



Welcome

Venture Park

DURHAM, NORTH CAROLINA

A refreshing new industrial park in the center of one of the most thriving marketplaces in the Southeast

 [VIEW PROPERTY VIDEO](#)

 **Welcome Group**

PHASE II DELIVERING Q2 2026

welcomeventurepark.com



OVER 1M SF

INDUSTRIAL / FLEX

BUILDING	ADDRESS	AVAILABILITY	PHASE	DELIVERING
D	1613 Hamlin Road	Fully Leased	I	Existing
E	1601 Hamlin Road	19,700 SF	I	Existing
F	1607 Hamlin Road	Fully Leased	I	Existing
G	1507 Hamlin Road	25,200 SF	I	Existing
C	145 N. Durham Parkway	100,100 SF	II	Q2 2026
H	160 N. Durham Parkway	100,450 SF	II	Q2 2026
I	120 N. Durham Parkway	188,160 SF	III	Q3 2027
J	140 N. Durham Parkway	251,400 SF	III	Q3 2027
A	135 N. Durham Parkway	255,000 SF	IV	Proposed
B	125 N. Durham Parkway	28,000 SF	IV	Proposed



PHASE I

BUILDINGS D, E, F, & G

±44,900 SF total available

Spaces from 4,800 SF up to 25,200 SF contiguous



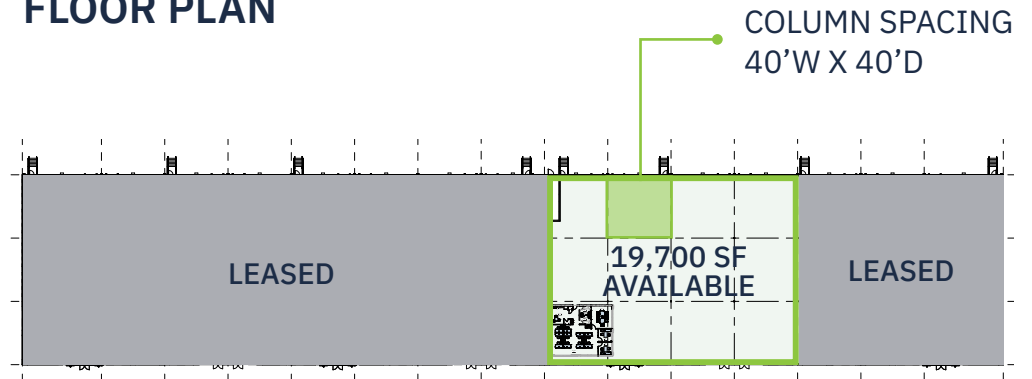
PHASE I

BUILDING E

1601 HAMLIN ROAD

**19,700 SF
AVAILABLE**

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	74,400 SF
Space Available	19,700 SF
Building Dimensions	620' wide x 120' deep
Bay Size	4,800 SF
Column Spacing	40' x 40'
Office Size	1,600 SF spec
Dock Doors	(15, up to 33) 9' x 10' dock high
Drive-In Doors	(4, up to 6) 14' x 16' overhead
Lighting	Lease lighting - single fixture per bay
Clear Height	24' clear

Associate Parking	154 spaces / 2.0 per 1K SF
Sprinkler System	ESFR
Exterior Wall Material	Tilt-up concrete walls
Roofing	60 mil over 5" rigid insulation
Floor/Slab	6" concrete
Truck Court Depth	175' shared
Zoning	IL - City of Durham
Electrical	2,000 AMP service
Electrical Provider	Duke Energy
Gas Provider	Dominion Energy

