



ALLIANCE RTP
AT 885

BUILDING 1

129,600 SF
AVAILABLE FOR LEASE

1218 STONE PARK COURT | DURHAM, NC

Q2 2026 DELIVERY



ALLIANCE
INDUSTRIAL COMPANY



BUILDING 1

1218 Stone Park Court

129,600 SF

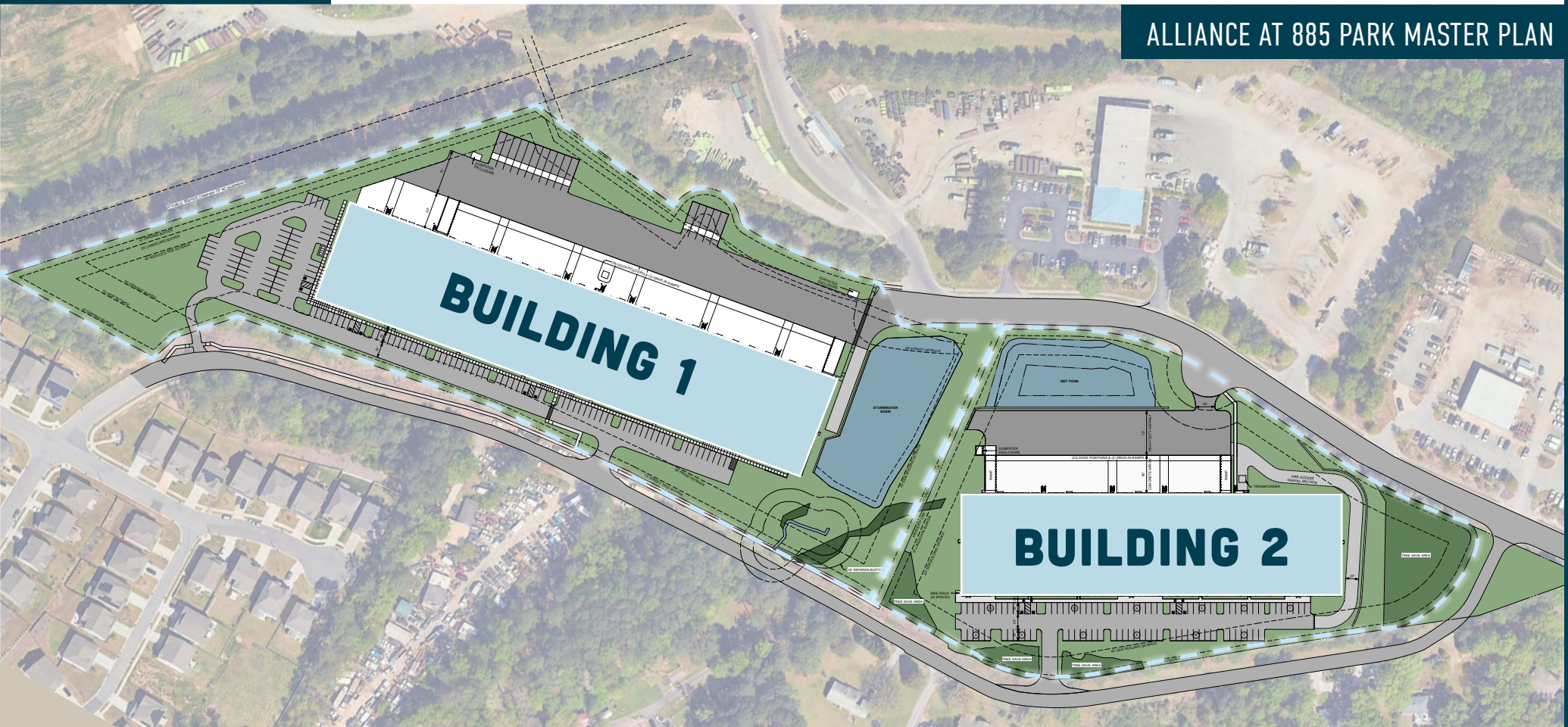
Delivering Q2 2026

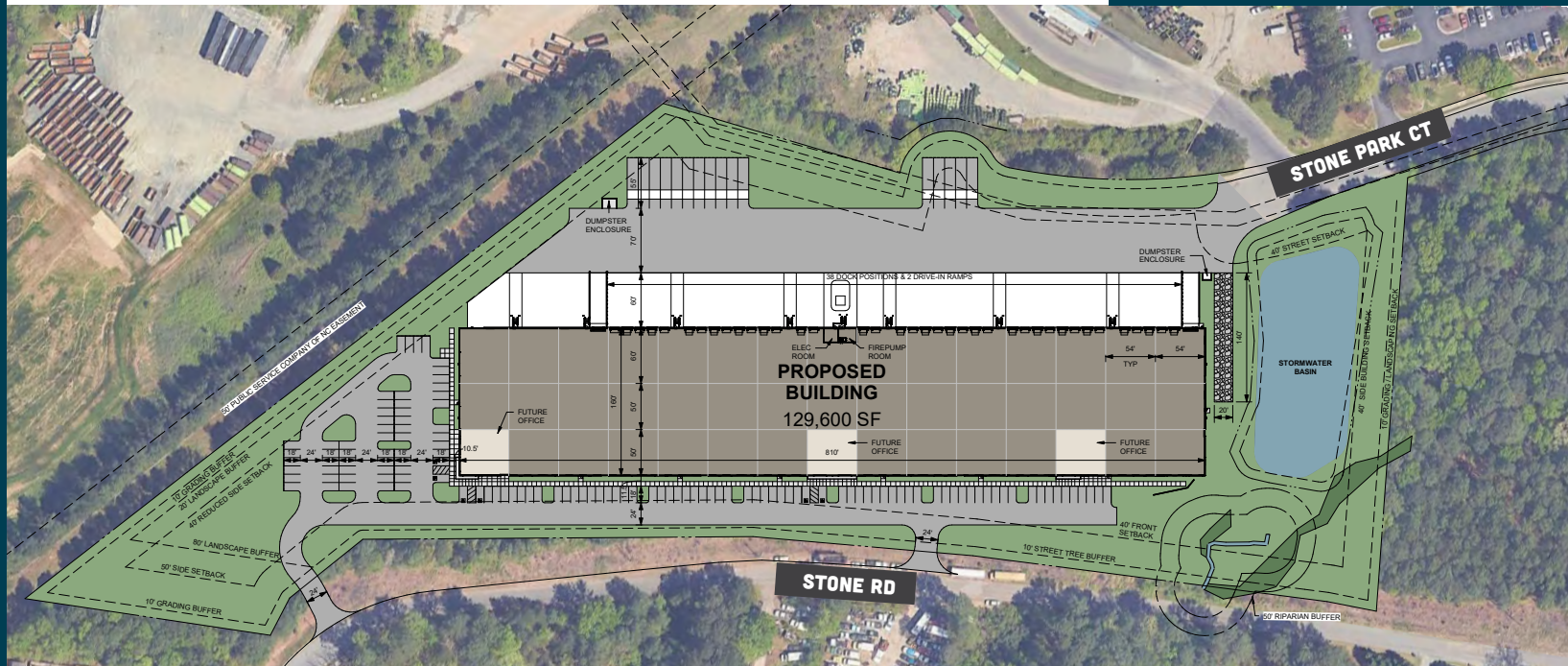
BUILDING 2

1212 Stone Park Court

95,022 SF

Breaking Ground Q3 2026
Delivering Q2 2027





Total Size (SF)	129,600 SF	Trailer Parking	16
Building Dimensions	810' x 160'	Column Spacing	54' x 50', columns painted safety yellow 10' down
Spec Office Size	1,500 SF (expandable)	Building Lighting	LED fixtures with motion sensors on 10' whips to provide 30FC in open shell condition; interior walls painted white
Clear Height	32' clear from the first column bay	Power	2,000 amps
Dock Doors	(38) 9' x 10' dock doors, (19) equipped doors with 35,000lb mechanical levelers, seals, bumpers, swing arm light and fan combos, and quad outlets	Roof	60 mil TPO (20-year warranty)
Drive-In Doors	(2) 12' x 14' motorized doors with 50' concrete ramps	Sprinkler System	Fire Protection – ESFR with electric booster pump
Auto Parking	118 (including 6 ADA spaces)	Slab	7", 4,000 PSI, non-reinforced slab
		Truck Court	130' - 185' deep

