

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 | \$2.00 |
| 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 |

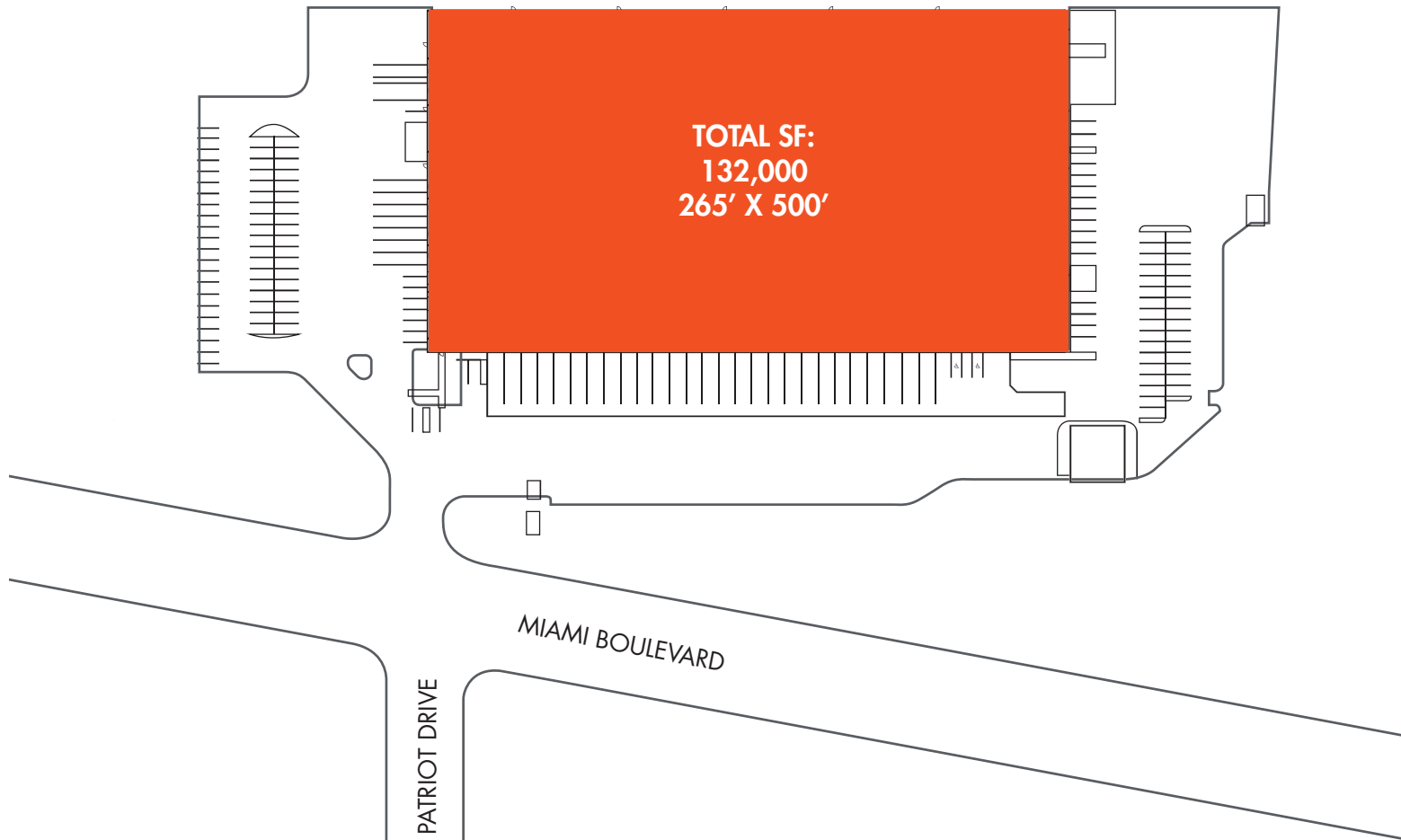
