

NEW OWNERSHIP - BUILDING UPDATES ON THE WAY

FOUNDRY
COMMERCIAL



712 ELLIS ROAD
DURHAM, NORTH CAROLINA 27703

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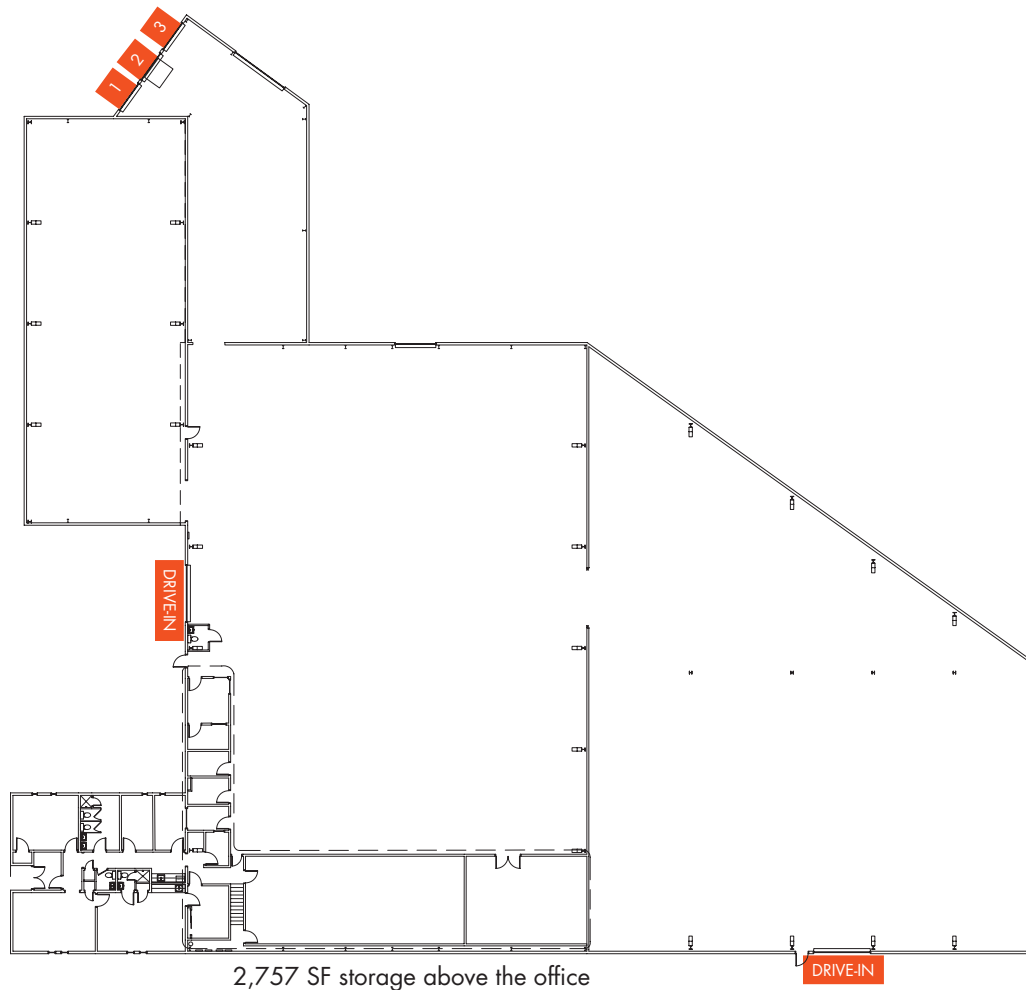
INDUSTRIAL SPACE FOR LEASE
±35,306 SF AVAILABLE

712 ELLIS ROAD

INDUSTRIAL BUILDING FOR LEASE

FLOOR PLAN

35,306 SF



FLOOR PLAN AND PLANNED IMPROVEMENTS

- Exterior Improvements: Facade Enhancement, Upgraded Lighting, Improved Fencing, Updated Landscaping, Tenant Signage
- Parking & Truck Court: Replace and level parking lot and access drive, replace existing truck court concrete pad, extend truck court with gravel.
- Dock & Drive-In Doors: Replace all 5 doors: (1) shelter, (2) EOD with all bumpers and (2) Drive-In doors.
- Interior Warehouse: Upgrade Lighting to LED, Clean and Seal Floor, and Life Safety Upgrades.
- Interior Office & Restrooms: Demolish portion of office to provide additional warehouse SF, Remaining office renovation including paint, carpet/flooring, lighting, fixtures and ceiling tiles.