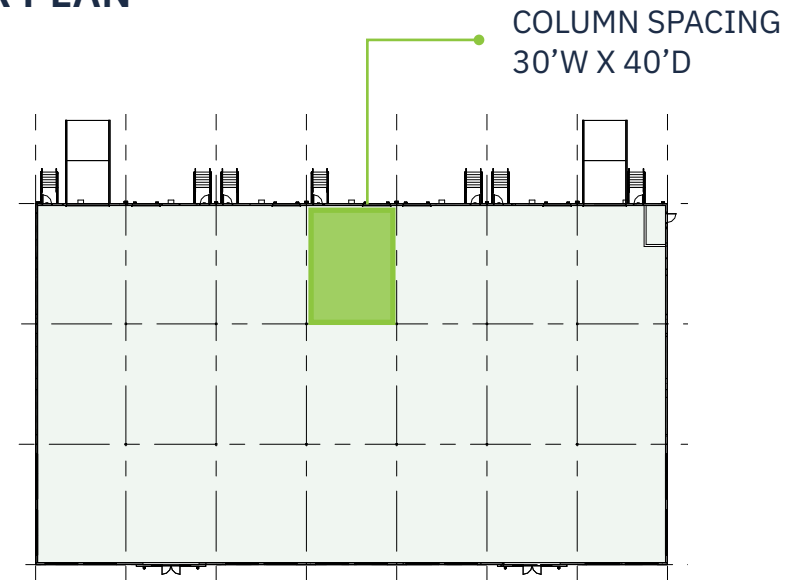
PHASE I

BUILDING G

1507 HAMLIN ROAD

25,200 SF
AVAILABLE

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	25,200 SF
Space Available	25,200 SF
Building Dimensions	210' wide x 120' deep
Bay Size	3,600 SF
Column Spacing	30' x 40'
Office Size	To spec
Dock Doors	(5) 9' x 10' dock high
Drive-In Doors	(2) 14' x 16' overhead
Lighting	Lease lighting - single fixture per bay
Clear Height	24' clear

Associate Parking	46 spaces / 2.0 per 1K SF
Sprinkler System	ESFR
Exterior Wall Material	Tilt-up concrete walls
Roofing	60 mil over 5" rigid insulation
Floor/Slab	6" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham
Electrical	1,200 AMP service
Electrical Provider	Duke Energy
Gas Provider	Dominion Energy



BUILDING H



BUILDING C



BUILDING H



BUILDING C

PHASE II

BUILDINGS C & H

DELIVERING Q2 2026

Spaces from 23,500 SF up to 100,450 SF contiguous



BUILDING C

PHASE II

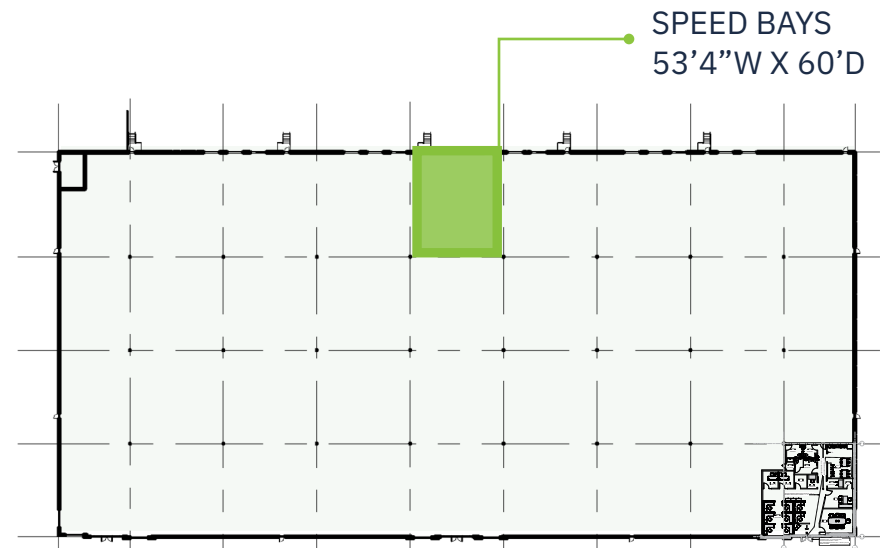
BUILDING C

145 NORTHERN DURHAM PARKWAY

DELIVERING Q2 2026

100,100 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	100,100 SF
Space Available	23,500 SF - 100,100 SF
Building Dimensions	455' wide x 220' deep
Bay Size	11,750 SF
Column Spacing	53'4" x 53'4" with 60' speed bays, and end-caps at 40'10" wide
Office Size	2,568 SF spec
Dock Doors	(14) 9' x 10' + (9) 9' x 10' knockouts
Drive-In Doors	(4) 14' x 16' knockouts
Lighting	Lease lighting - single fixture per bay
Clear Height	32' clear

Associate Parking	125 spaces
Sprinkler System	ESFR
Exterior Wall Material	Tilt-up concrete walls
Roofing	60 mil, R-30
Floor/Slab	7" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham
Electrical	2,000 AMP service
Electrical Provider	Duke Energy
Gas Provider	Dominion Energy

