

3508
TRICENTER



3508 TRICENTER BLVD DURHAM, NC 27713

Available Now
For Sale or Lease
272,937 SF

PROPERTY OVERVIEW

HIGHLY-CONNECTED
INDUSTRIAL WAREHOUSE
ADJACENT TO RTP



SEAMLESS ACCESS TO
I-40, I-85, AND I-540



272,937 SF
TOTAL SF AVAILABLE



5,435 SF
TOTAL OFFICE SPACE

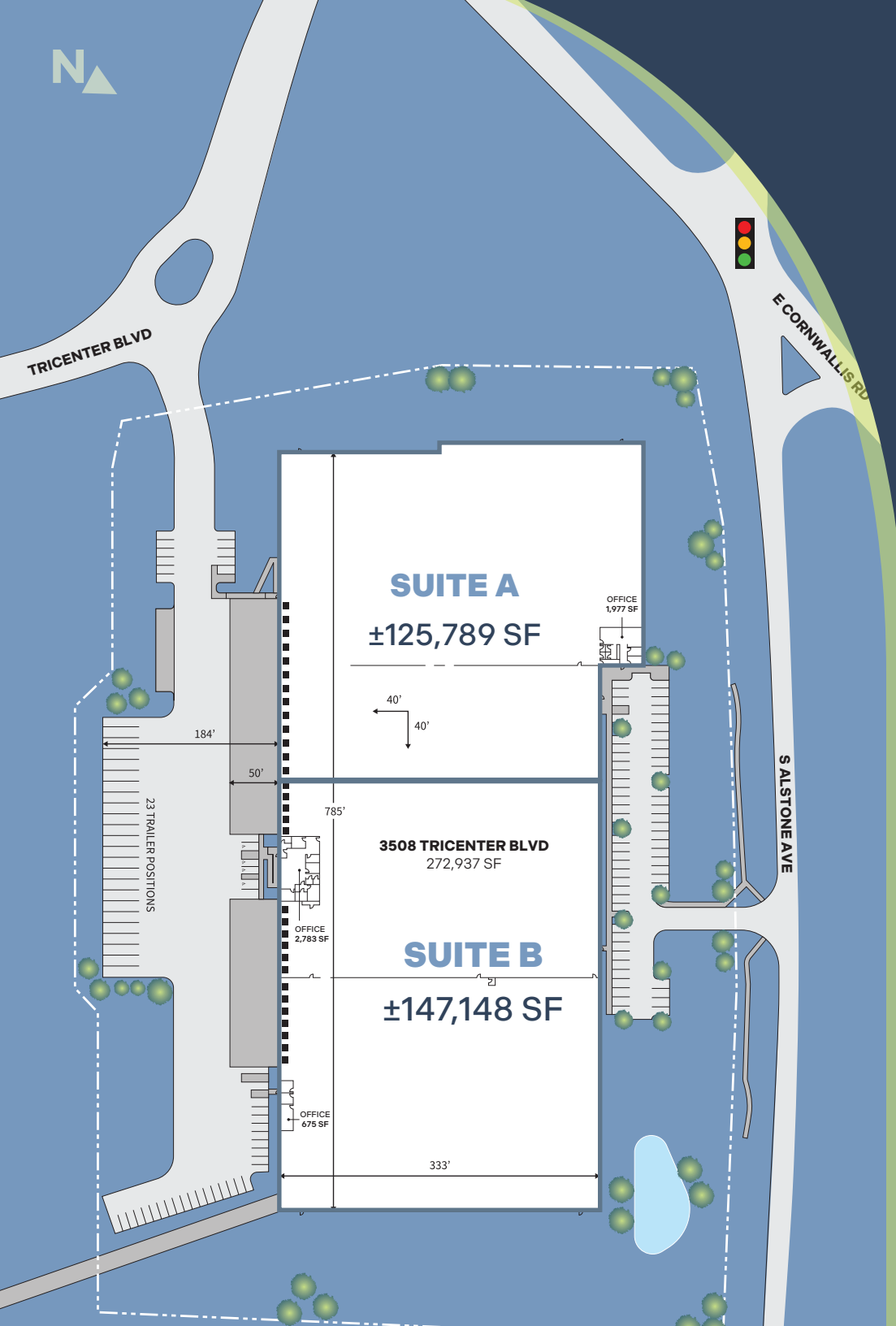


31 DOCK
POSITIONS



23 TRAILER
STALLS





BUILDING SPECIFICATIONS

ZONING	IL (Light Industrial)
SITE AREA	14.68 acres
YEAR BUILT / RENOVATED	1989 / 2017
RENTABLE BUILDING AREA	+/- 125,789 SF – +/- 147,148 SF
- WAREHOUSE	267,502 SF (98.0%)
- OFFICE	5,435 SF (2.0%)
TOTAL	272,937 SF
SALE PRICE	Call for pricing
LEASE RATE	\$9.50 / SF NNN + \$1.82/SF TICAM
CLEAR HEIGHT	21'
COLUMN SPACING	40' x 40'
LOADING DOCKS	31, 9' x 10' dock-high doors 1, 9' x 10' knockout panel
DOCK EQUIPMENT	26 Rite-Hite dock levelers
TRUCK COURT	184'-deep w/ 50' concrete apron
FIRE PROTECTION	ESFR
LIGHTING	Motion-sensored LED
ELECTRICAL	3p 4w with 2000-amp capacity
UTILITIES	Water & Sewer: City of Durham Electrical: Duke Energy Natural Gas: PSNC
AUTO PARKING	124 spaces
TRAILER PARKING	23 spaces

