

3-Acres For Sale or Lease

INDUSTRIAL OUTDOOR STORAGE (IOS)



5001-UT PLEASANT GREEN ROAD | DURHAM, NC 27705
PIN#: 9893547502 ENO ECONOMIC DEVELOPMENT DISTRICT (EDD)

PREMIUM IOS INFRASTRUCTURE

- Fully graded and engineered 1-acre usable site designed for industrial outdoor storage (IOS).
- Immediate occupancy available with all site-work, grading, and environmental requirements finalized.
- Full perimeter fencing and gated access providing a secure, professional environment for high-value assets.
- Fully integrated, above-ground Stormwater Control Measure (SCM) ensures long-term environmental compliance and site integrity.

STRATEGIC LOCATION

- Direct proximity to the I-85 / US-70 corridor, offering seamless regional connectivity to Durham, Hillsborough, and RTP.
- Situated in the EDE-2 (Eno Economic Development District), specifically entitled for high-demand industrial outdoor storage and service uses.
- A rare opportunity to acquire or lease a compliant IOS asset in a high-barrier-to-entry submarket.
- Durham logistical address paired with the competitive tax environment of Orange County.

SALE PRICE

\$500,000

LEASE RATE

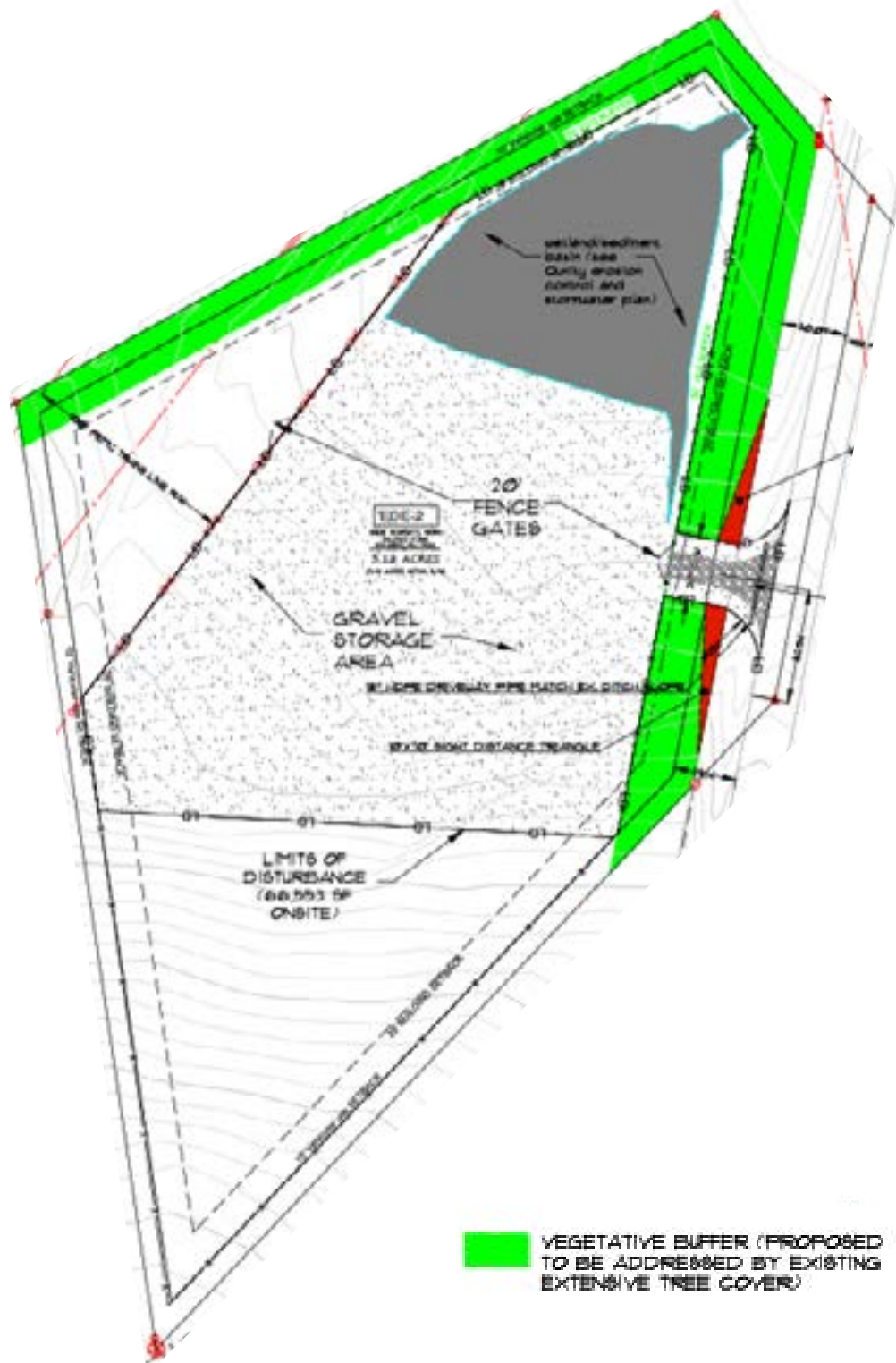
\$4,500 / MONTH

FOR MORE
INFORMATION,
CONTACT

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**TRINITY
PARTNERS**



Location

5001-UT PLEASANT GREEN ROAD
DURHAM, NC 27705



Demographics

	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	58,450	242,100	515,300
AVERAGE HH INCOME	\$112,400	\$98,750	\$104,200
TOTAL LABOR FORCE	31,800	134,500	285,000
DAYTIME EMPLOYEES	18,200	115,000	290,000

Source: United States Census Bureau, ESRI STDB Survey, 2026

Capitalize on the surging demand for Industrial Outdoor Storage (IOS), one of the Triangle's tightest and top-performing industrial niches.

Access to a regional labor force of over 285,000 within a 15-minute drive.

Located within a primary economic transition node targeted for significant industrial and commercial expansion.

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