

FULL BUILDING RESTORATION & MODERNIZATION

FOUNDRY
COMMERCIAL

SOUTH MIAMI BOULEVARD

4102 SOUTH MIAMI BOULEVARD
DURHAM, NORTH CAROLINA 27703

INDUSTRIAL SPACE FOR LEASE
±132,000 SF AVAILABLE

4102 SOUTH MIAMI BOULEVARD

INDUSTRIAL SPACE FOR LEASE

BUILDING FEATURES

ADDRESS	4102 South Miami Boulevard
CITY	Durham
STATE	North Carolina
COUNTY	Durham
DATE AVAILABLE	07/01/2024
LEASE RATE	Call for pricing
TICAM	\$1.60
TAX PARCEL ID #	157353 & 157354
ZONING	IL (Industrial Light) ZONING INFO
BUILDING DIMENSIONS	265' X 500'
TOTAL SF	132,000 SF
AVAILABLE SF	132,000 SF
	128,487 SF Warehouse
	3,513 SF Office
BAY SIZE	10,332 SF
EXTERIOR WALL MATERIAL	Brick
ROOFING MATERIAL	TPO
AUTO PARKING	120 spaces
TRAILER STORAGE	33 spaces
YEAR BUILT	1970/2016
NO. OF ACRES	9.626 Acres
CEILING HEIGHT	22'
LIGHTING	LED
COLUMN SPACING	36' x 41'-1"

AIR CONDITIONED	Office only
SPRINKLER SYSTEM/TYPE	80% ESFR, 20% To be retro-fitted
LOADING DOCK	Eleven (11) Dock-High Doors 9' x 10' with pit levelers One (1) Drive-In Door 9' x 10'
ELECTRICAL CAPACITY	277/480 Volt, 3 phase, 4-wire 800 amp electrical service
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	City of Durham
TELECOM PROVIDER	Spectrum & Level 3 Building is equipped with fiber
ELECTRICAL PROVIDER	Duke Energy