PROPOSED IMPROVEMENTS (Based on Tenant Requirement)

- Fenced-in outdoor laydown storage: 5,000 SF
- Restore existing 4,200 SF cooler space
- Additional parking and dock doors

D DOCK DOOR

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INDUSTRIAL BUILDING FOR LEASE

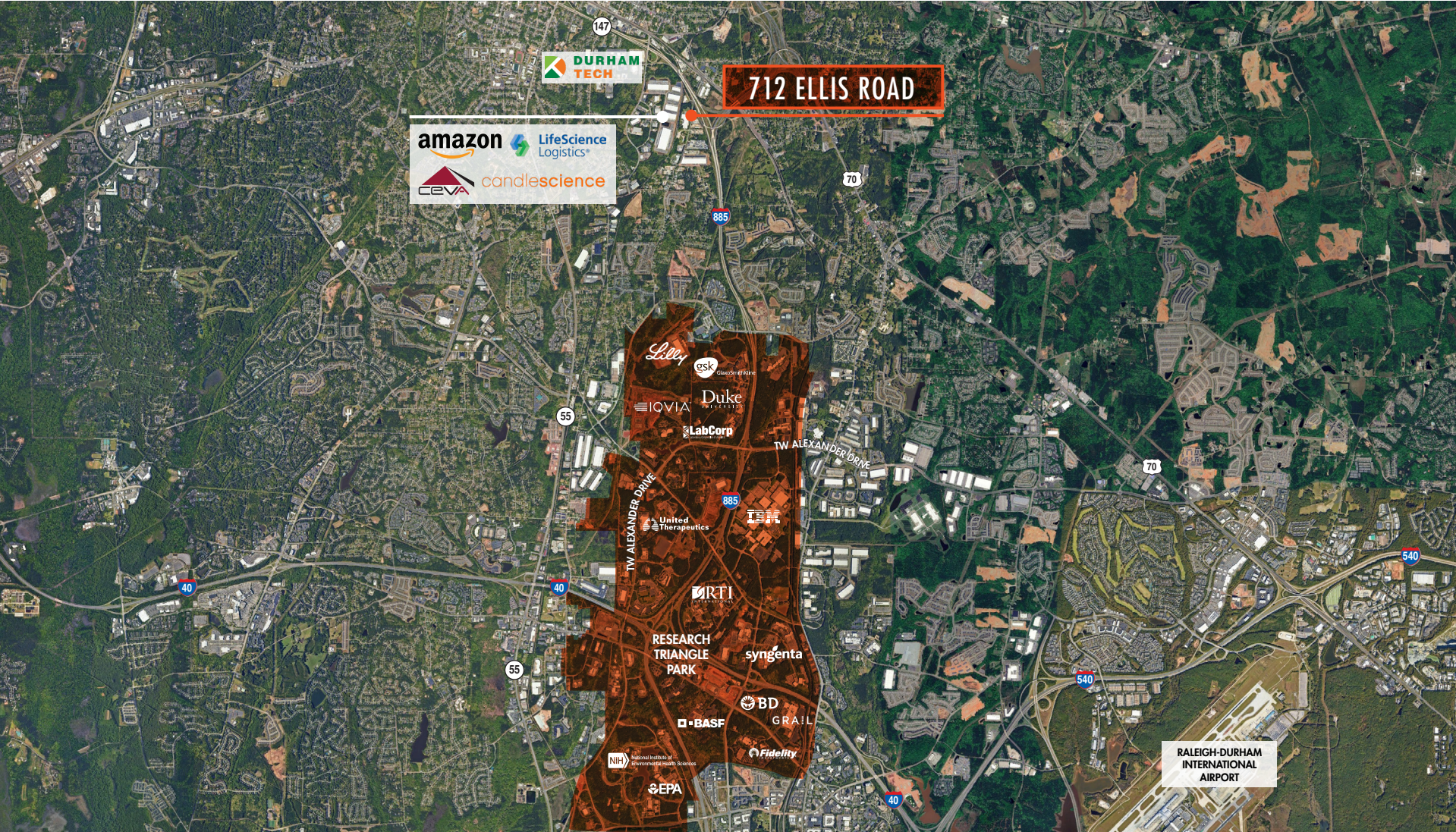
BUILDING FEATURES

ADDRESS	712 Ellis Road
CITY	Durham
STATE	North Carolina
COUNTY	Durham
DATE AVAILABLE	10/1/2024
LEASE RATE	Call for pricing
TICAM	Estimate \$2.20
TAX PARCEL ID #	0830875849
BUILDING TYPE	Warehouse
ZONING	IL (Industrial Light) ZONING INFO
BUILDING DIMENSIONS	See floorplan
TOTAL SF	35,306 SF
AVAILABLE SF	35,306 SF
	32,306 SF Warehouse
	3,000 SF Office
EXTERIOR WALL MATERIAL	Fluted concrete masonry and metal siding
ROOFING MATERIAL	TPO and Metal
OUTDOOR STORAGE	Option - 5,000 SF
FENCING	Yes
COLD STORAGE	Option - 4,200 SF
PAVED PARKING	Yes
NO. OF PARKING SPACES	12 (additional spaces available upon request)
YEAR BUILT/RENOVATED	1974/2024