PHASE II

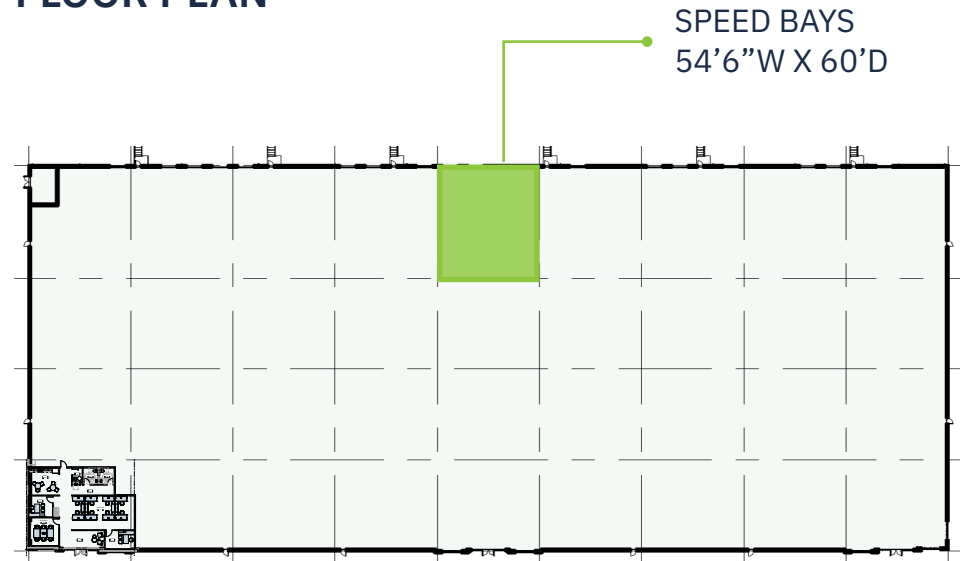
BUILDING H

160 NORTHERN DURHAM PARKWAY

DELIVERING Q2 2026

100,450 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	100,450 SF	Associate Parking	86 spaces
Space Available	33,000 SF - 100,450 SF	Sprinkler System	ESFR
Building Dimensions	490' wide x 205' deep	Exterior Wall Material	Tilt-up concrete walls
Bay Size	11,175 SF	Roofing	60 mil, R-30
Column Spacing	54'6" wide x 48'4" deep with 60' speed bays, and end-caps at 54'3" wide	Floor/Slab	7" concrete
Office Size	To spec	Truck Court Depth	120'
Dock Doors	(14) 9' x 10' + (8) 9' x 10' knockouts	Zoning	IL - City of Durham
Drive-In Doors	(1) 14' x 16' + (4) 14' x 16' knockouts	Electrical	2,000 AMP service
Lighting	Lease lighting - single fixture per bay	Electrical Provider	Duke Energy
Clear Height	32' clear	Gas Provider	Dominion Energy