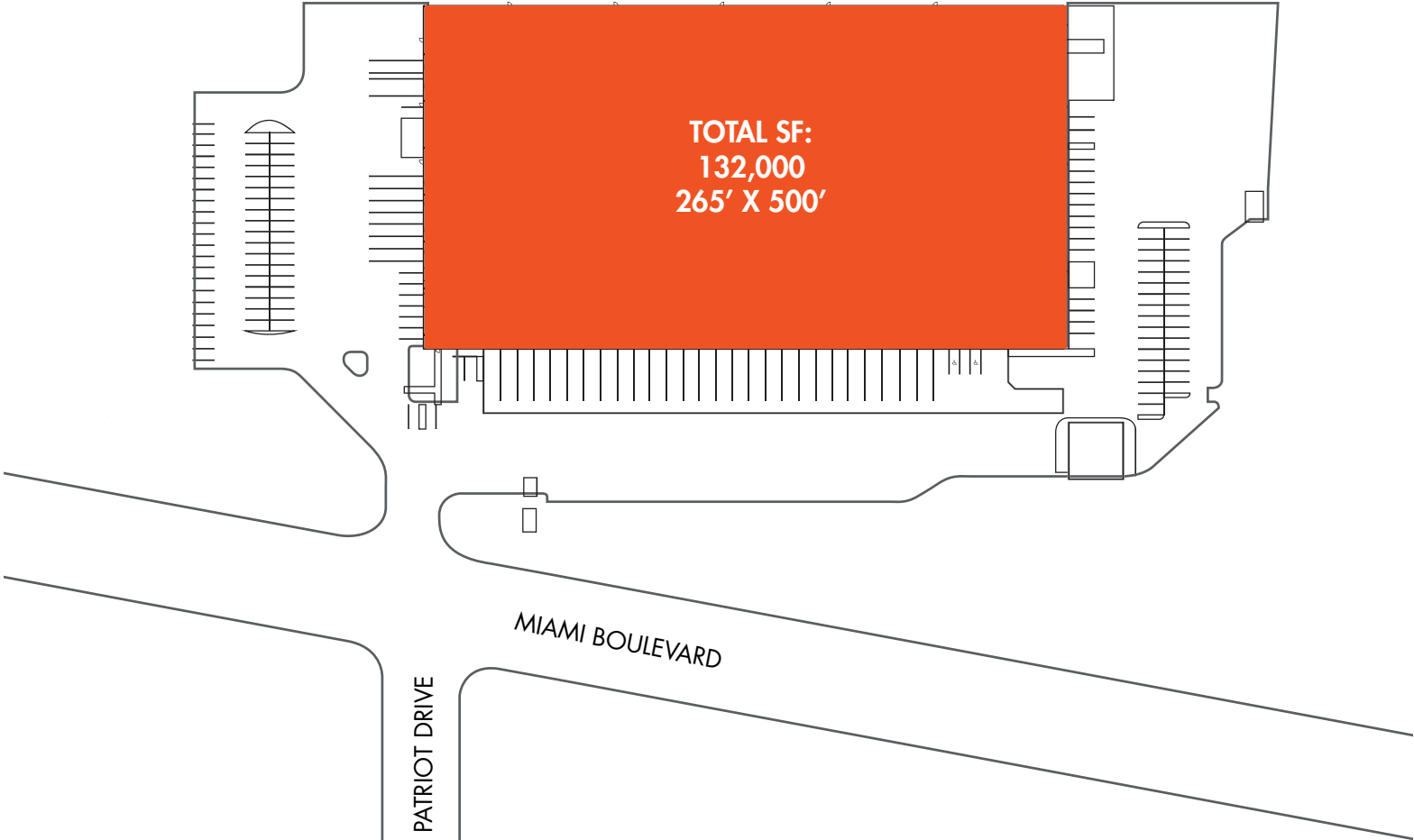
BUILDING UPGRADES UNDER CONSTRUCTION

- New exterior paint, accents, metal awnings at entrances, and landscaping enhancements
- Spot area repair of cracked asphalt
- New install of 60' concrete pads at all dock positions
- New exterior pad mount transformer with 2,000A Master Distribution Panel in building common electrical room

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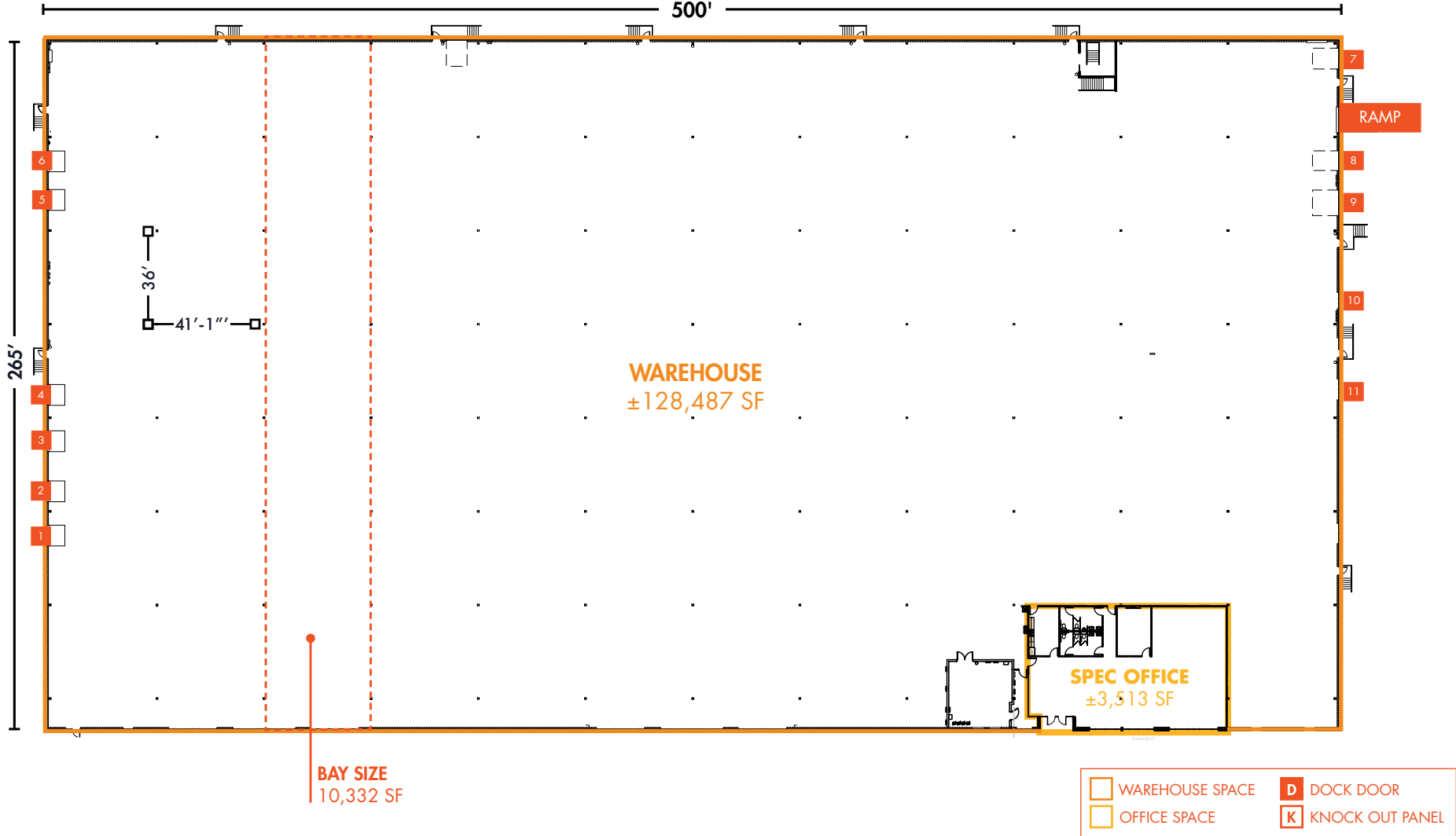
SITE PLAN



