



PRESENTED BY:



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FOR SALE
1731 CAMDEN AVE
DURHAM, NC 27704

PROPERTY SUMMARY



SALE PRICE

\$6,525,000

OFFERING SNAPSHOT

TOTAL SF:	±40,754 SF
# OF BUILDINGS:	2
LOT SIZE:	±2.77 Acres
ZONING:	Industrial Light (IL)
YEAR BUILT:	1976 & 1968
RENOVATED:	2016
PRICE/SF:	\$160.00/SF

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for sale **1731 Camden Avenue**, a rare opportunity to acquire a well-maintained industrial campus in Durham, NC.

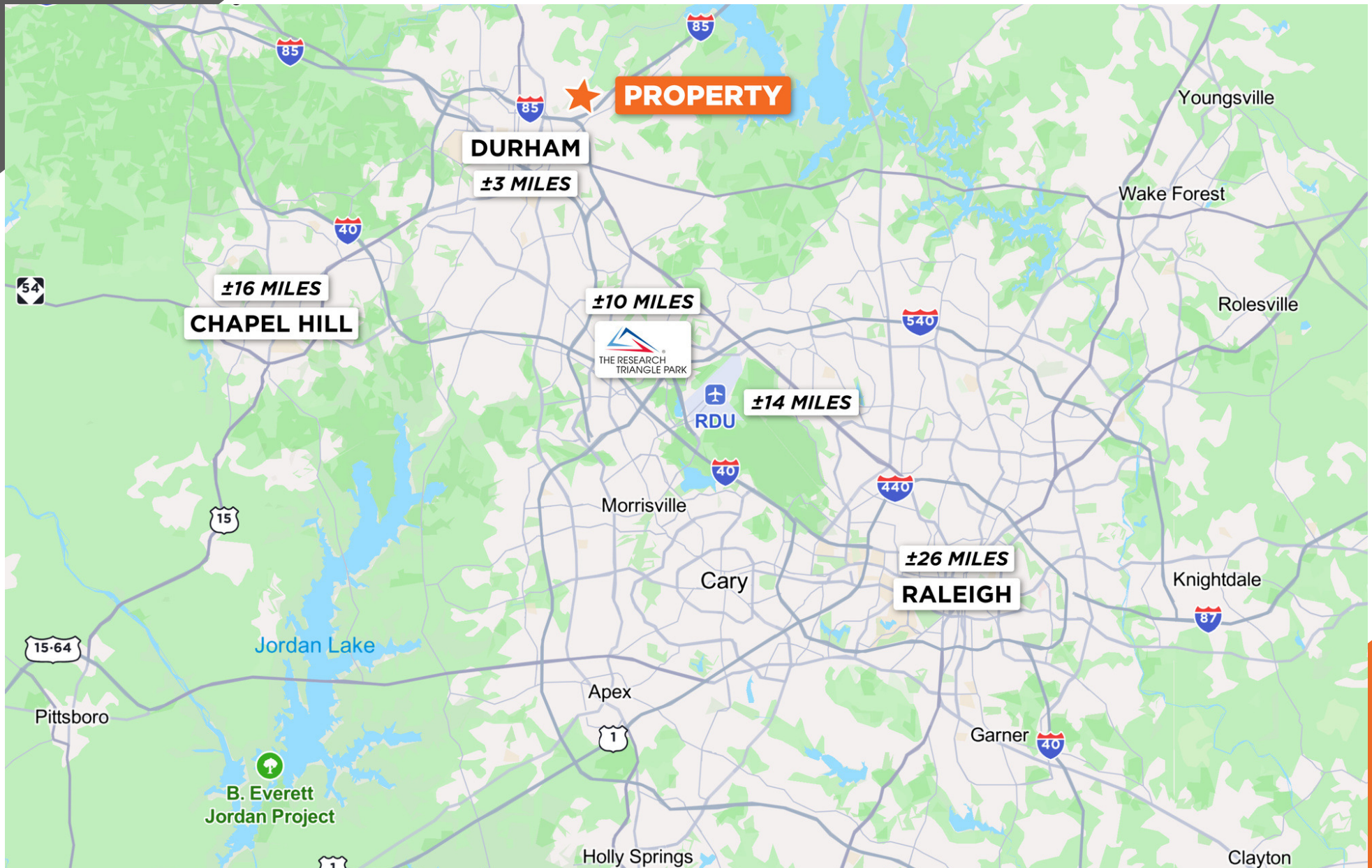
The property consists of **±40,754 SF across two warehouse buildings, including a ±32,630 SF primary warehouse/office and an ±8,124 SF secondary warehouse, situated on ±2.77 acres** of Industrial Light (IL) zoned land. Well suited for manufacturing, assembly, warehousing, distribution, R&D, and a variety of other industrial uses, the campus offers exceptional flexibility for both owner-users and investors.