NO. OF ACRES	2.92
TRUCK COURT DEPTH	100'
CEILING HEIGHT	18' - 22'
LIGHTING	LED
COLUMN SPACING	Clear span warehouse in main warehouse
AIR CONDITIONED	Office only
LOADING DOCK	Three (3) Dock-High doors Two (2) Drive-In doors
DOCK EQUIPMENT	One (1) shelter, Two (2) EOD, bumpers
NATURAL GAS SERVICE PROVIDER	Piedmont Natural Gas
WATER AND SEWER PROVIDER	Durham Department of Water Resources
ELECTRICAL PROVIDER	Duke Energy
HVAC	Office: Split system unit Warehouse: Ceiling-hung heaters for freeze protection

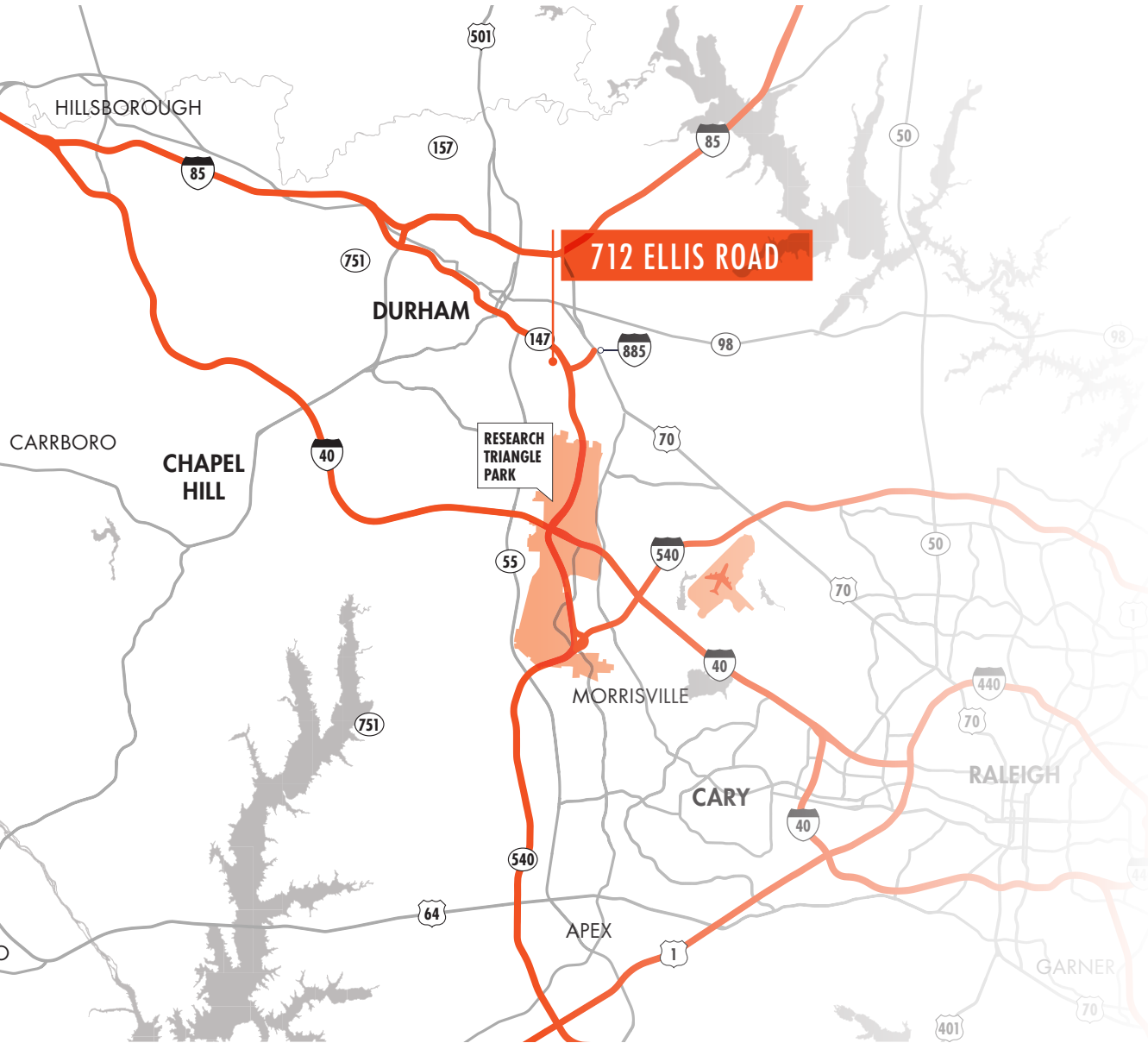
712 ELLIS ROAD INDUSTRIAL BUILDING FOR LEASE

AERIAL



712 ELLIS ROAD

INDUSTRIAL BUILDING FOR LEASE



LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 87	23 miles
	Interstate 540	8 miles
	Interstate 440	18 miles
	Interstate 1	20 miles
	Interstate 40	6 miles
	Interstate 95	60 miles
	Interstate 85	4 miles
	Interstate 70	2 miles

