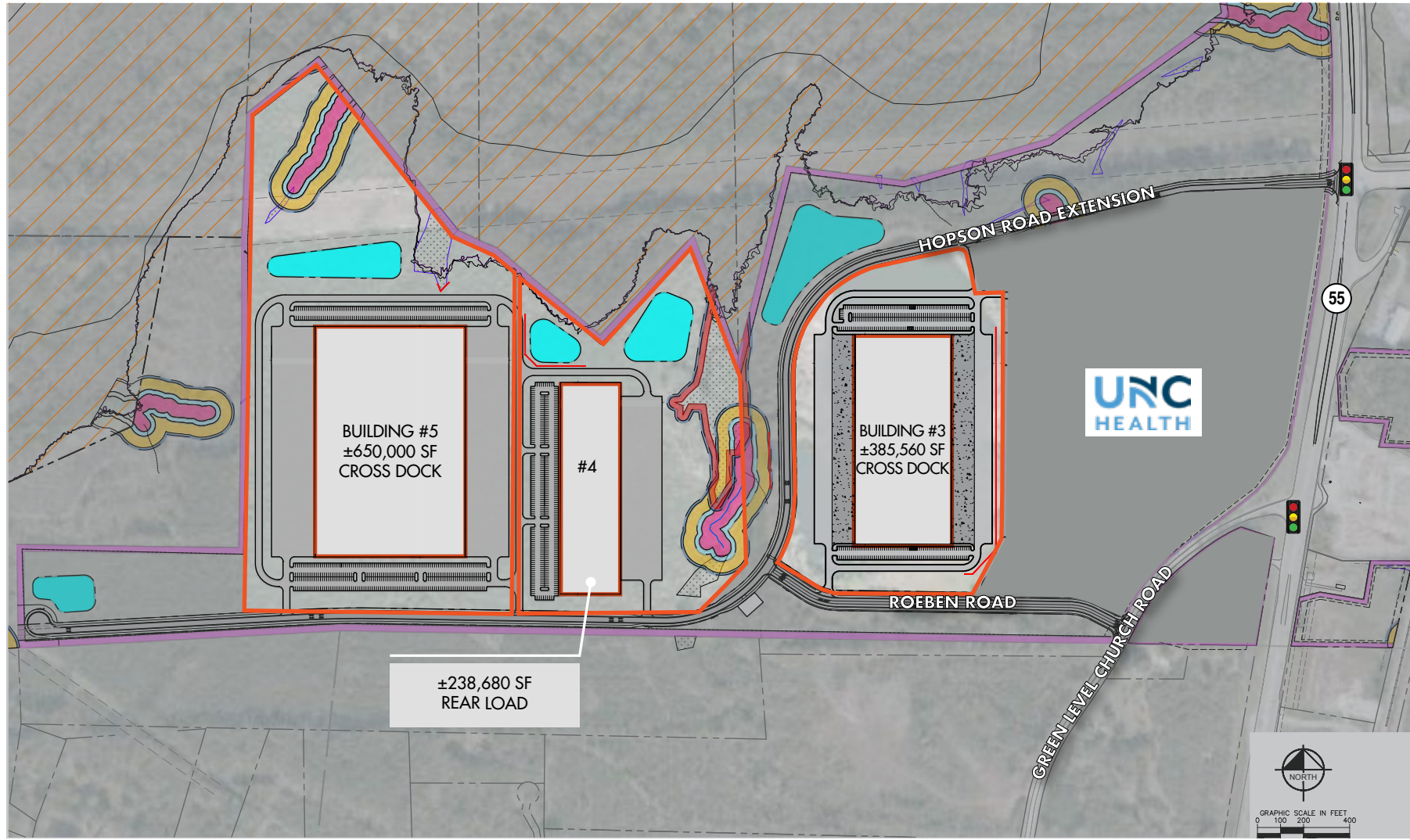
RTP/I-40 SUBMARKET | TRIANGLE 55 SITE



Triangle 55

INDUSTRIAL SPACE FOR LEASE

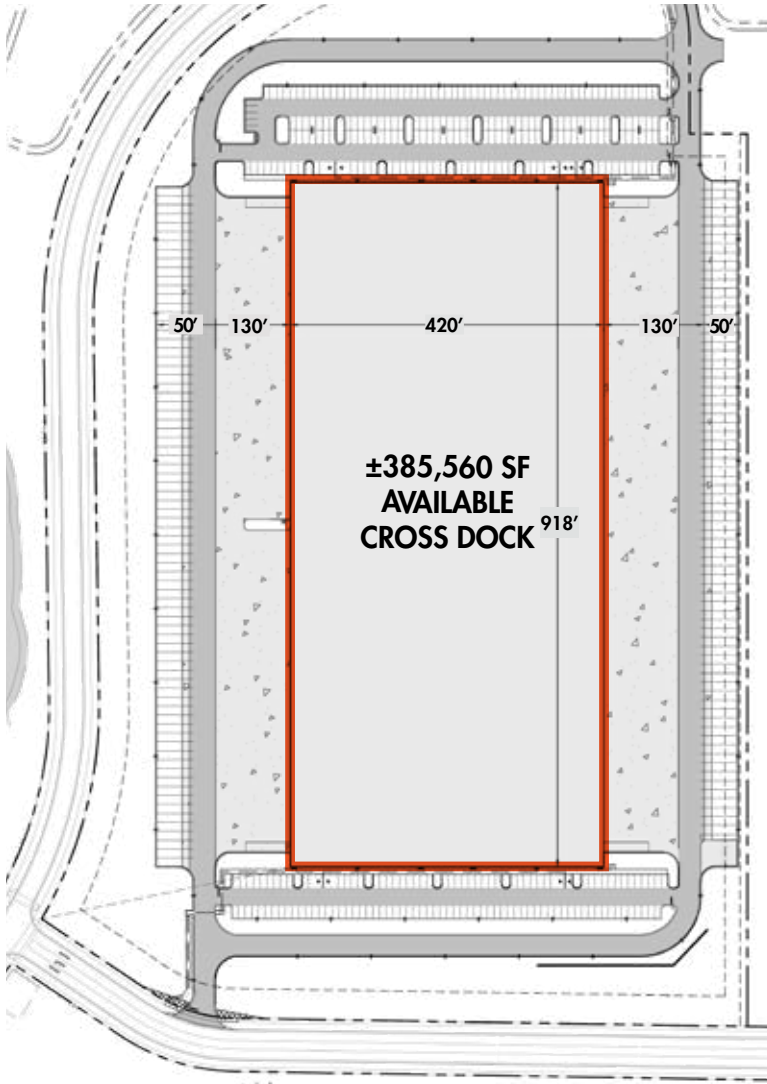
CONCEPT PLAN



Triangle 55

INDUSTRIAL SPACE FOR LEASE

BUILDING #3 SITE PLAN



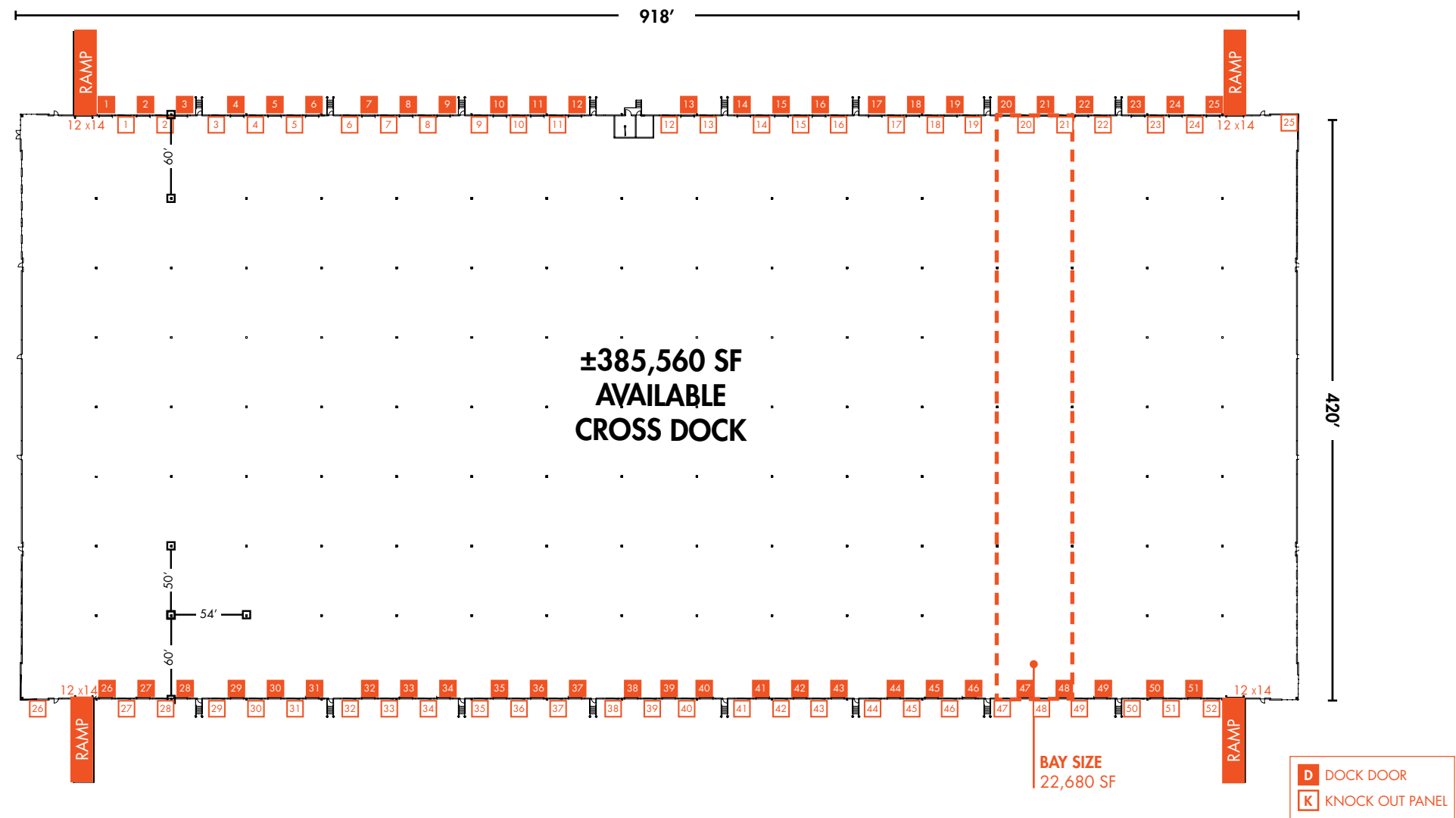
BUILDING #3 FEATURES

ADDRESS	3450 Hopson Road Durham, NC 27713
COUNTY	Durham
LEASE RATE	Call for details
ZONING	Light Industrial (IL) ZONING INFO
ESTIMATED PROJECT DURATION	Ten (10) months (shell construction)
NO. OF ACRES	±27.56 acres
TOTAL SF	±385,560 SF
BUILDING DIMENSIONS	420' x 918'
EXTERIOR WALLS	Concrete wall panels
ROOFING MATERIAL	Fully adhered .45 mil TPO with R-20 insulation
FLOOR THICKNESS	7" un-reinforced, 4,000 psi concrete on 4" aggregate base
CLEAR HEIGHT	36'
COLUMN SPACING	50' x 54' with 60' x 54' speed bays
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV Commodities
LOADING	51 dock-high doors (9' x 10') and 52 knockouts for additional doors 4 ramps with motorized roll-up doors (12' x 14')
PAVED PARKING	338 auto spaces
TRAILER PARKING	Approximately 144 trailer spaces
TRUCK COURT DEPTH	180' with 60' concrete apron and heavy duty asphalt
LIGHTING	LED high bay with motion sensors, 25FC at 36" AFF
ELECTRICAL CAPACITY	One (1) 480v/277, 3,000 Amp service