The property has undergone a comprehensive series of capital improvements between 2016 and 2026, including a complete renovation of the front office space.

LOCATION OVERVIEW

Located just minutes from **Downtown Durham (3 miles), I-85 (1 mile), NC-147 (4 miles), Duke University (5 miles), and RTP (9 miles)**, providing exceptional access to the entire Triangle region.

LOCATION MAP



PROPERTY DETAILS

LOCATION INFORMATION

ADDRESS	1731 Camden Avenue
CITY, STATE, ZIP	Durham, NC 27704
COUNTY	Durham
PLANNING JURISDICTION	City of Durham
OPPORTUNITY ZONE	No

BUILDING INFO	PRIMARY BLDG	SECONDARY BLDG
BUILDING SIZE	±32,630 SF	±8,124 SF
# OF FLOORS	1	1
MEZZANINE	±100 SF	No
SPRINKLERS	Wet	No
YEAR BUILT	1976	1968
YEAR RENOVATED	2016	2016
CEILING HEIGHTS	14 to 30 ft	10 to 14 ft
FOUNDATION	Cement	Cement
ROOF TYPE	Metal w/ membrane	Metal w/ membrane
CONSTRUCTION TYPE	Steel Structure	Steel Structure
HVAC UNITS	4	N/A

PROPERTY INFORMATION

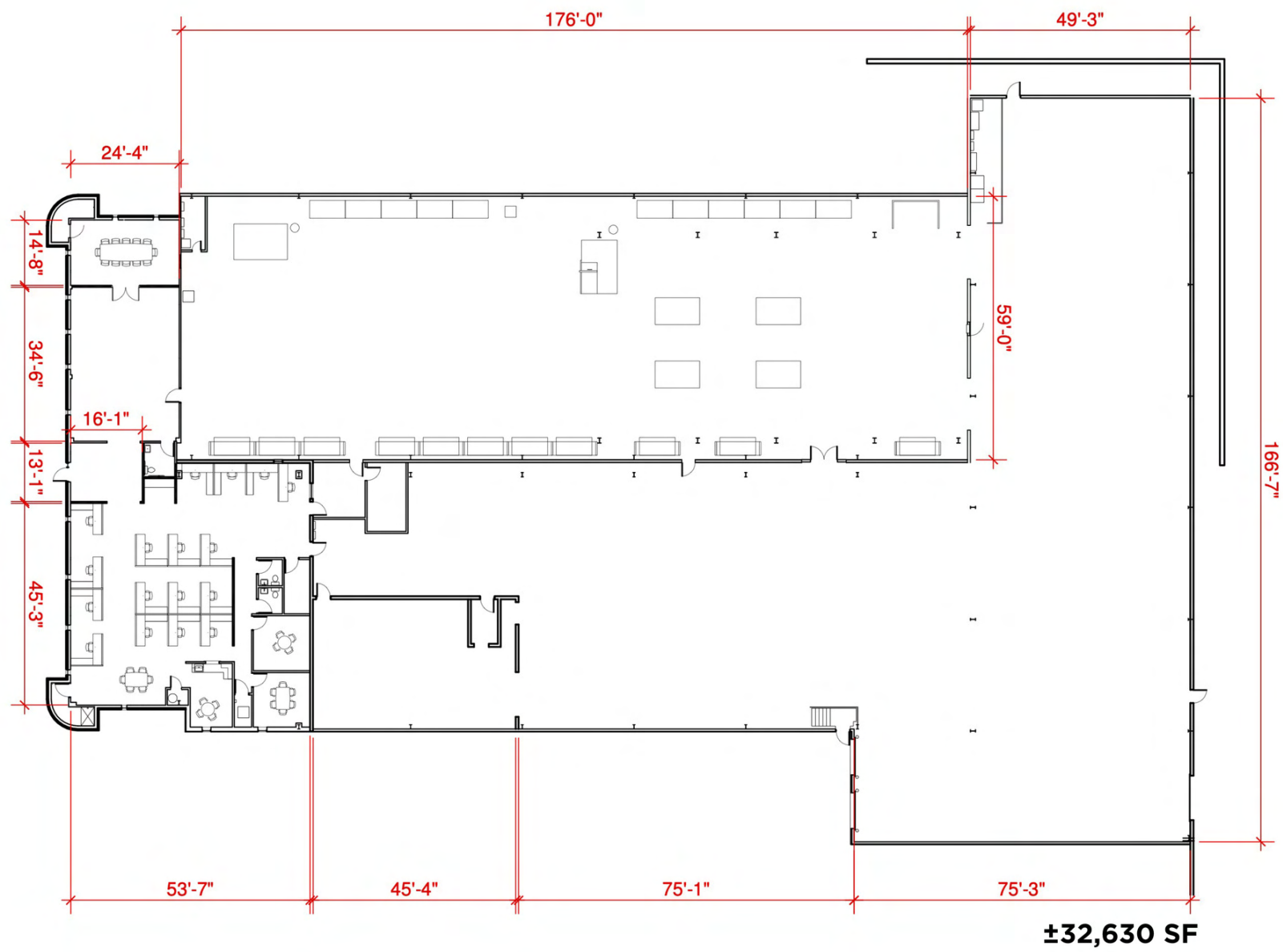
PROPERTY TYPE	Industrial
PARCEL ID	130070, 130071, 130072
ZONING	Industrial Light (IL)
LOT SIZE	±2.77 Acres
LOT SURFACE	Asphalt, gravel, cement, grass
ROAD FRONTAGE	770 ft

UTILITIES/AMENITIES	PRIMARY BLDG	SECONDARY BLDG
WATER/SEWER	City of Durham	City of Durham
POWER PROVIDER	Duke	Duke
POWER SERVICE	2,000 Amp 3-phase	400 Amp 3-phase
GAS	Enbridge	Enbridge
# OF RESTROOMS	4	2
GENERATOR	No	No
RAIL SERVICE	No	No
CRANE	2	N/A
LOADING DOCKS	2	1
DRIVE-IN DOORS	1	2