BUILDING UPGRADES UNDER CONSTRUCTION

- 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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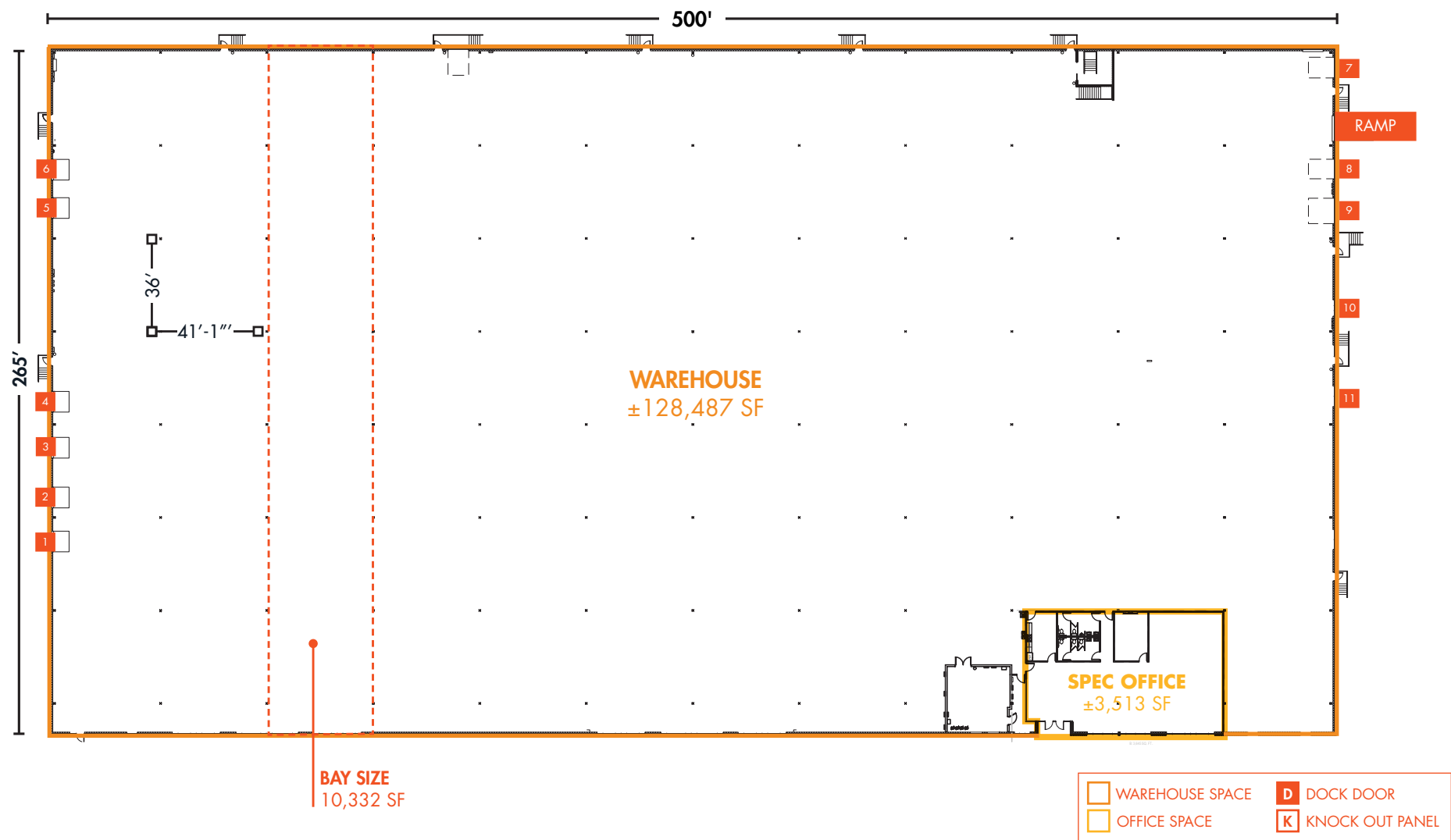
SITE PLAN