BUILDING 1

WALLS TILTED

APRIL 2026



ALLIANCE RTP AT 885

Nearby thoroughfares include I-40 and I-85

Multiple points of ingress and egress from site

Less than a mile from the Research Triangle Park

Large neighboring distribution centers

Nearby Distributors

- 1 Amazon
- 2 Toshiba
- 3 Wolfspeed
- 4 KBI Biopharma
- 5 GE Aerospace
- 6 FedEx

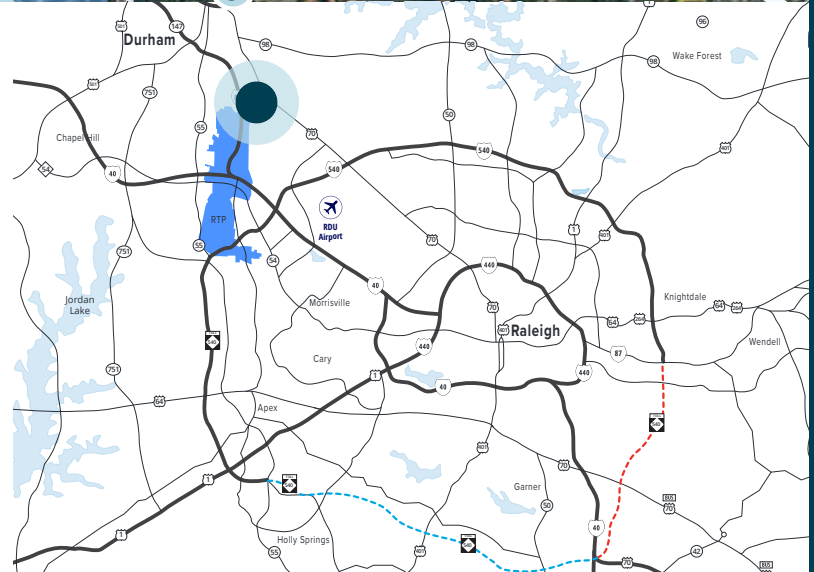
POINTS OF INTEREST

Research Triangle Park	0.9 miles
RDU International Airport	8.3 miles
Piedmont Triad International Airport	72.5 miles

INTERSTATES




Interstate 885	1.0 mile
Highway 70	2.5 miles
Interstate 40	4.3 miles
Interstate 85	5.8 miles
Interstate 540	6.2 miles