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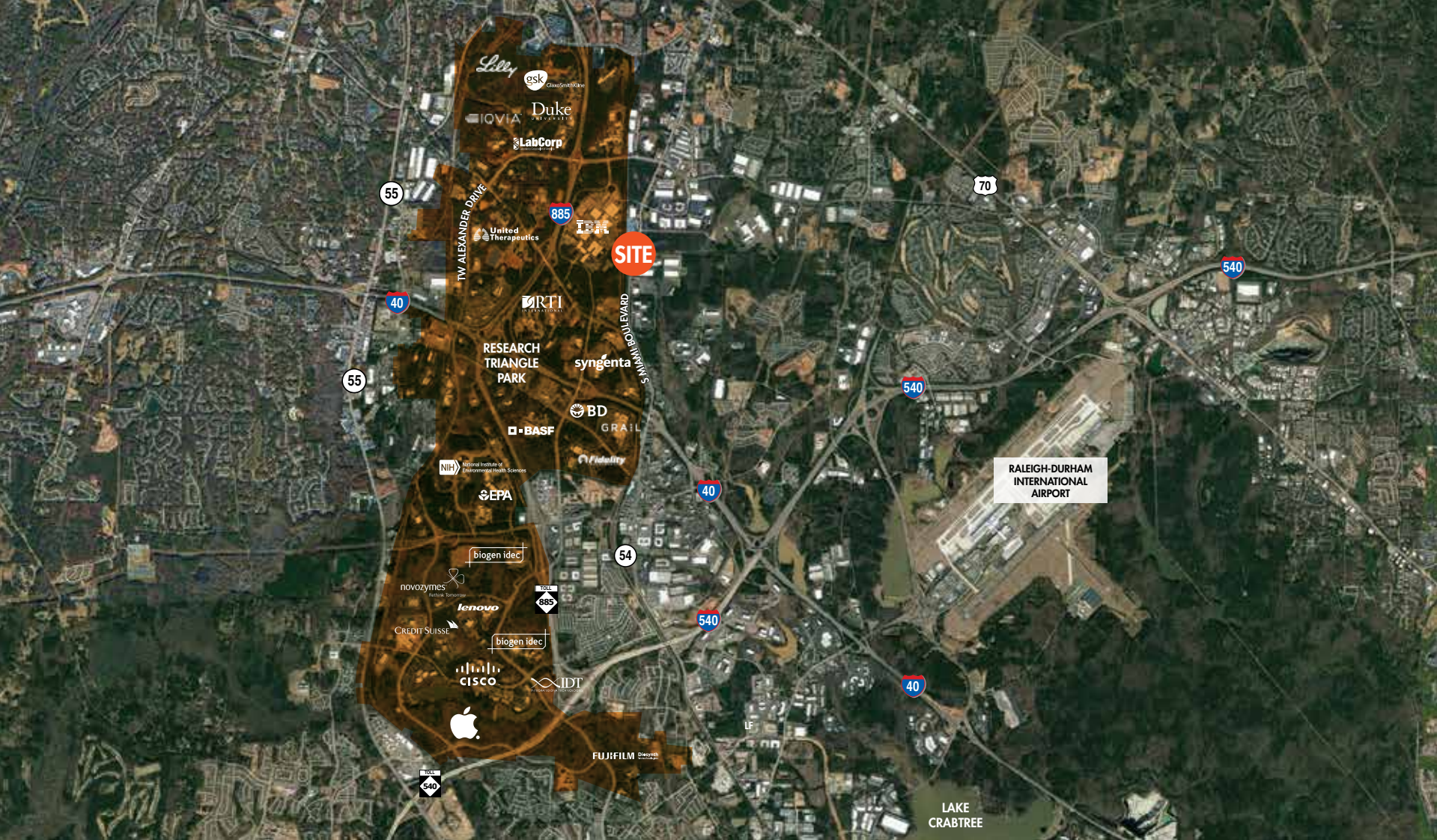
FLOOR PLAN



