

INDUSTRIAL LAND FOR SALE

2216 SEDWICK ROAD, DURHAM, NC 27713

±4.45 ACRES

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

2216 Sedwick Rd offers ± 4.45 acres of highly versatile land positioned for industrial or flex development. The site features IL zoning, allowing a wide range of commercial and light-industrial uses suited for owner-users or developers.

With strong visibility and proximity to major transportation corridors, the property presents an exceptional investment opportunity in the rapidly expanding Durham market.

LOCATION DESCRIPTION

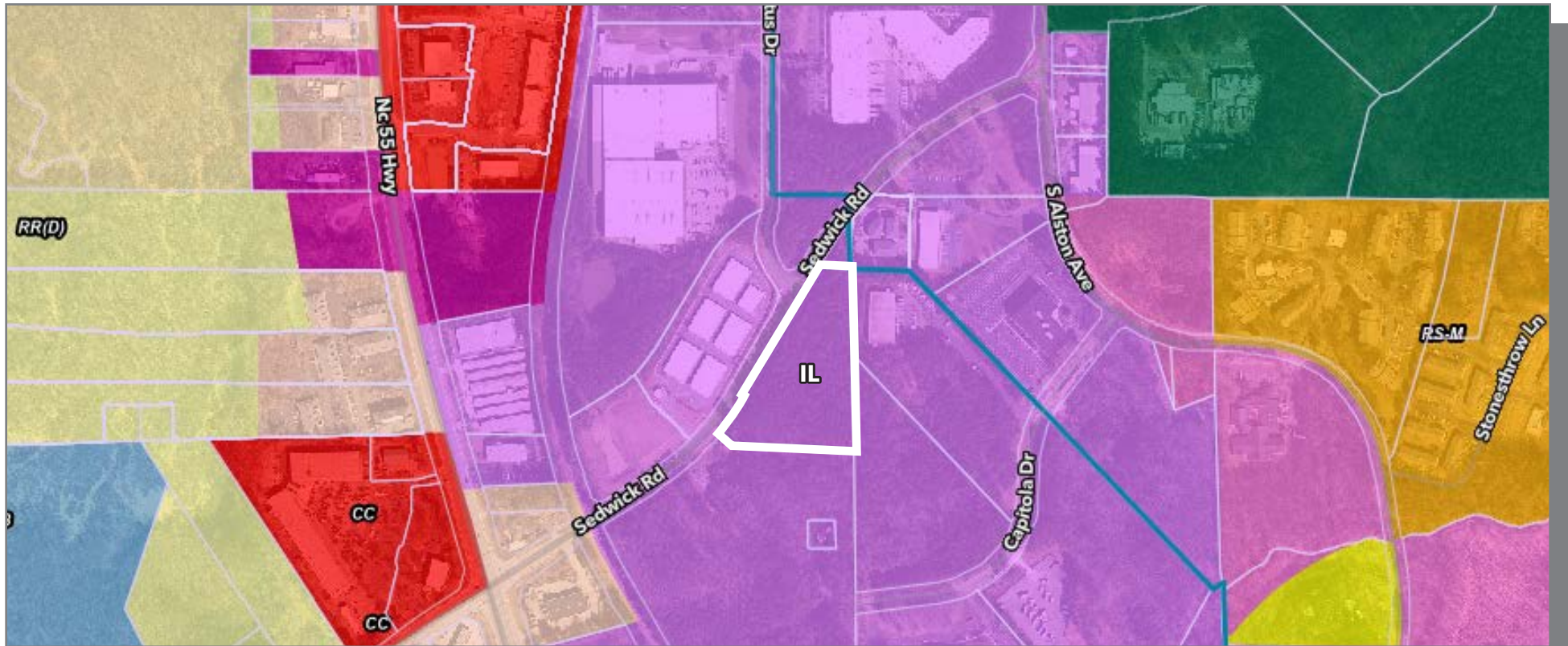
Situated just off NC Hwy 55 and minutes from I-40 and Research Triangle Park, the property benefits from excellent regional connectivity. Surrounding development includes a blend of industrial, office, and service-oriented users, reinforcing the area's strong commercial presence. High traffic counts and ongoing growth in South Durham further enhance the site's long-term value and accessibility.

HIGHLIGHTS

- » Total Acreage: ± 4.45 acres
- » PIN: 0737290312
- » Zoning: IL (Industrial-Light)
- » Uses: Warehouse/Distribution, Light Manufacturing, Flex Industrial, Research & Development, Laydown Yard, Contractor Operations
- » Strong Traffic Counts: 18,500 VPD (NC Hwy 55); 6,600 VPD (Sedwick Rd)
- » Prime South Durham location near NC-55, I-40, and RTP
- » Excellent accessibility to major regional corridors
- » SALE PRICE: \$1,750,000 (\$393,259/acre)



ZONING



ZONING: IL - INDUSTRIAL LIGHT

The IL zoning district, regulated by Durham's Unified Development Ordinance (UDO), allows a broad range of light-industrial, manufacturing, distribution, and service-oriented uses.