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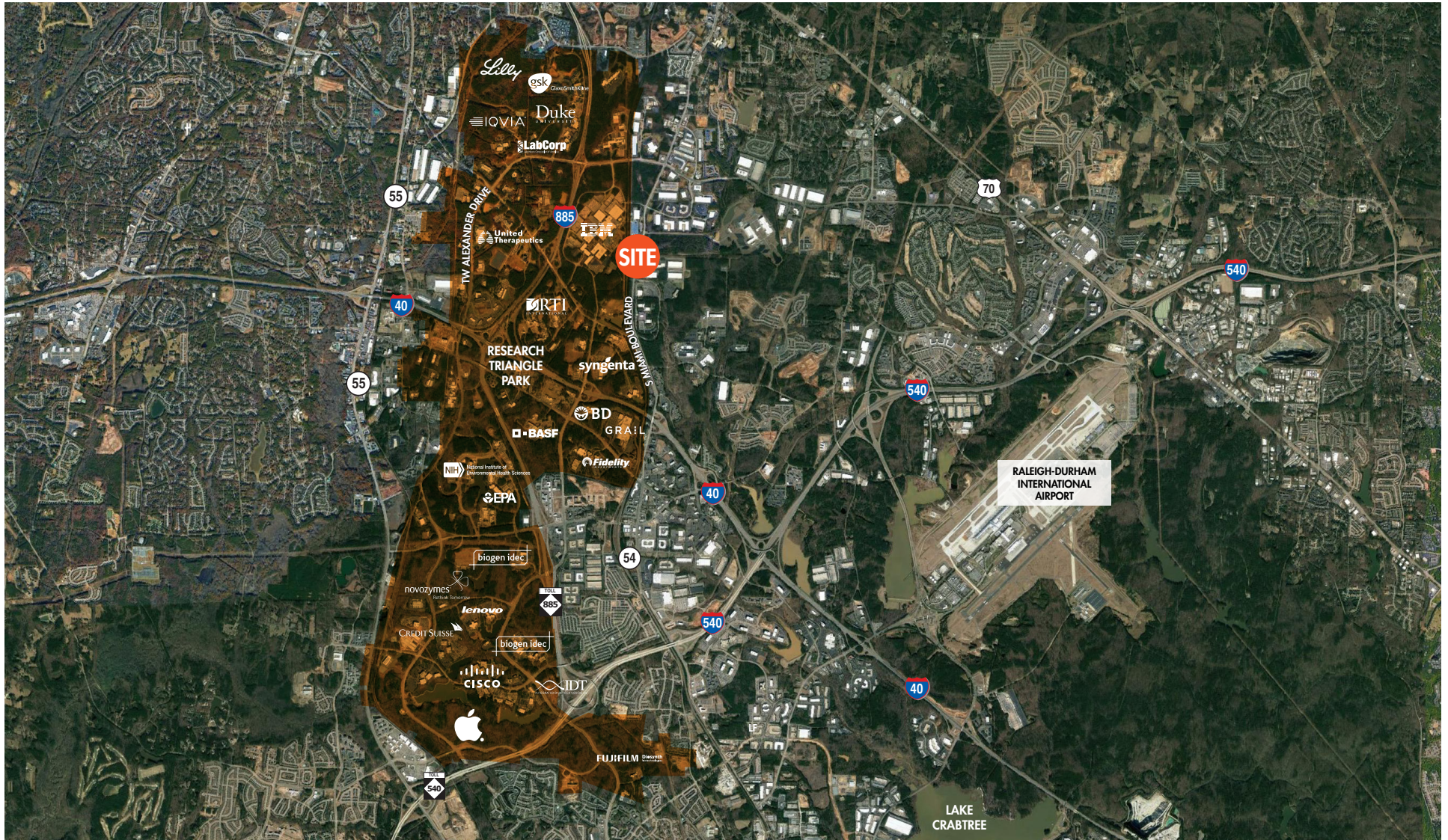
FLOOR PLAN