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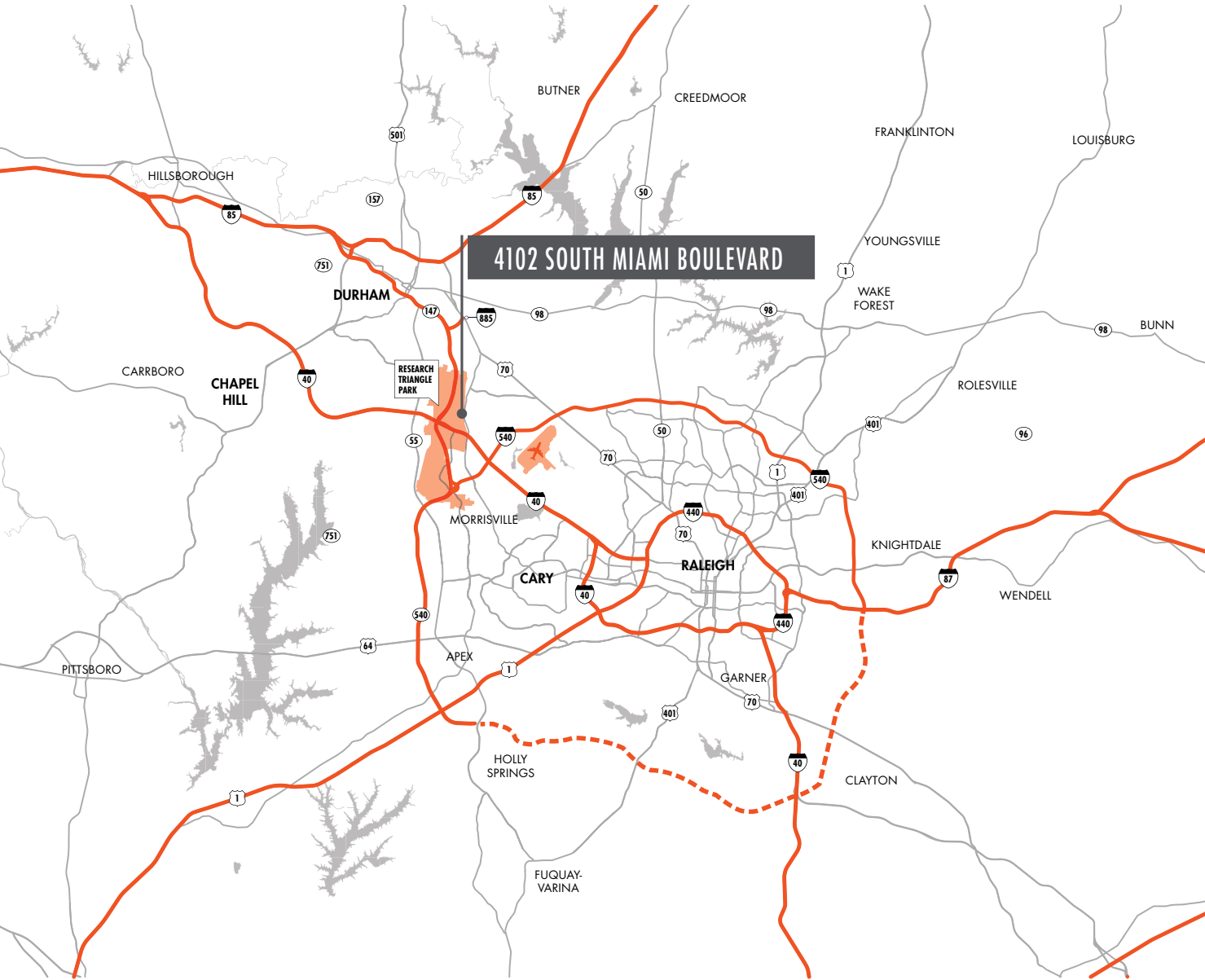
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AERIAL



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LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 95	50 miles
	US Highway 70	15 miles
	Interstate 540	3 miles
	Interstate 440	13 miles
	Interstate 40	2 miles
	US Highway 1	20 miles
	Interstate 85	8 miles
	NC Highway 87	25 miles