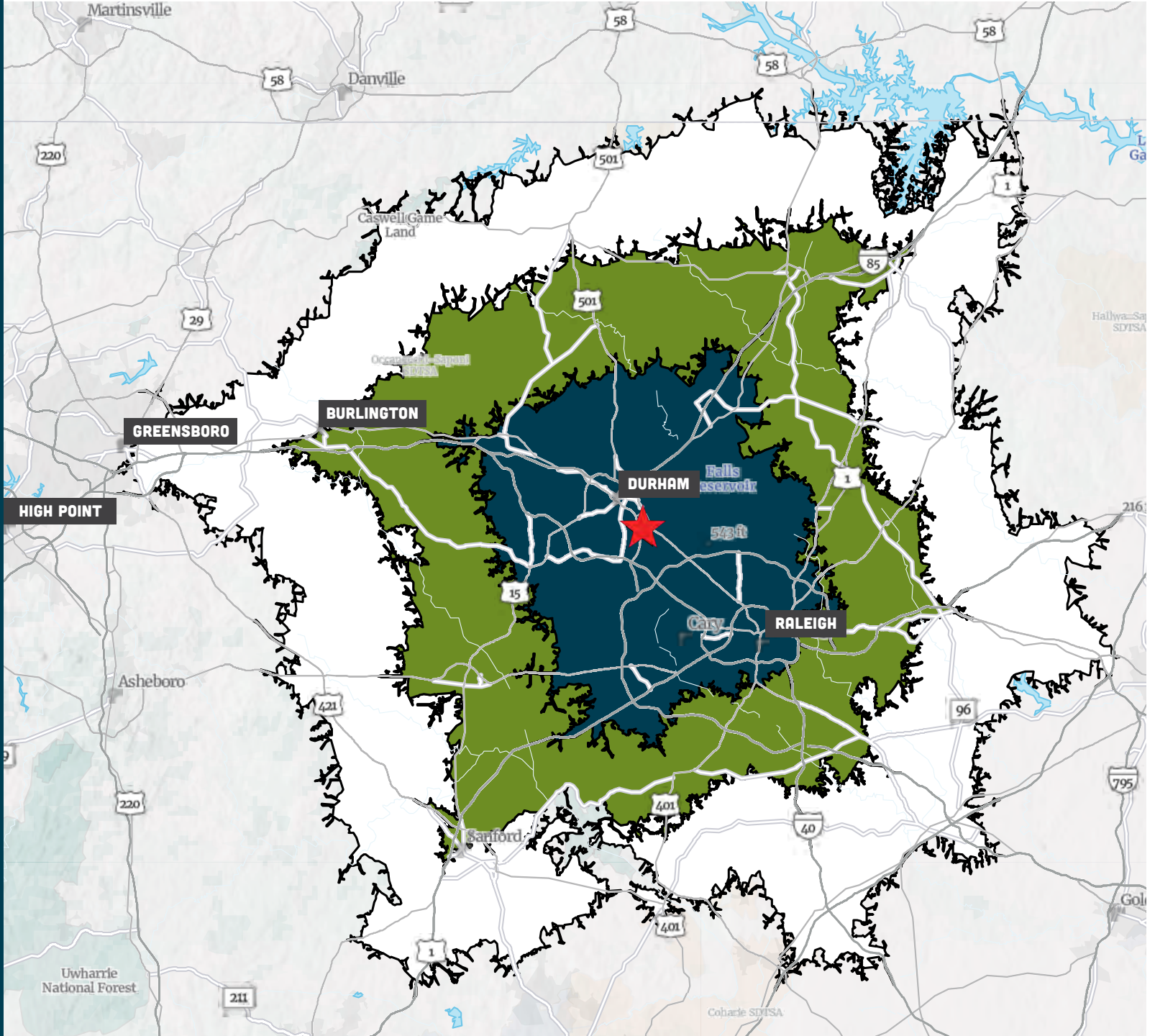
LOCATION





**Alliance RTP
At 885**

Drive Times	2024 Total Population
 30 mins	1,288,880
 45 mins	2,028,147
 60 mins	2,620,448





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AT 885

CONTACT INFORMATION

ANDREW YOUNG, SIOR
EXECUTIVE VICE PRESIDENT
+1 919 880 6194
ANDREW.YOUNG@COLLIERS.COM

HUNTER WILLARD, SIOR
EXECUTIVE VICE PRESIDENT
+1 919 264 0304
HUNTER.WILLARD@COLLIERS.COM

SHIELDS BENNETT LIGGETT
ASSOCIATE
+1 919 538 5707
SHIELDS.BENNETT@COLLIERS.COM

GREG CAPPS
EXECUTIVE MANAGING DIRECTOR
+1 919 637 5792
GREG.CAPPS@COLLIERS.COM



JUSTIN C. "JC" CURIS
JUSTIN.CURIS@ALLINDUSTRIALCO.COM
+1 919 451 3794