It is designed to support employment-focused development with flexible site layouts and limited off-site impacts. This versatile designation makes the property ideal for users seeking operational efficiency within a rapidly growing Durham corridor.

SUGGESTED USES

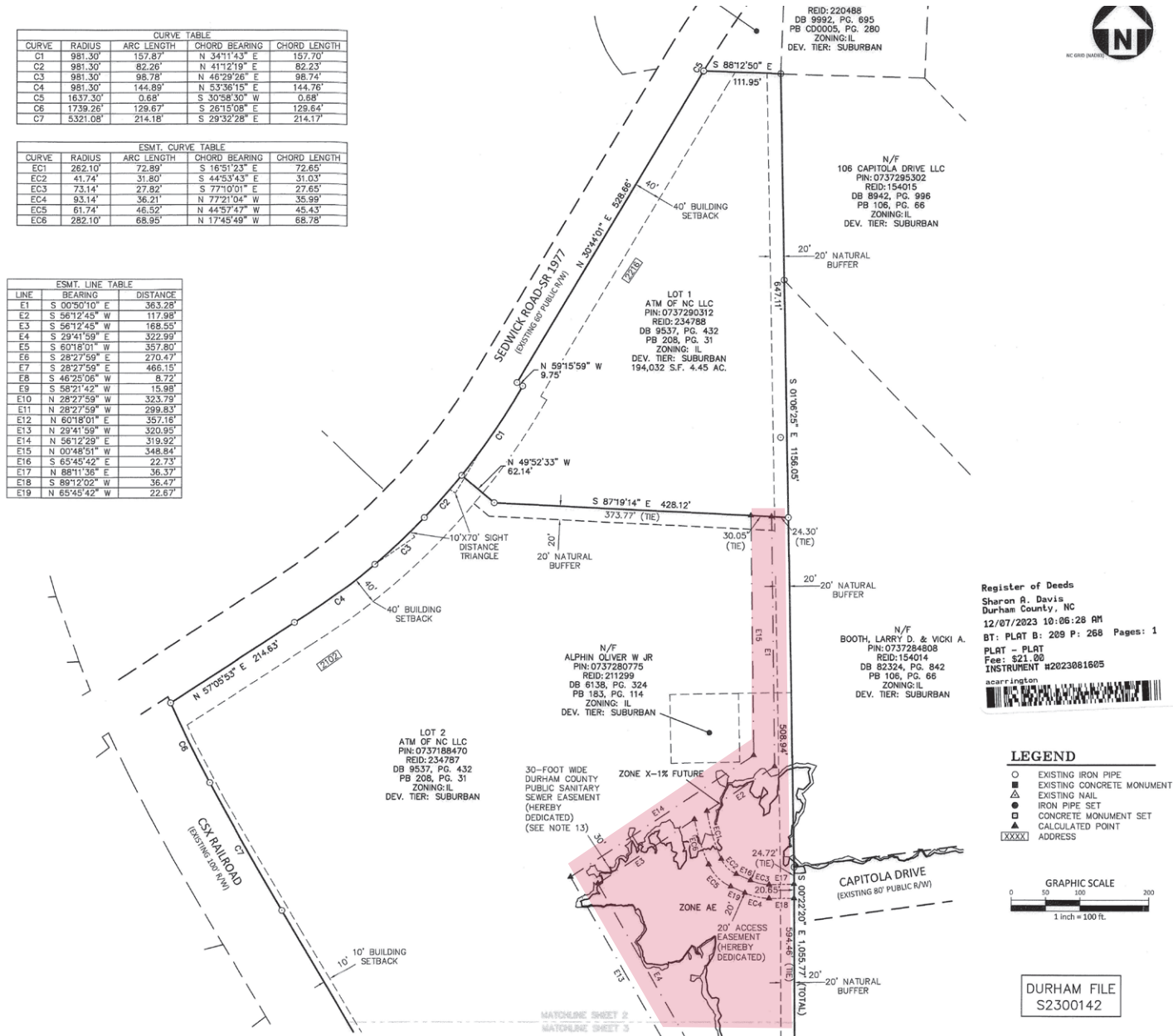
- » Warehouse & distribution
- » Light manufacturing / assembly
- » Flex industrial (office + warehouse)
- » Research & development / tech assembly
- » Contractor operations & service trades
- » Equipment & fleet operations
- » Utility or municipal service uses
- » Outdoor storage (subject to UDO screening standards)
- » Multi-tenant industrial development

APPROVED SEWER PLAT

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	981.30'	157.87'	N 34°11'43" E	157.70'
C2	981.30'	82.26'	N 41°12'19" E	82.23'
C3	981.30'	98.78'	N 46°29'26" E	98.74'
C4	981.30'	144.89'	N 53°58'15" E	144.76'
C5	1637.30'	0.68'	S 30°58'30" W	0.68'
C6	1739.26'	129.67'	S 26°15'08" E	129.64'
C7	5321.08'	214.18'	S 29°32'28" E	214.17'