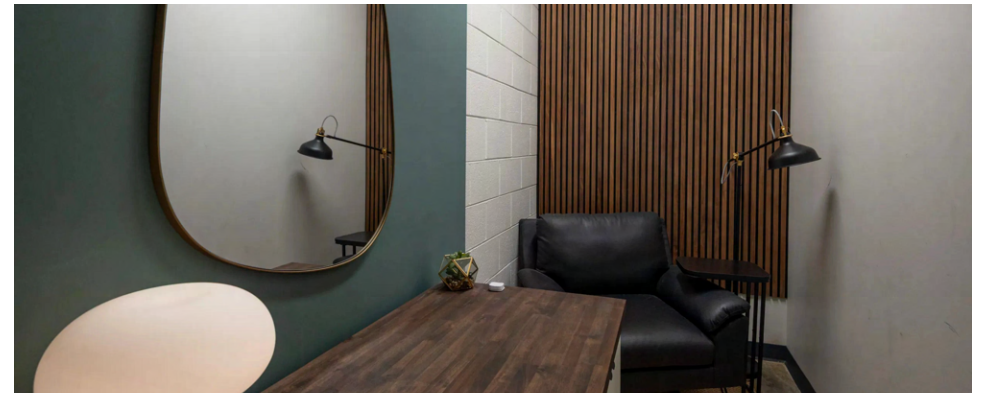
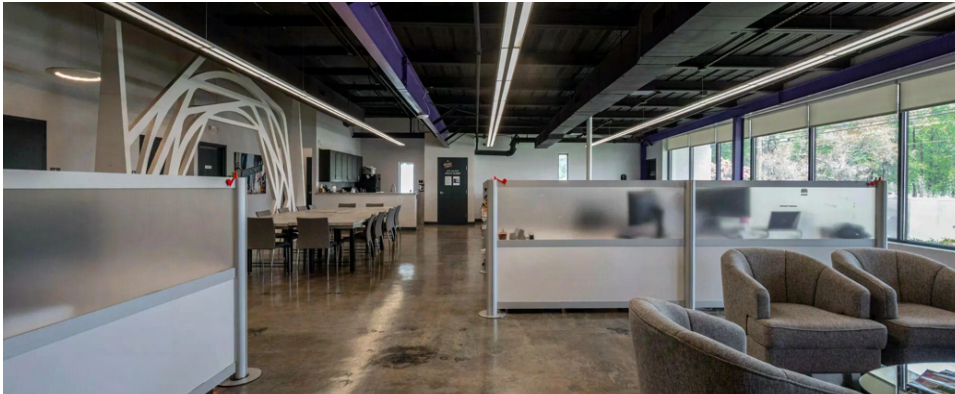
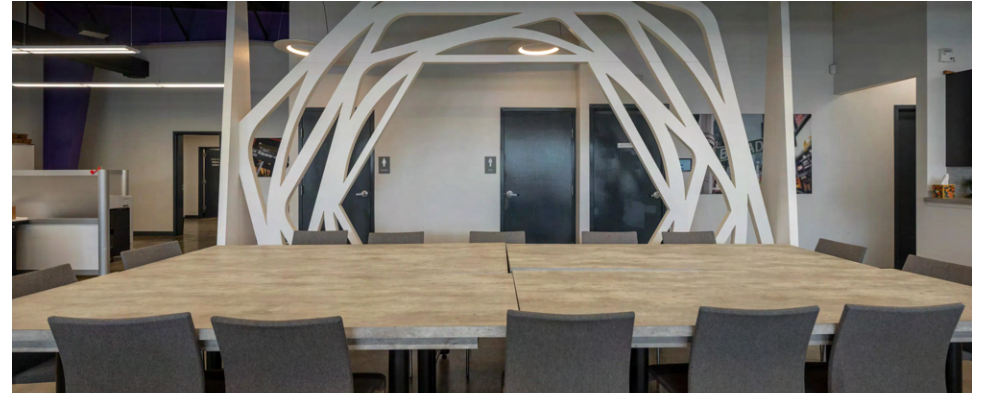
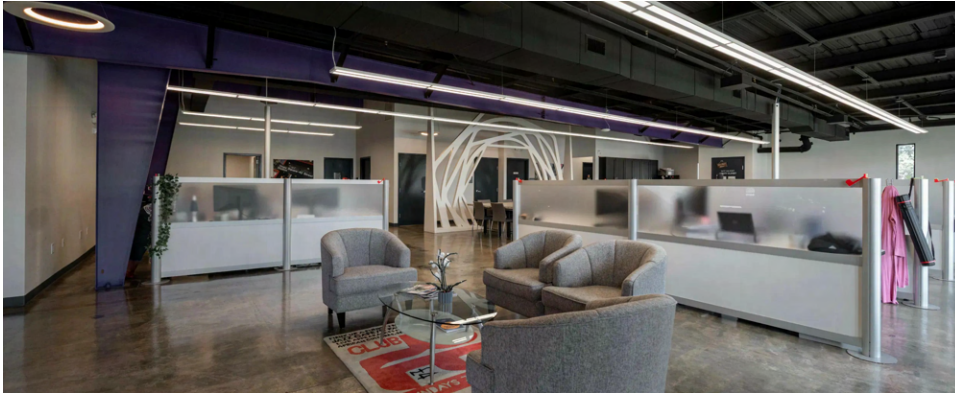
PARCEL OVERVIEW