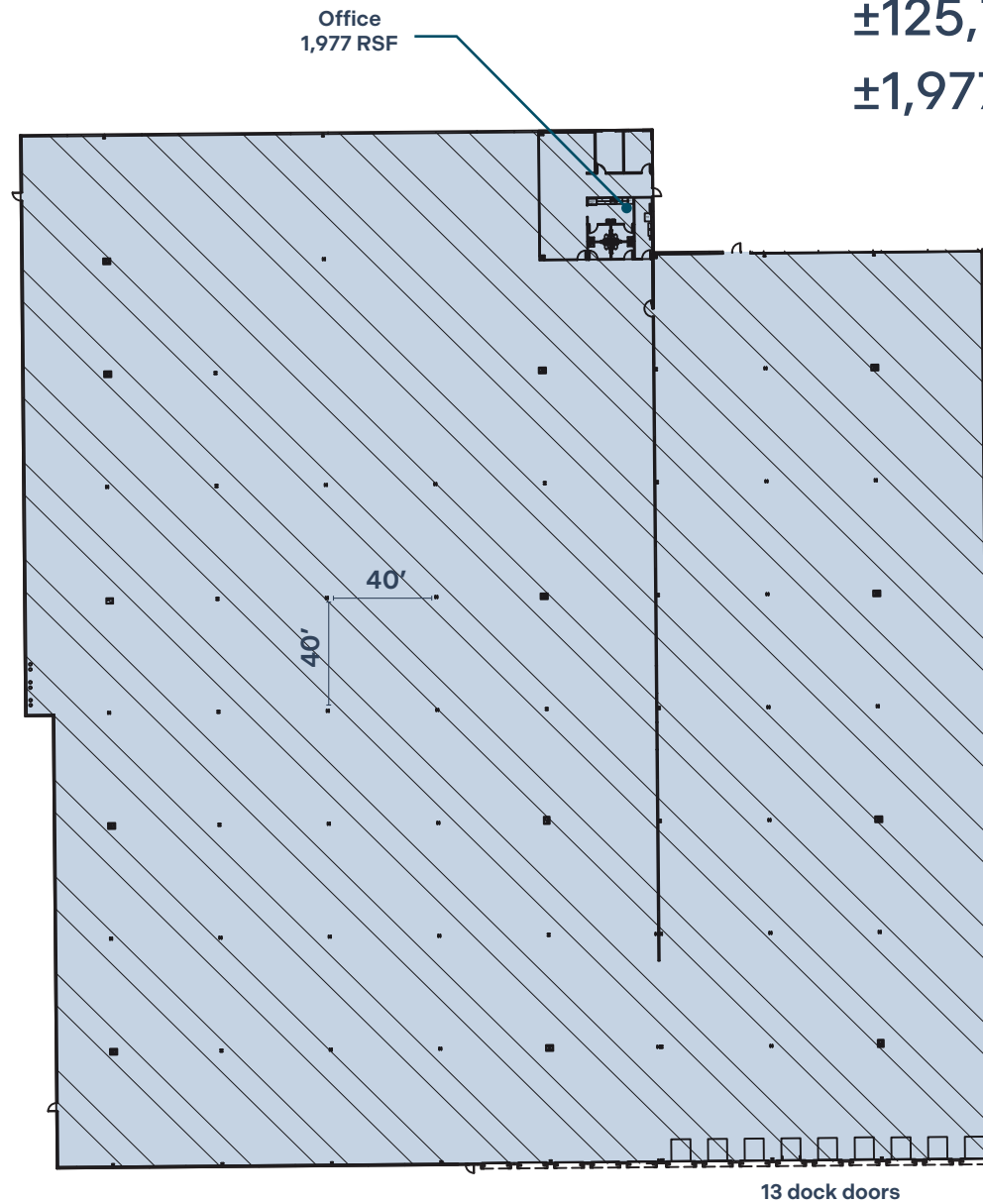


FLOOR PLAN

SUITE A

±125,789 SF

±1,977 SF OFFICE

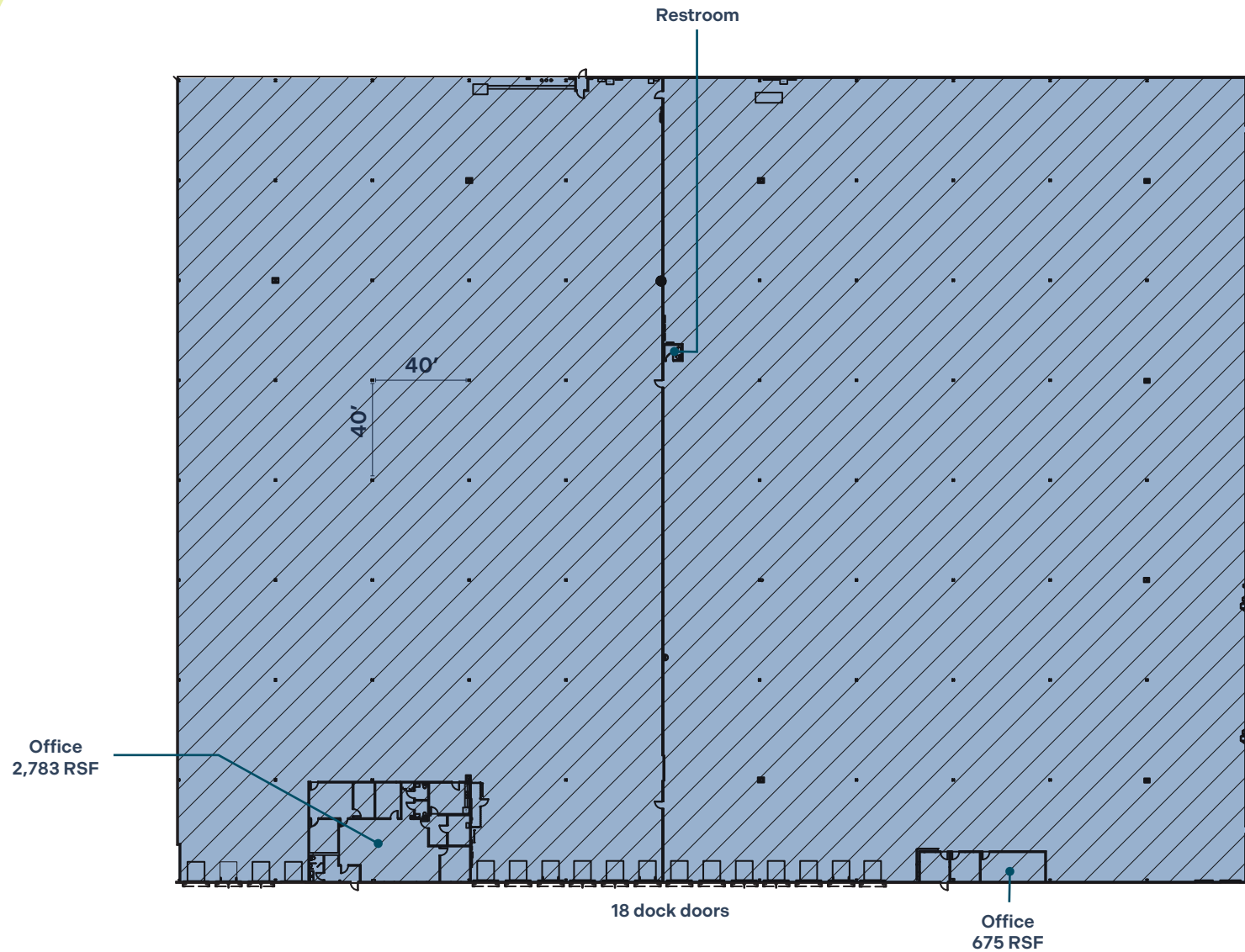


FLOOR PLAN

SUITE B

±147,148 SF

±3,458 SF OFFICE



LOCATION MAP

EXCEPTIONAL CONNECTIVITY
WITH QUICK ACCESS TO
HWY 55, I-885, I-40, US 70,