712 ELLIS ROAD

INDUSTRIAL BUILDING FOR LEASE

LOCATION & ACCESS



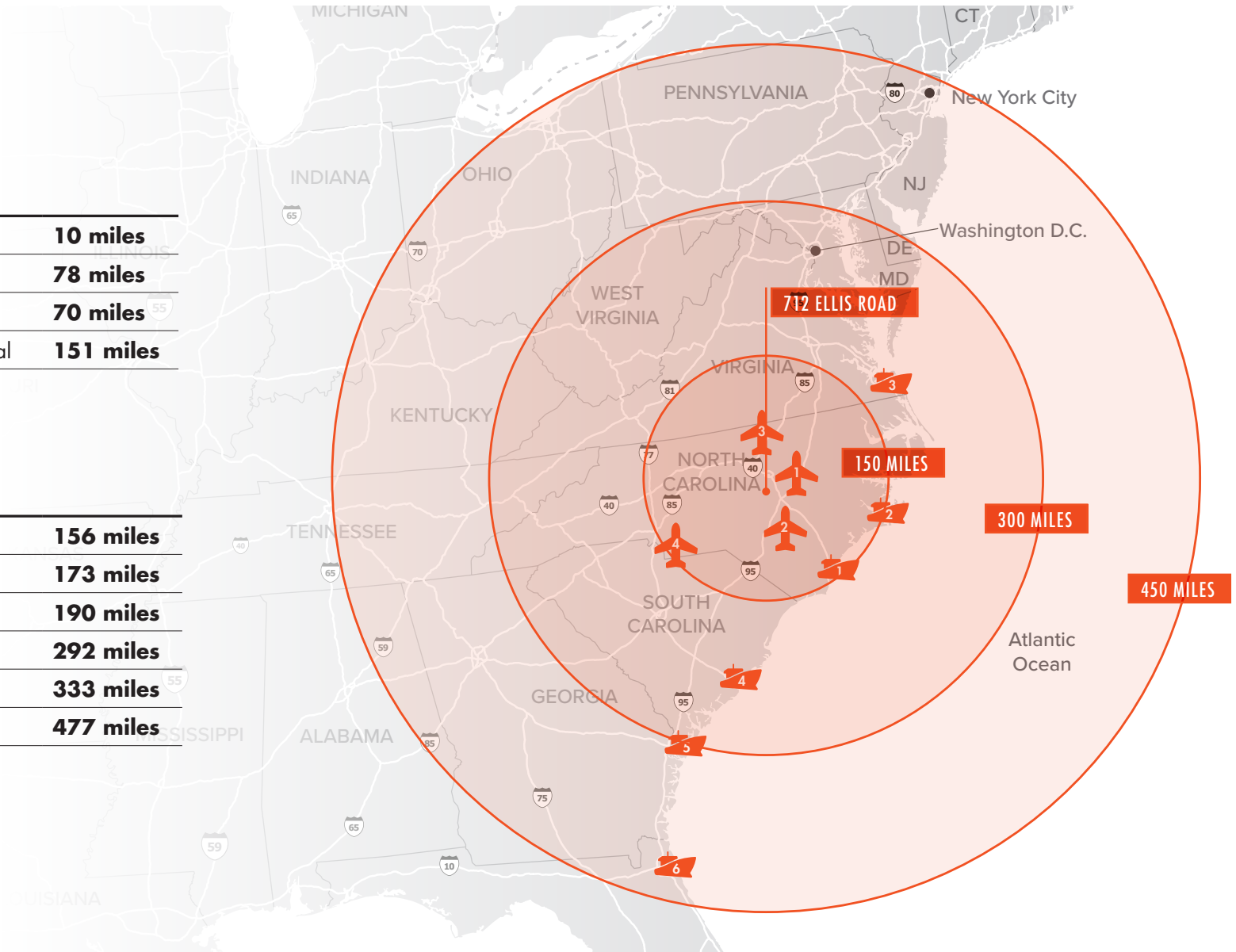
AIRPORTS

1	Raleigh-Durham International	10 miles
2	Fayetteville Regional	78 miles
3	Piedmont Triad International	70 miles
4	Charlotte Douglas International	151 miles



SEAPORTS

1	Wilmington, NC	156 miles
2	Morehead City, NC	173 miles
3	Norfolk, VA	190 miles
4	Charleston, SC	292 miles
5	Savannah, GA	333 miles
6	Jacksonville, FL	477 miles



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