Triangle 55

INDUSTRIAL SPACE FOR LEASE

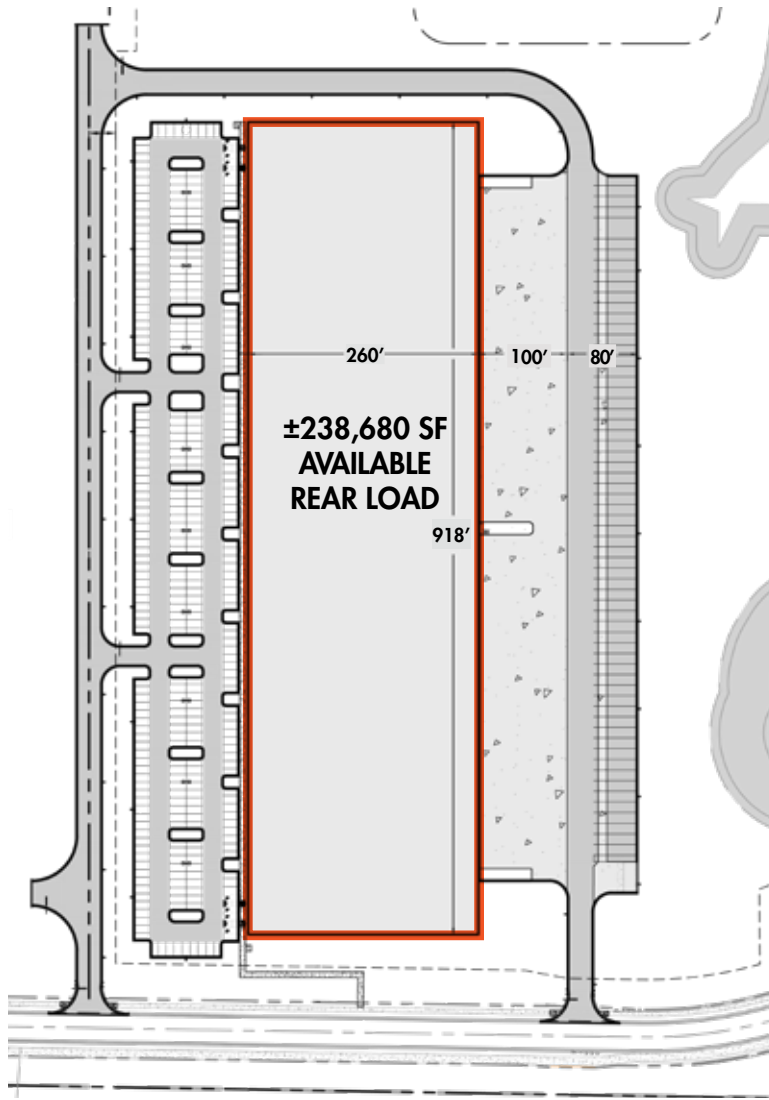
BUILDING #3 FLOOR PLAN



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INDUSTRIAL SPACE FOR LEASE

BUILDING #4 SITE PLAN

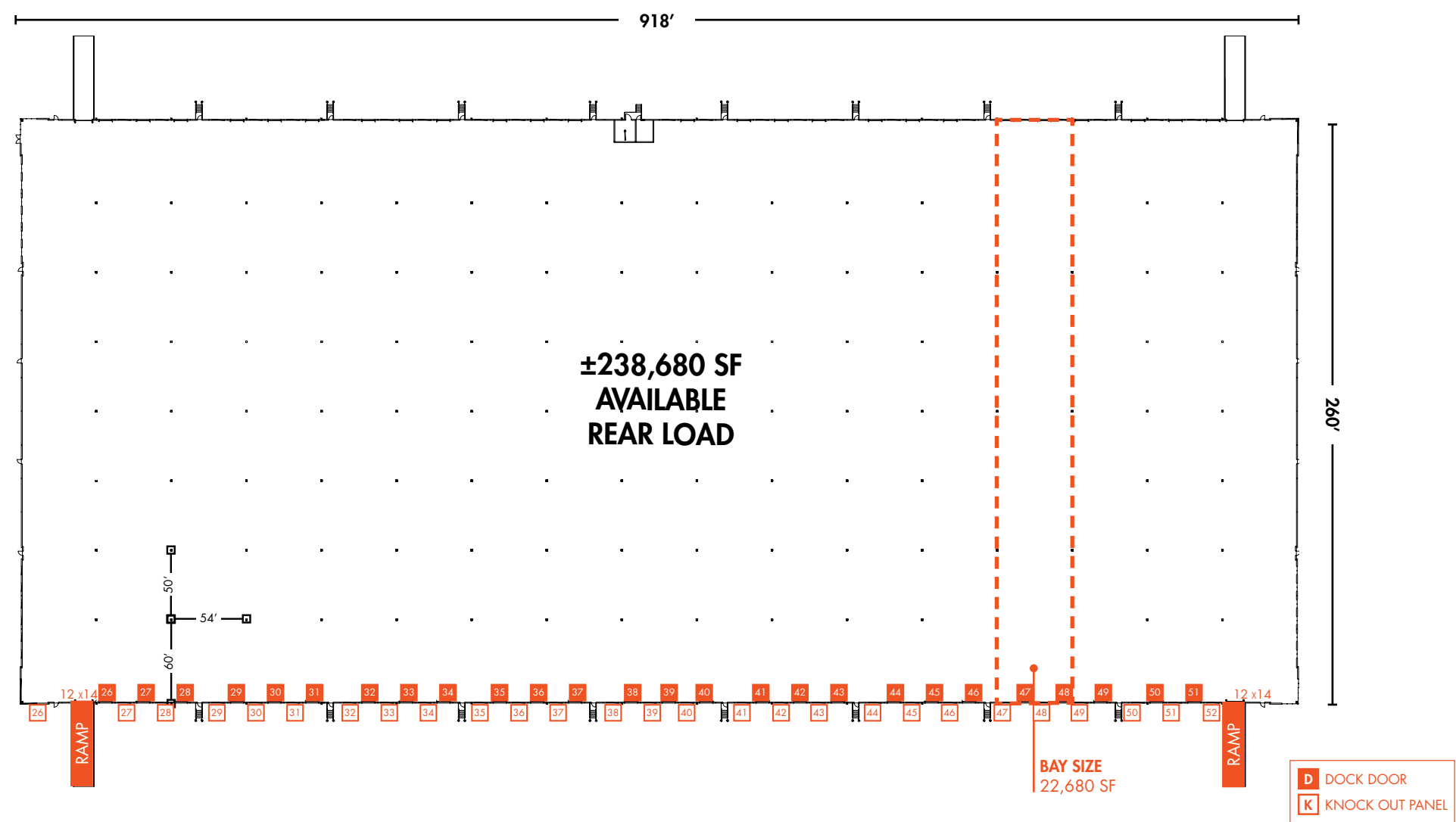


BUILDING #4 FEATURES

ADDRESS	3375 Hopson Road Durham, NC 27713
COUNTY	Durham
LEASE RATE	Call for details
ZONING	Light Industrial (IL) ZONING INFO
EST. PROJECT DURATION	10 months (shell construction)
NO. OF ACRES	±32.12 acres
TOTAL SF	±238,680 SF
BUILDING DIMENSIONS	260' x 918'
EXTERIOR WALLS	Load bearing concrete wall panels with R-13 insulation
ROOFING MATERIAL	Fully adhered .60 mil TPO with R-30 insulation
FLOOR THICKNESS	7" un-reinforced, 4,000 psi concrete on 4" aggregate base
CLEAR HEIGHT	28'
COLUMN SPACING	50' x 54' with 60' x 54' speed bays
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-V Commodities
LOADING	28 dock-high doors (9' x 10') with 21 knockouts for additional doors 2 ramps with motorized roll-up doors (12' x 14')
PAVED PARKING	342 auto spaces
TRAILER PARKING	64 stalls
TRUCK COURT DEPTH	180' with 60' concrete apron and heavy duty asphalt
LIGHTING	LED high bay with motion sensors, 25FC at 28" AFF
ELECTRICAL CAPACITY	One (1) 480v/277, 2,500 Amp service