PHASE III

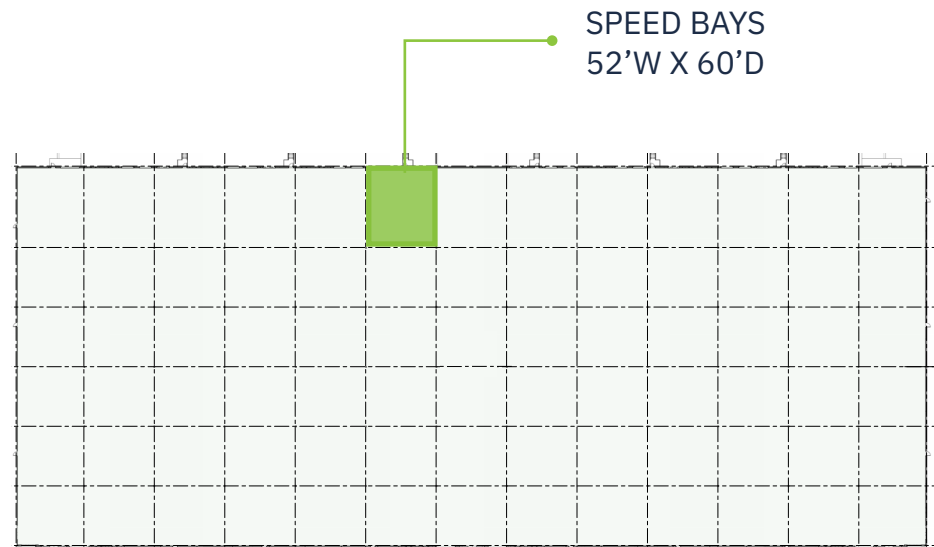
BUILDING I

120 NORTHERN DURHAM PARKWAY

DELIVERING Q3 2027

188,160 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	188,160 SF
Space Available	40,000 SF - 188,160 SF
Building Dimensions	672' wide x 280' deep
Bay Size	14,560 SF
Column Spacing	52' x 44' with 60' speed bays
Office Size	To spec
Dock Doors	(18) 9' x 10' + (13) 9' x 10' knockouts
Drive-In Doors	(2) 14' x 16' + (6) 12' x 14' knockouts
Lighting	Shell has 2 rows of stumble lighting only
Clear Height	36' clear

Associate Parking	180 spaces
Sprinkler System	ESFR
Exterior Wall Material	Tilt-up concrete walls
Roofing	60 mil, R-30
Floor/Slab	7" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham
Electrical	2,000 AMP service
Electrical Provider	Duke Energy
Gas Provider	Dominion Energy