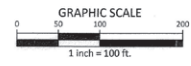
ESMT. CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	262.10'	72.89'	S 16°51'23" E	72.65'
EC2	41.74'	31.80'	S 44°53'43" E	31.03'
EC3	73.14'	27.82'	S 77°10'01" E	27.65'
EC4	93.14'	36.21'	N 77°21'04" W	35.99'
EC5	61.74'	46.32'	N 44°57'47" W	45.43'
EC6	282.10'	68.95'	N 17°45'49" W	68.78'

ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 00°50'10" E	363.28'
E2	S 56°12'45" W	117.98'
E3	S 56°12'45" W	168.55'
E4	S 29°41'59" E	322.99'
E5	S 60°18'01" W	357.80'
E6	S 28°27'59" E	270.47'
E7	S 28°27'59" E	466.15'
E8	S 46°25'06" W	8.72'
E9	S 58°21'42" W	15.98'
E10	N 28°27'59" W	323.79'
E11	N 28°27'59" W	299.83'
E12	N 60°18'01" E	357.16'
E13	N 29°41'59" W	320.95'
E14	N 56°12'29" E	319.92'
E15	N 00°48'51" W	348.84'
E16	S 65°45'42" E	22.73'
E17	N 88°11'36" E	36.37'
E18	S 89°12'02" W	36.47'
E19	N 65°45'42" W	22.67'



Register of Deeds
 Sharon R. Davis
 Durham County, NC
 12/07/2023 10:05:28 AM
 BT: PLAT B: 209 P: 266 Pages: 1
 PLAT - PLAT
 Fee: \$21.98
 INSTRUMENT #2023081605
 acarrington

- LEGEND**
- EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - ▲ EXISTING NAIL
 - IRON PIPE SET
 - CONCRETE MONUMENT SET
 - ▲ CALCULATED POINT
 - XXXXX ADDRESS



DURHAM FILE
 S2300142



MCADAMS

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CLIENT

TRIANGLE LANDSCAPE SUPPLIES
 10706 CHAPEL HILL ROAD
 MORRISVILLE, NC 27560

OWNER

ATM OF NC LLC
 10706 CHAPEL HILL ROAD
 MORRISVILLE, NC 27560

TRIANGLE LANDSCAPE SUPPLY
 EASEMENT PLAT
 2102, 2216 SEDWICK ROAD
 TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. SPEC22293
 FILENAME SPEC22293-F2
 CHECKED BY JBT
 DRAWN BY KMM
 SCALE 1"=100'
 DATE 05.08.2023

SHEET

EASEMENT PLAT

2-3

AREA OVERVIEW



THE STREETS AT SOUTHPOINT

FOOD LION
golden corral
COOK-OUT
Auto Zone
Briggs restaurants
planet fitness
Chick-fil-A
Walgreens
STARBUCKS COFFEE

RESEARCH TRIANGLE PARK

IBM

BRIER CREEK

DUKE HEALTH CENTER ARRINGTON

RALEIGH-DURHAM INTERNATIONAL AIRPORT

LENOVO

BIOGEN

CISCO

PARKSIDE TOWN COMMONS

DISTANCES	
RESEARCH TRIANGLE PARK	3 MILES
RDU AIRPORT	7 MILES
DOWNTOWN DURHAM	7 MILES
DOWNTOWN CHAPEL HILL	11 MILES
DOWNTOWN CARY	13 MILES
DOWNTOWN RALEIGH	18 MILES

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	2,823	43,622	145,692
Daytime Population	9,614	66,509	174,004
Median Age	35.1	35.0	36.1
Average Household Income	\$75,132	\$129,811	\$147,742
Average Home Value	\$353,056	\$477,968	\$541,652
Bachelor's Degree or Higher	51.1%	72.0%	70.9%

Located at the heart of North Carolina's Research Triangle, Durham County is a dynamic, innovation-driven community anchored by a strong economy, world-class research institutions, and a highly educated workforce. Home to Duke University, major healthcare systems, and a growing base of technology and life science companies, it has become a national hub for research and advanced industry.

With an estimated $\pm 307,000$ residents (2025) across roughly 286 square miles, Durham offers an urban, culturally rich environment supported by a revitalized downtown and expanding infrastructure. Positioned along major routes including I-85, NC-147, and US-70, the county provides exceptional connectivity and continues to attract companies seeking top talent and access to the broader Triangle ecosystem.

ONE OF THE BEST
Places to Live in the U.S.
(Durham)

U.S. News & World Report

#4 BEST PLACE
to Start a Business
(Durham)

WalletHub

TOP 20 BEST PLACES
for Businesses and Careers
in the U.S. (Durham)

Forbes

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