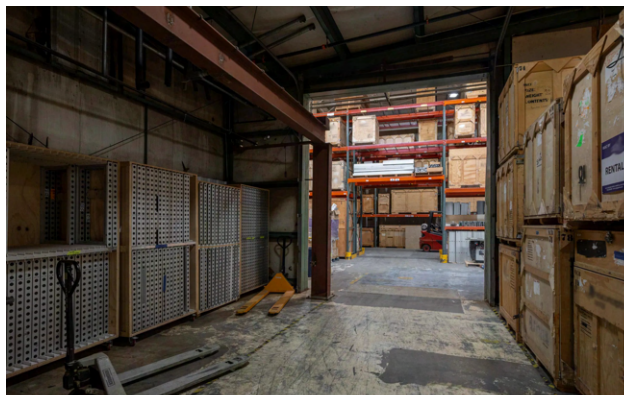
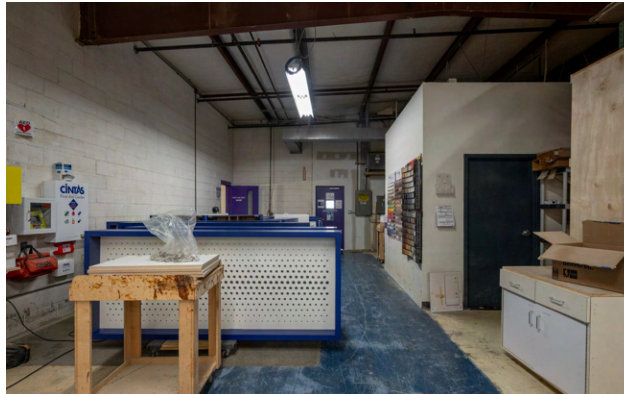
PRIMARY WAREHOUSE FLOOR PLAN



FRONT OFFICE AREA PHOTOS



WAREHOUSE AREA PHOTOS



SECONDARY WAREHOUSE PHOTOS



PROPERTY LOCATION OVERVIEW



ABOUT DURHAM

Durham is a dynamic center for **innovation, healthcare, and higher education** within the Research Triangle. Anchored by **Duke University, Duke Health, and nearby Research Triangle Park (RTP)**, the city supports a diverse economy spanning technology, life sciences, advanced manufacturing, and professional services.

A **highly educated workforce, strong population growth, and continued public and private investment** have strengthened Durham's position as one of the Southeast's most attractive markets for **business expansion and CRE investment**.

With a vibrant downtown, acclaimed restaurants, cultural attractions, and an extensive network of parks and greenways, the Bull City offers a **strong quality of life that continues to attract businesses, residents, and investors alike**.



POPULATION



Durham
±310,342



The Triangle
±2.4 Million

MAJOR EMPLOYERS IN DURHAM



LOCATION (FROM PROPERTY)



RDU Int. Airport
±14 Miles (15 Minutes)



Research Triangle Park
±10 Miles (15 Minutes)



Duke University
±5 Miles (10 Minutes)



Duke University Hospital
±6 Miles (10 Minutes)

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