PHASE III

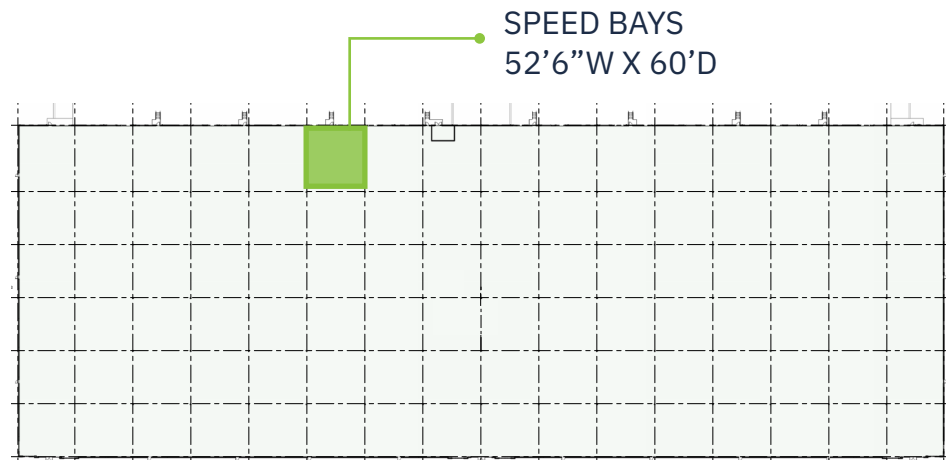
BUILDING J

140 NORTHERN DURHAM PARKWAY

DELIVERING Q3 2027

251,400 SF

FLOOR PLAN



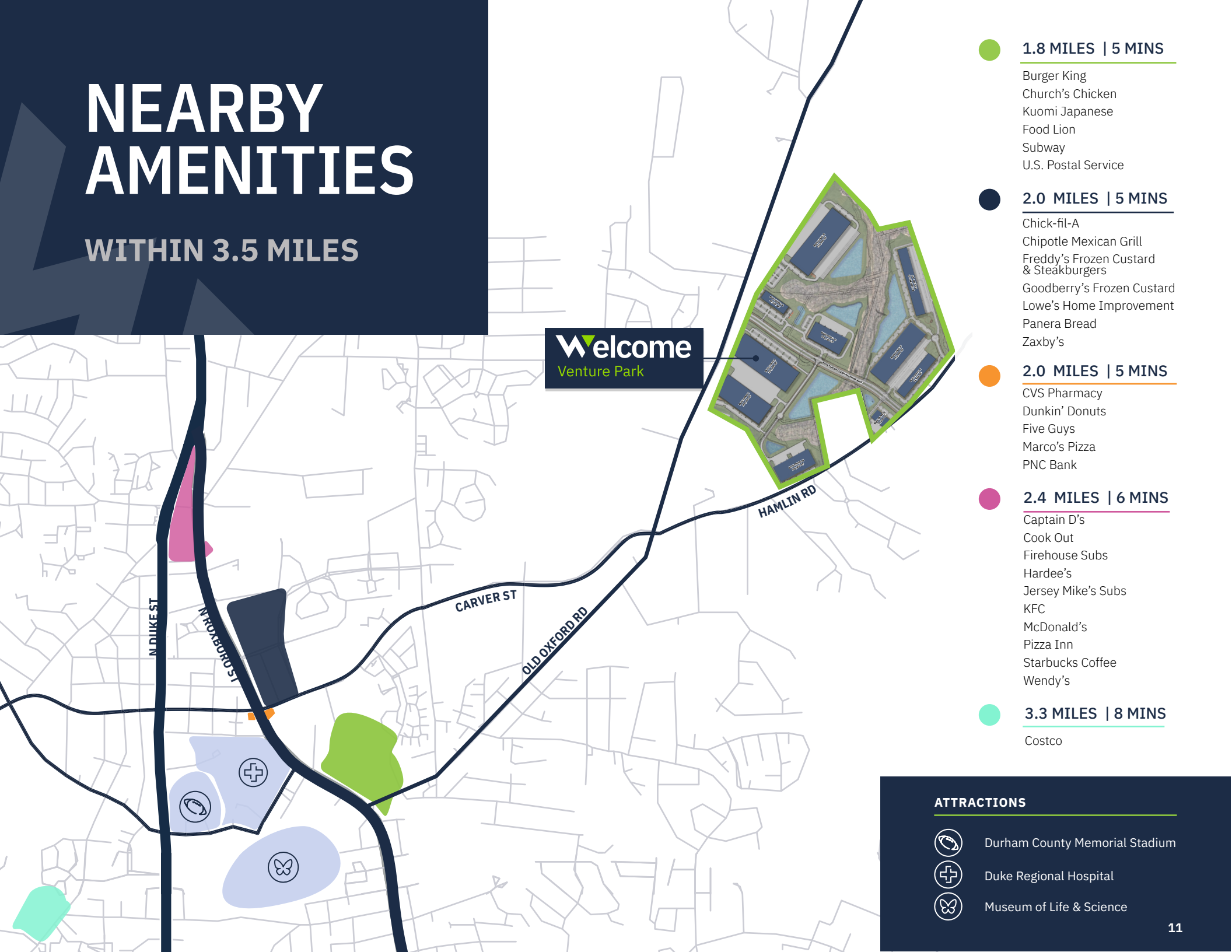
BUILDING SPECIFICATIONS

Building Size	251,400 SF
Space Available	80,000 SF - 251,400 SF
Building Dimensions	838' wide x 300' deep
Bay Size	15,750 SF
Column Spacing	52'6" x 48' with 60' speed bays
Office Size	To spec
Dock Doors	(24) 9' x 10' + (13) 9' x 10' knockouts
Drive-In Doors	(2) 14' x 16' + (8) 12' x 14' knockouts
Lighting	Shell has 2 rows of stumble lighting only
Clear Height	36' clear

Associate Parking	250 spaces
Sprinkler System	ESFR
Exterior Wall Material	Tilt-up concrete walls
Roofing	60 mil, R-30
Floor/Slab	7" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham
Electrical	2,000 AMP service
Electrical Provider	Duke Energy
Gas Provider	Dominion Energy

NEARBY AMENITIES

WITHIN 3.5 MILES



Welcome
Venture Park

1.8 MILES | 5 MINS

- Burger King
- Church's Chicken
- Kuomi Japanese
- Food Lion
- Subway
- U.S. Postal Service

2.0 MILES | 5 MINS

- Chick-fil-A
- Chipotle Mexican Grill
- Freddy's Frozen Custard & Steakburgers
- Goodberry's Frozen Custard
- Lowe's Home Improvement
- Panera Bread
- Zaxby's