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INDUSTRIAL SPACE FOR LEASE

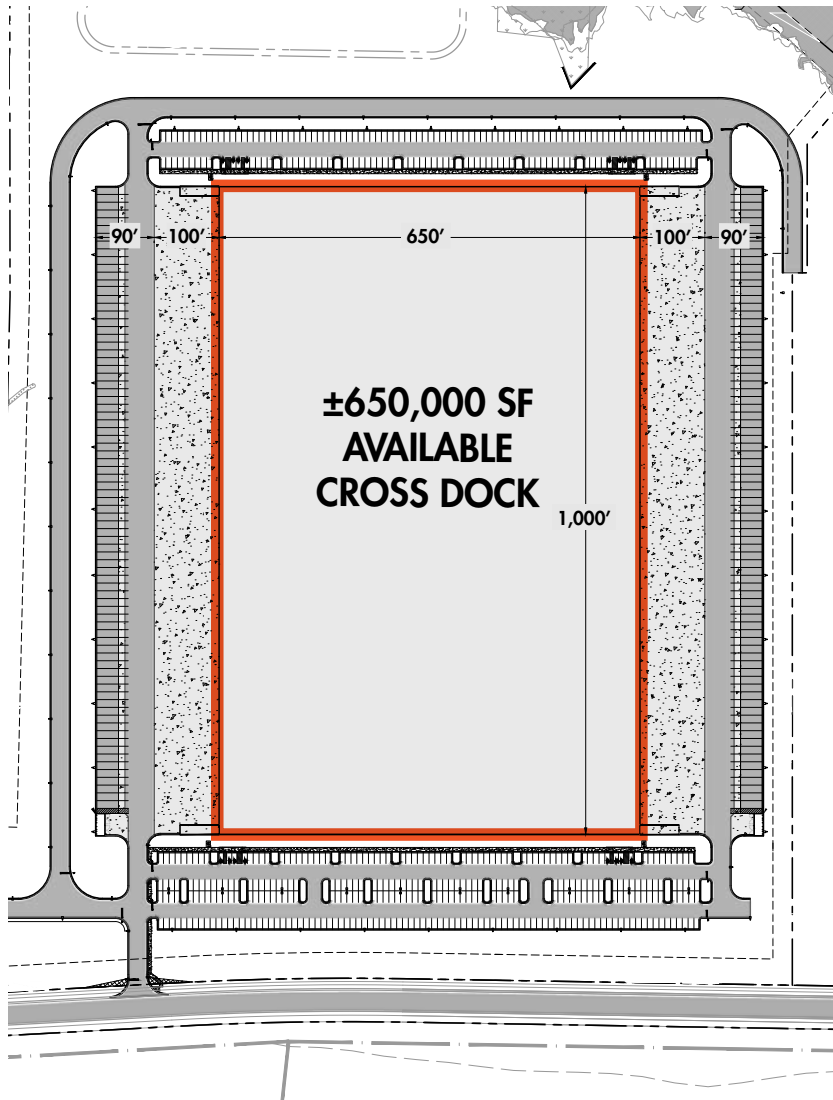
BUILDING #4 FLOOR PLAN



Triangle 55

INDUSTRIAL SPACE FOR LEASE

BUILDING #5 SITE PLAN



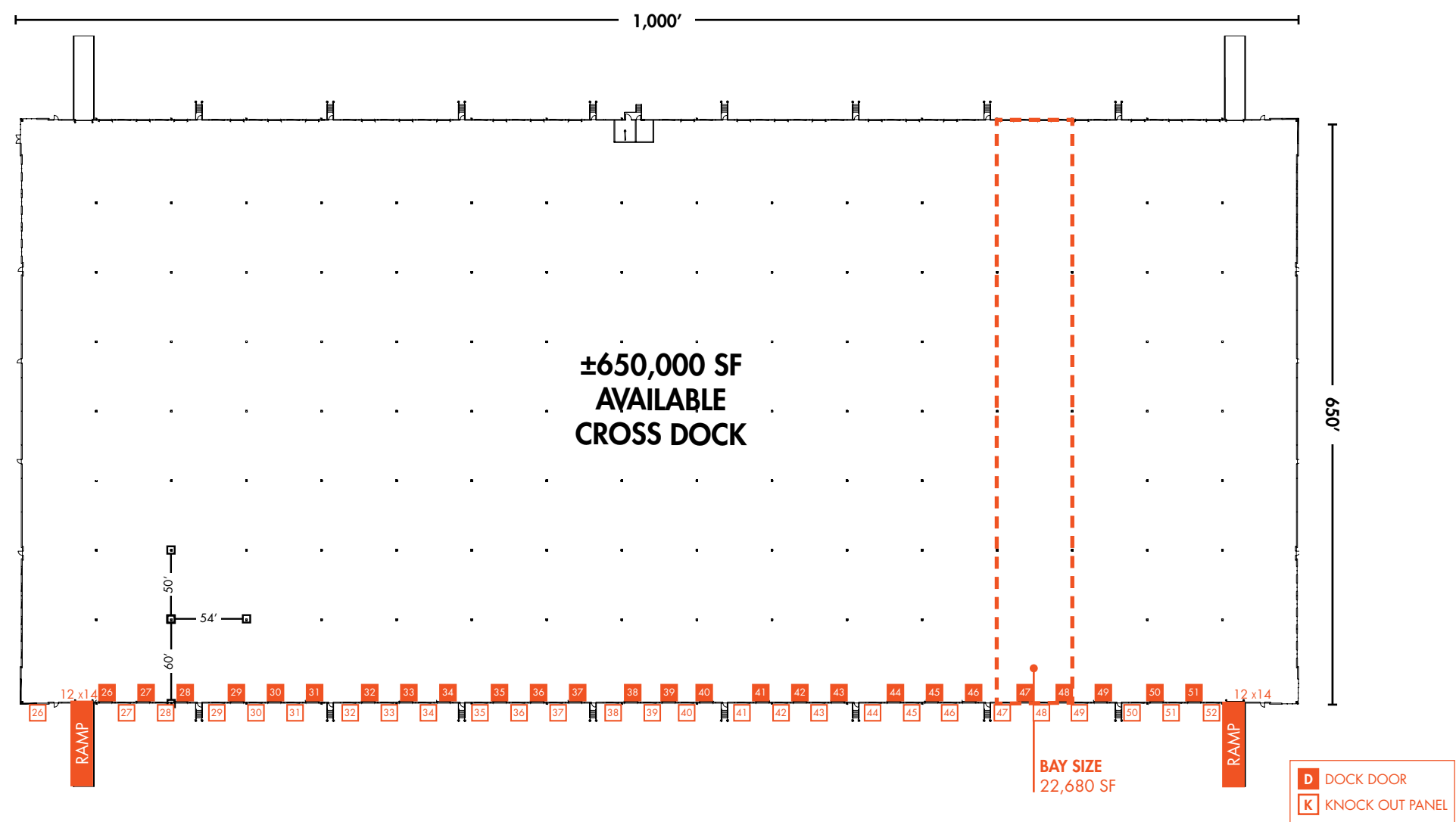
BUILDING #5 FEATURES

ADDRESS	3351 Hopson Road Durham, NC 27713
COUNTY	Durham
LEASE RATE	Call for details
ZONING	Light Industrial (IL) ZONING INFO
EST. PROJECT DURATION	12 months (shell construction)
NO. OF ACRES	±62.17 acres
