

NEW OWNERSHIP - BUILDING UPDATES ON THE WAY

FOUNDRY
COMMERCIAL



712 ELLIS ROAD
DURHAM, NORTH CAROLINA 27703

147

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

712 ELLIS ROAD

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 \$2.40 |
| 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 |

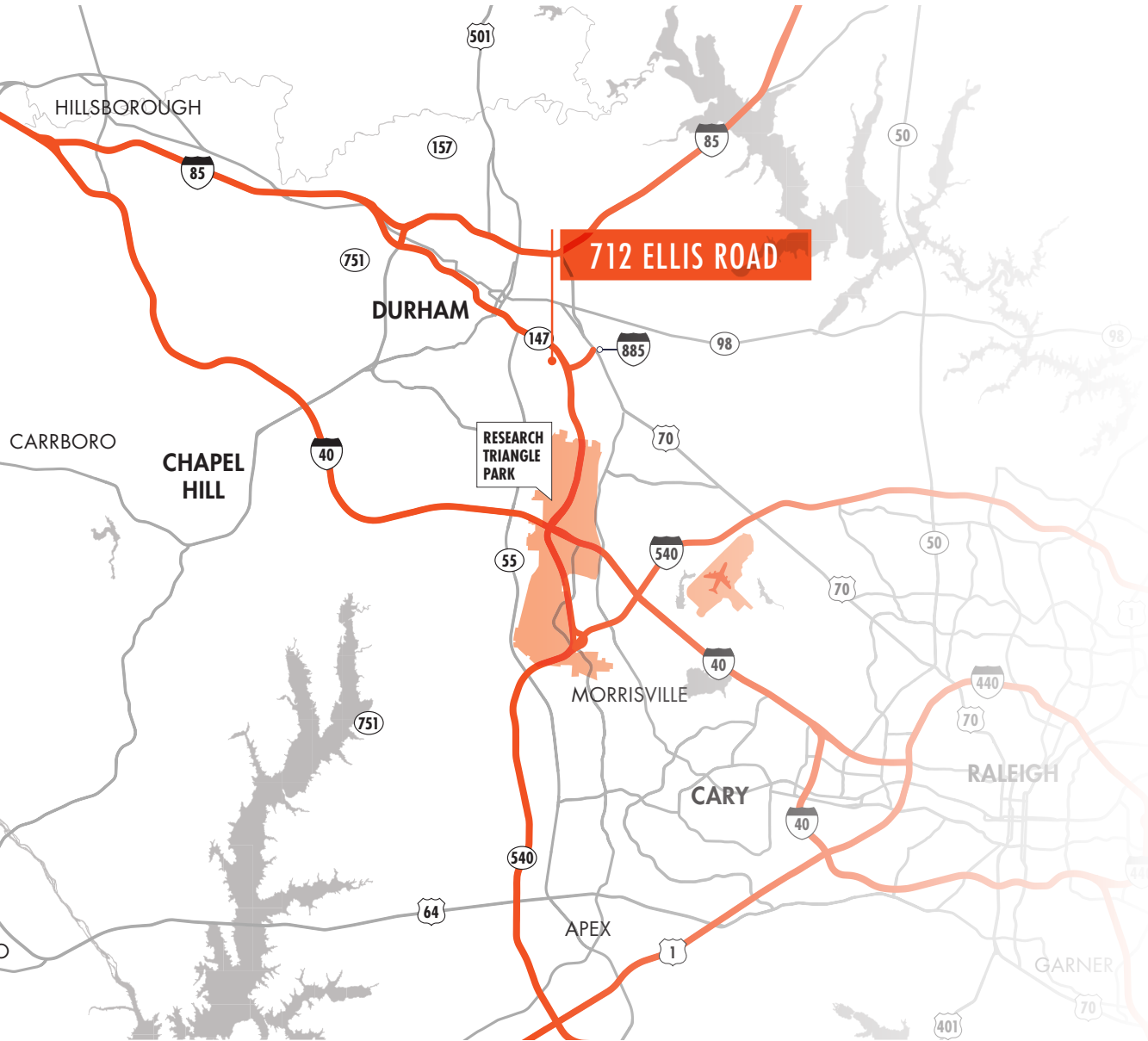
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AERIAL