2.0 MILES | 5 MINS

- CVS Pharmacy
- Dunkin' Donuts
- Five Guys
- Marco's Pizza
- PNC Bank

2.4 MILES | 6 MINS

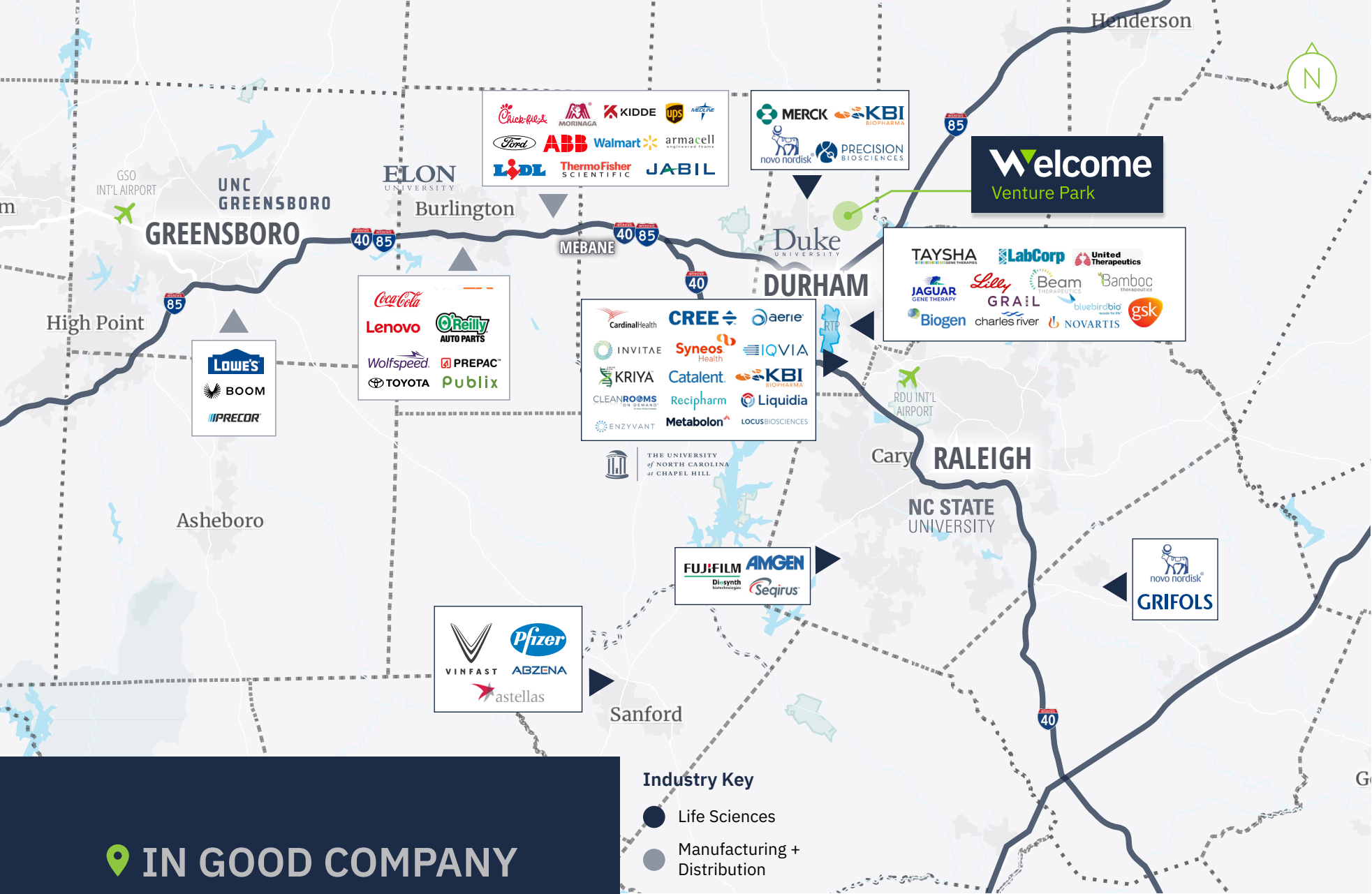
- Captain D's
- Cook Out
- Firehouse Subs
- Hardee's
- Jersey Mike's Subs
- KFC
- McDonald's
- Pizza Inn
- Starbucks Coffee
- Wendy's

3.3 MILES | 8 MINS

- Costco

ATTRACTIONS

- Durham County Memorial Stadium
- Duke Regional Hospital
- Museum of Life & Science



IN GOOD COMPANY
LOCATION IS EVERYTHING

Downtown Durham	5.4 miles
Raleigh-Durham International	19.5 miles
Duke University	6.4 miles
Research Triangle Park	13.9 miles





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