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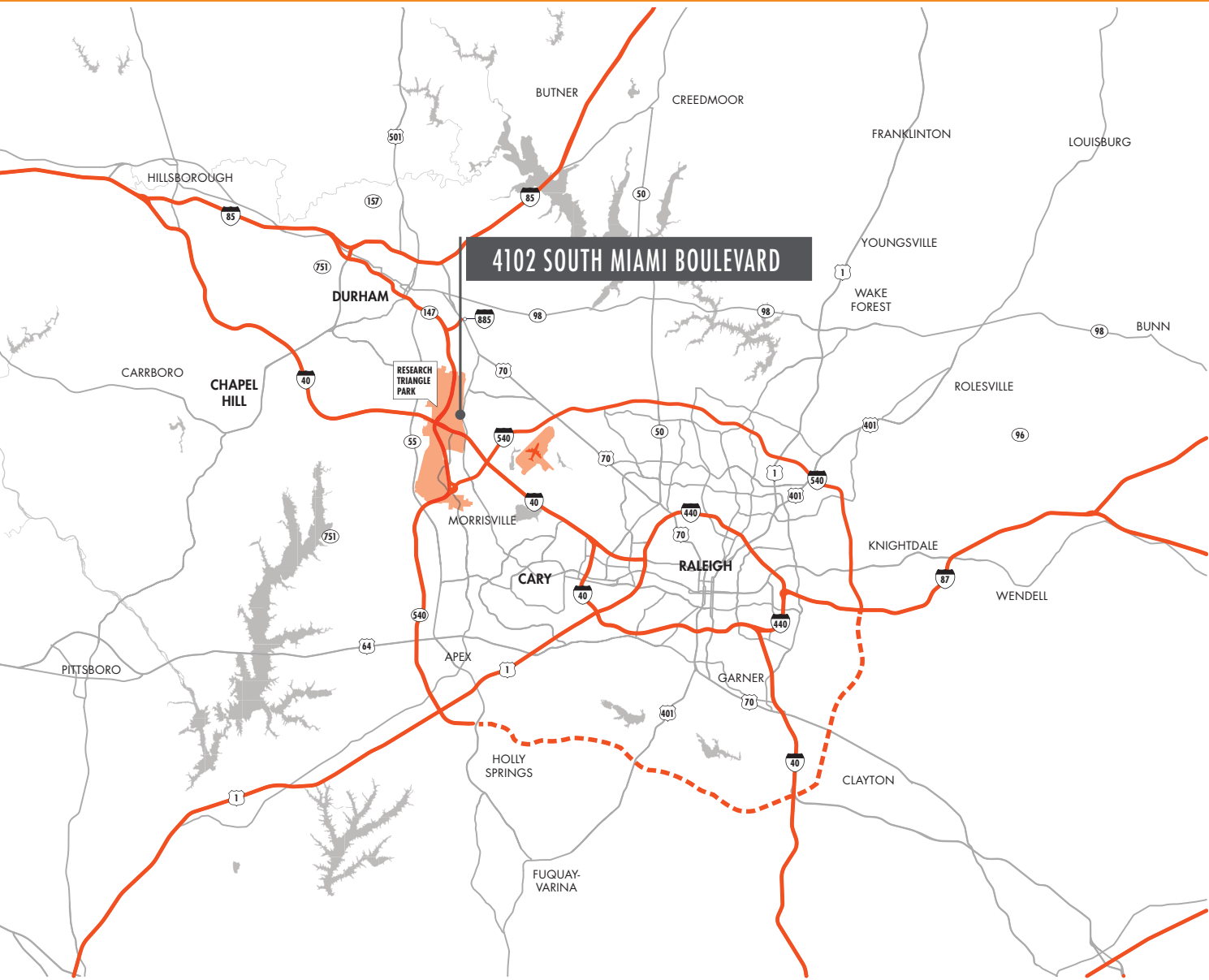
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AERIAL