AND HWY 54

1.0 MILE | 2 MINS

Research Triangle Park

4.9 MILES | 9 MINS

Downtown Durham

8.3 MILES | 12 MINS

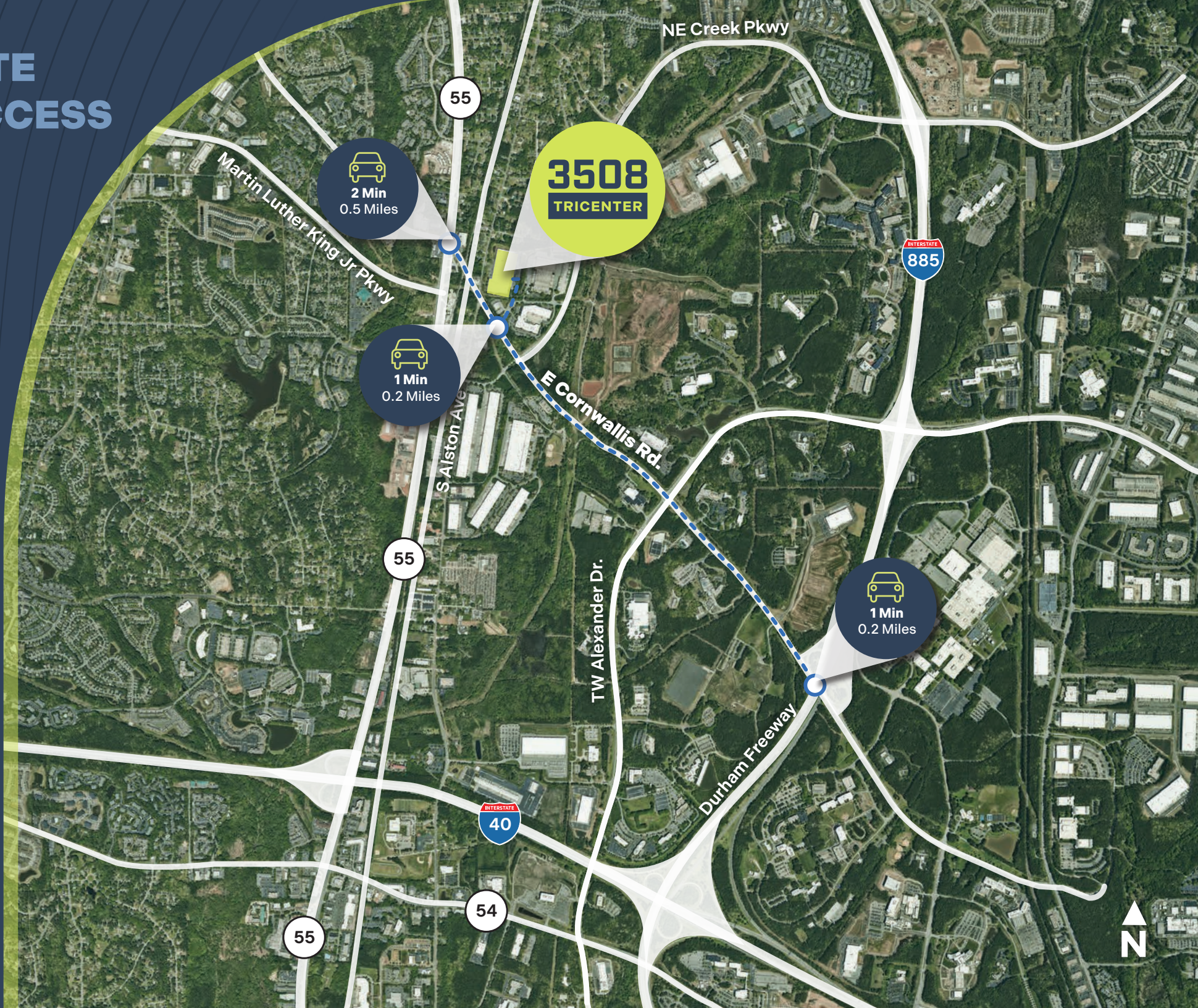
Raleigh-Durham
International Airport

20 MILES | 26 MINS

Downtown Raleigh



SITE
ACCESS



STRATEGIC LIFE SCIENCE CORRIDOR LOCATION

OVER A DOZEN LIFE
SCIENCE USERS IN A
1-MILE RADIUS:

ABBVIE

ELI LILLY

XILIS

IQVIA

BASF

LABCORP

CAMBREX

NOVARTIS

NC BIOTECH CENTER

ASK BIO

PRECISION BIOSCIENCES

UNITED THERAPEUTICS





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