TOTAL SF	±650,000 SF
BUILDING DIMENSIONS	650' x 1,000'
EXTERIOR WALLS	Load bearing concrete wall panels
ROOFING MATERIAL	Fully adhered .60 mil TPO with R-30 insulation
FLOOR THICKNESS	7" un-reinforced, 4,000 psi concrete on 4" aggregate base
CLEAR HEIGHT	36'
COLUMN SPACING	53' x 52'8" with 60' x 52'8" speed bays
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV Commodities
LOADING	66 dock-high doors (9' x 10') with 20 knockouts for additional doors 4 ramps with motorized roll-up doors (12' x 14')
PAVED PARKING	492 auto spaces, with optional remote park of 290 spaces
TRAILER PARKING	Approximately 160 trailer positions
TRUCK COURT DEPTH	180' with 60' concrete apron and heavy duty asphalt
LIGHTING	LED high bay with motion sensors, 25FC at 36" AFF
ELECTRICAL CAPACITY	One (1) 480v/277, 5,000 Amp service

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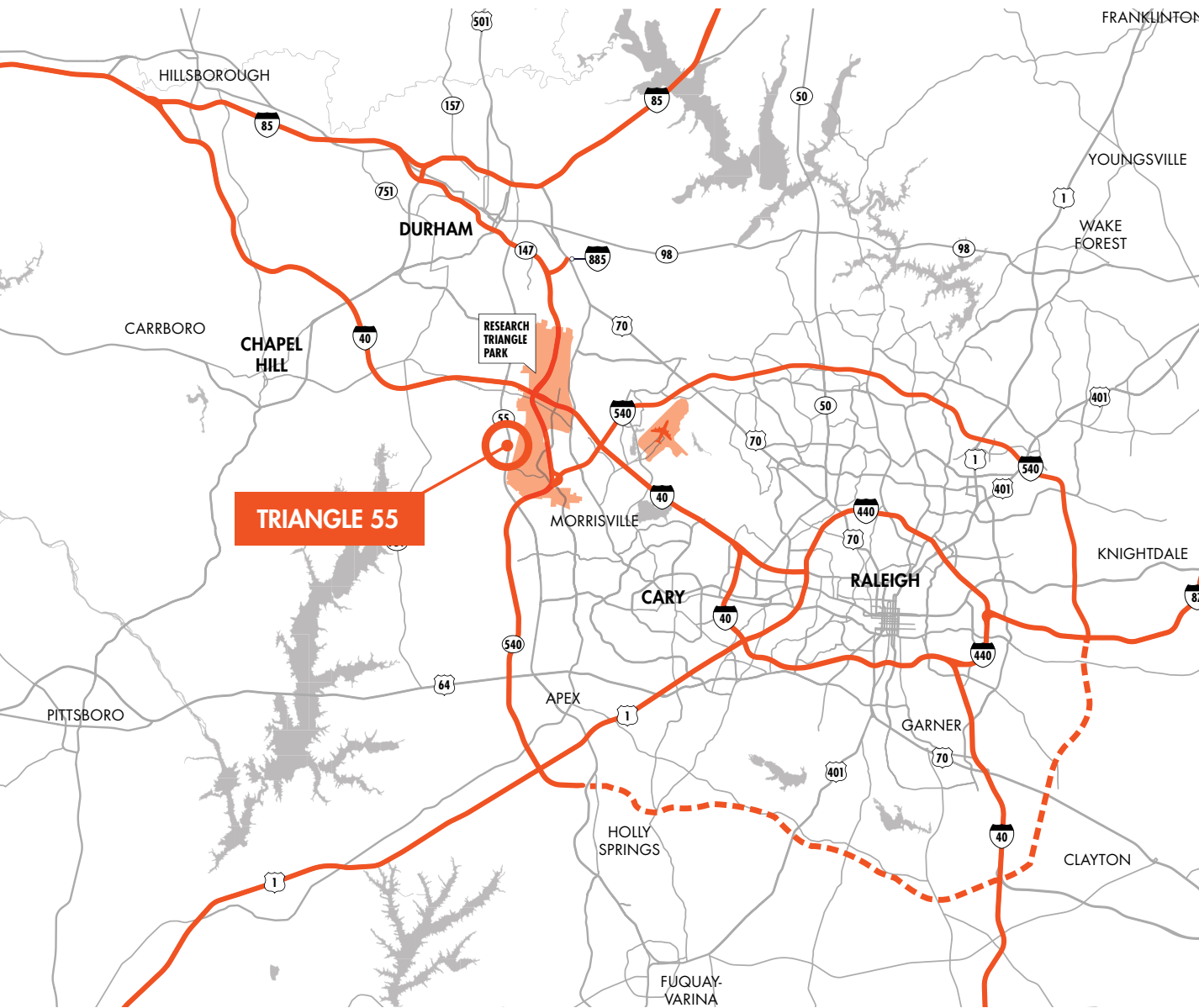
INDUSTRIAL SPACE FOR LEASE