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 |

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INDUSTRIAL BUILDING FOR LEASE

LOCATION & ACCESS



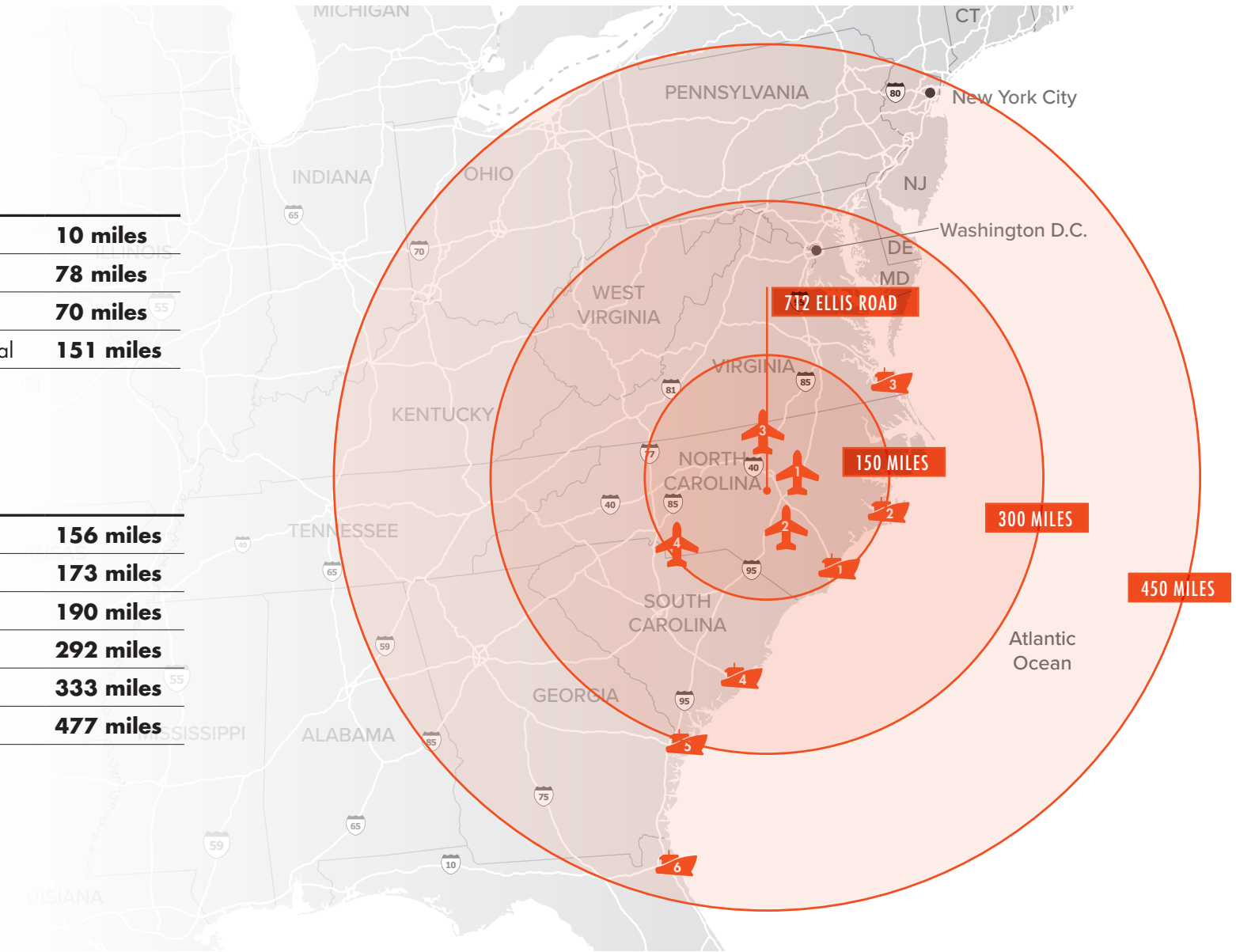
AIRPORTS

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