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


INDUSTRIAL SPACE FOR LEASE



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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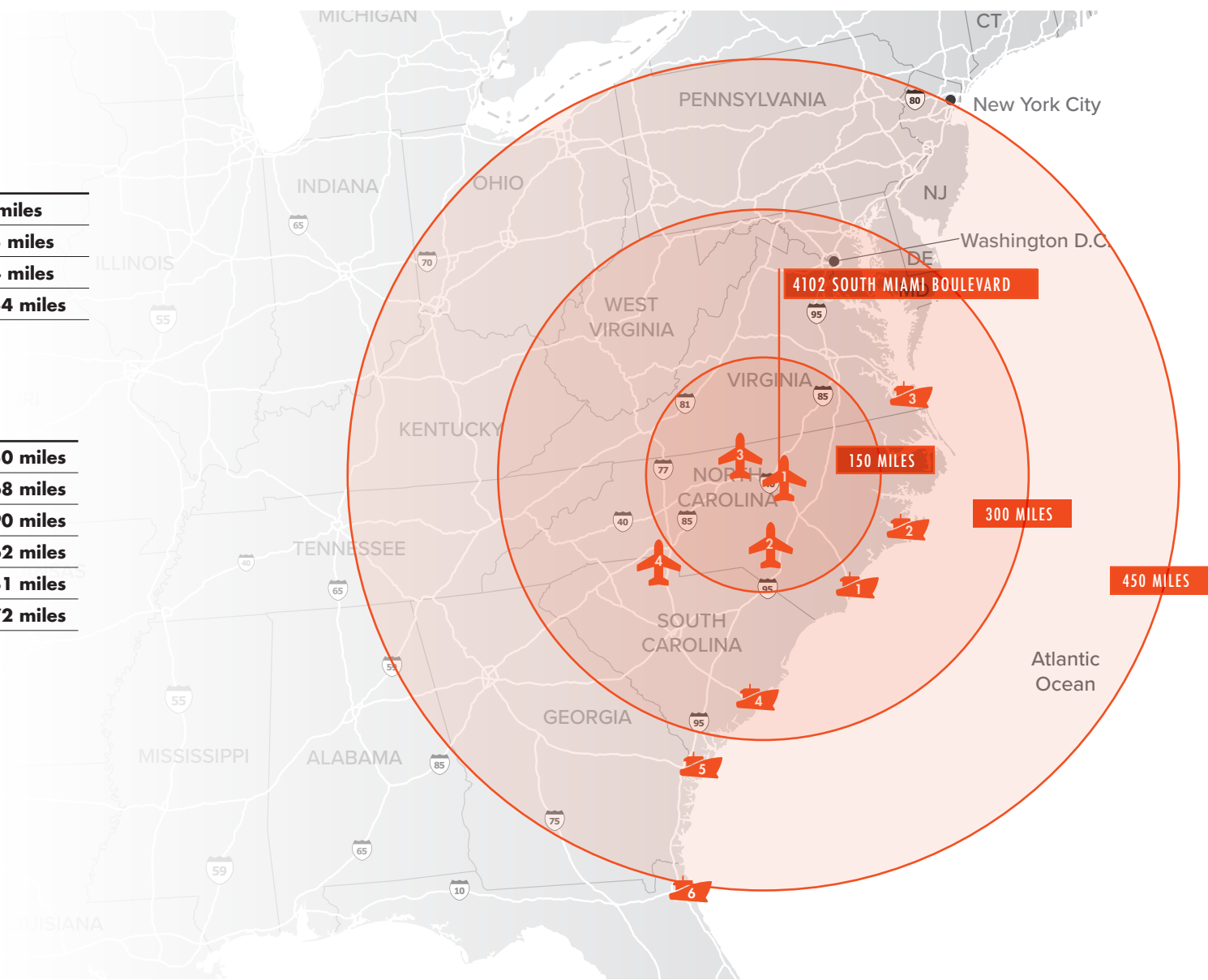
AIRPORTS

| | | |
|---|---------------------------------|-----------|
| 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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