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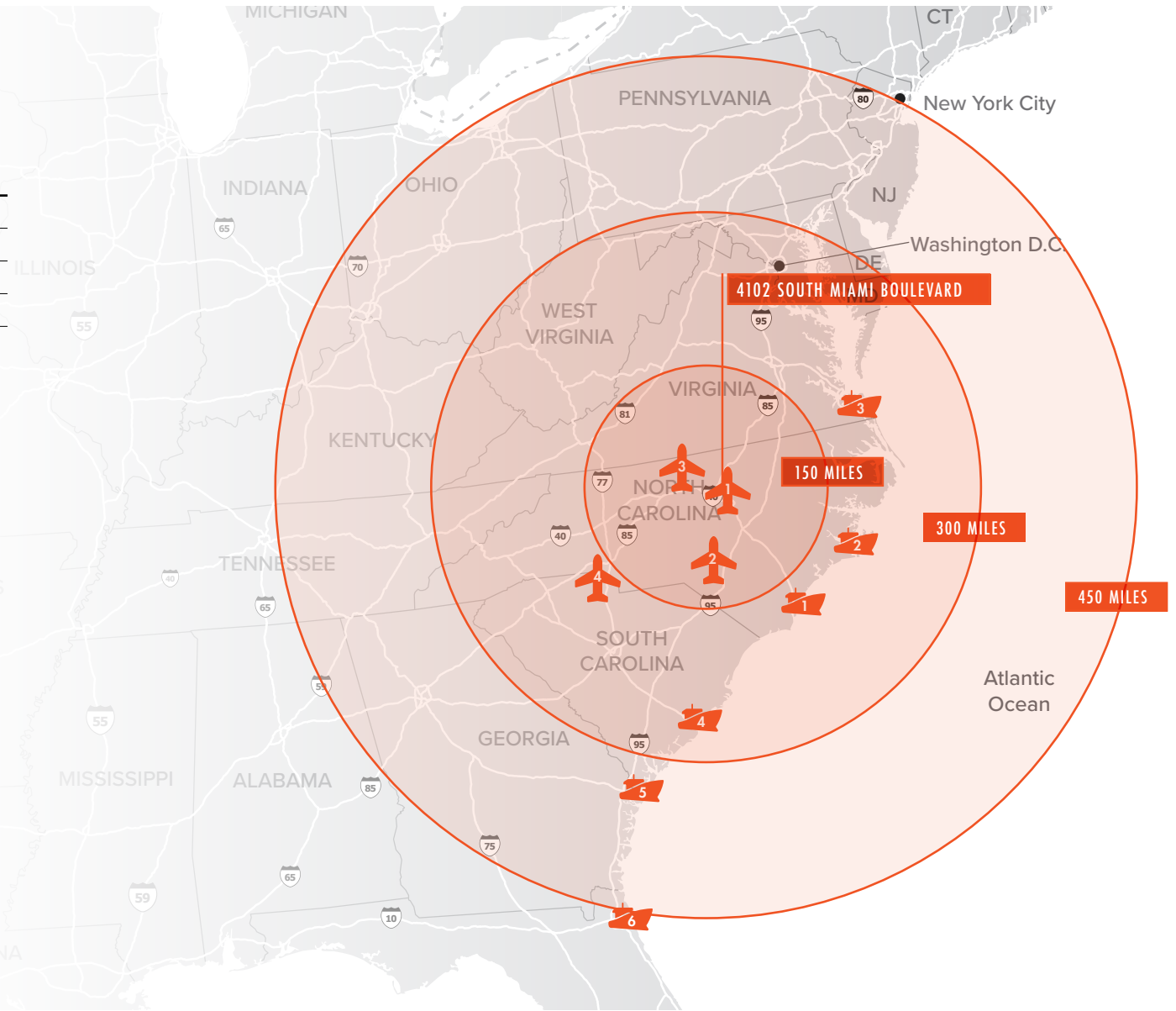
AIRPORTS

1	Raleigh-Durham International	6 miles
2	Fayetteville Regional	75 miles
3	Piedmont Triad International	74 miles
4	Charlotte Douglas International	154 miles



SEAPORTS

1	Wilmington, NC	150 miles
2	Morehead City, NC	168 miles
3	Norfolk, VA	190 miles
4	Charleston, SC	262 miles
5	Savannah, GA	331 miles
6	Jacksonville, FL	472 miles



LEASED BY

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