BUILDING #5 FLOOR PLAN



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




INDUSTRIAL SPACE FOR LEASE



LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Highway 540	2.3 miles
	Durham Freeway	3.9 miles
	Interstate 40	5.0 miles
	US-70	7.4 miles
	Interstate 85	12.4 miles

Triangle 55 | Building 3

INDUSTRIAL SPACE FOR LEASE

LOCATION & ACCESS



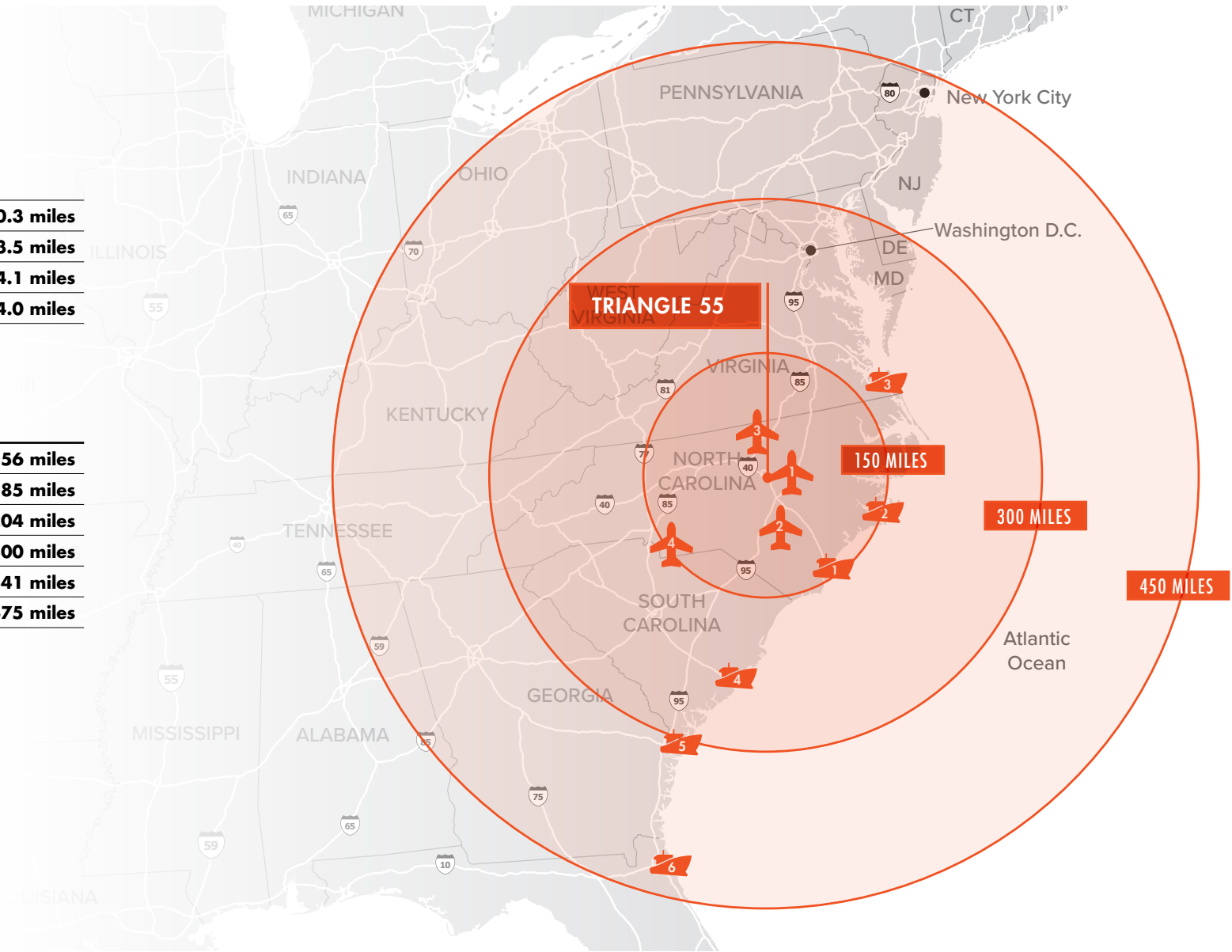
AIRPORTS

1	Raleigh-Durham International	10.3 miles
2	Fayetteville Regional	73.5 miles
3	Piedmont Triad International	74.1 miles
4	Charlotte Douglas International	164.0 miles



SEAPORTS

1	Wilmington, NC	156 miles
2	Morehead City, NC	185 miles
3	Norfolk, VA	204 miles
4	Charleston, SC	300 miles
5	Savannah, GA	341 miles
6	Jacksonville, FL	475 miles



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DEVELOPED BY



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