

**BUILDING 2**

**95,022 SF**  
**AVAILABLE FOR LEASE**  
**BUILD-TO-SUIT**

1212 STONE PARK COURT, DURHAM, NC



**BUILDING 1**

1218 Stone Park Ct

**129,600 SF**

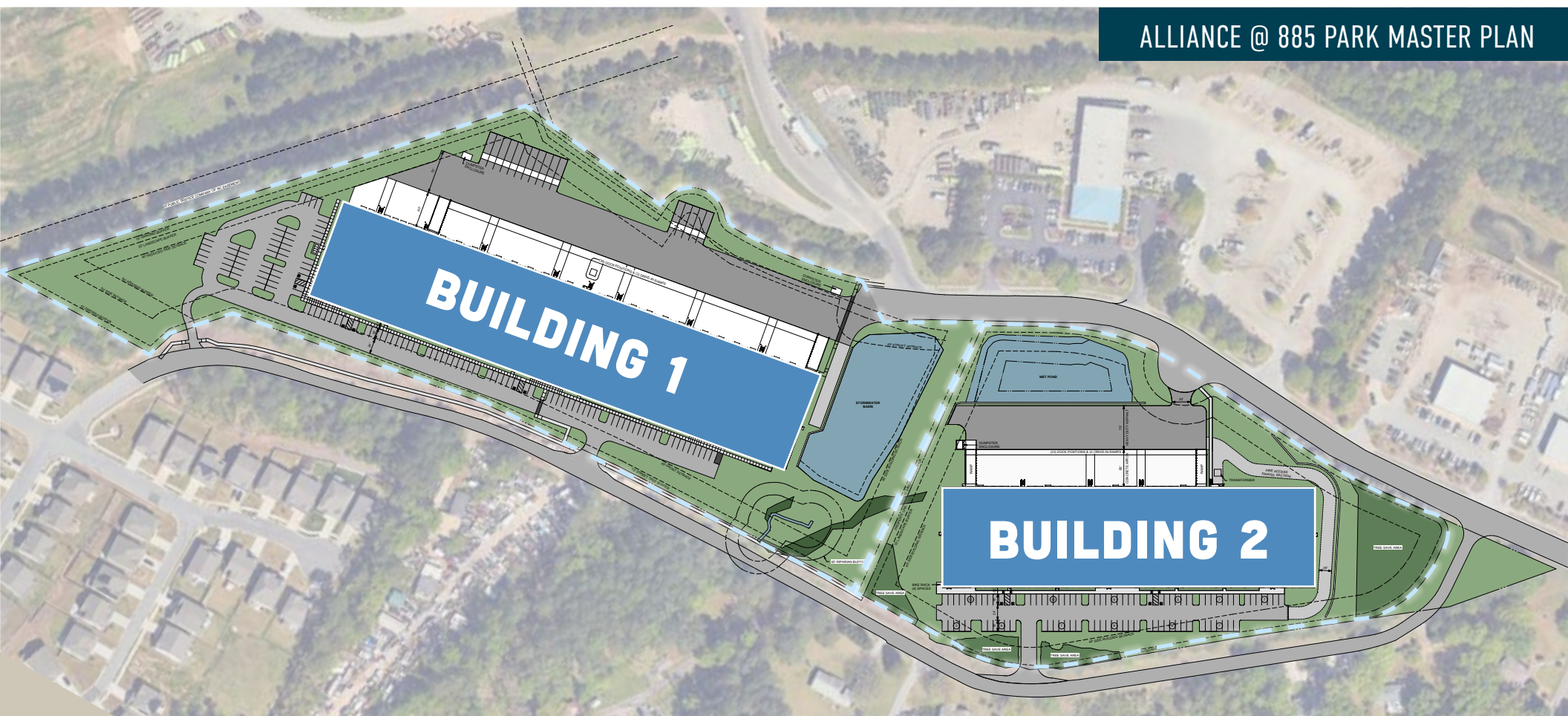
Delivering Q2 2026

**BUILDING 2**

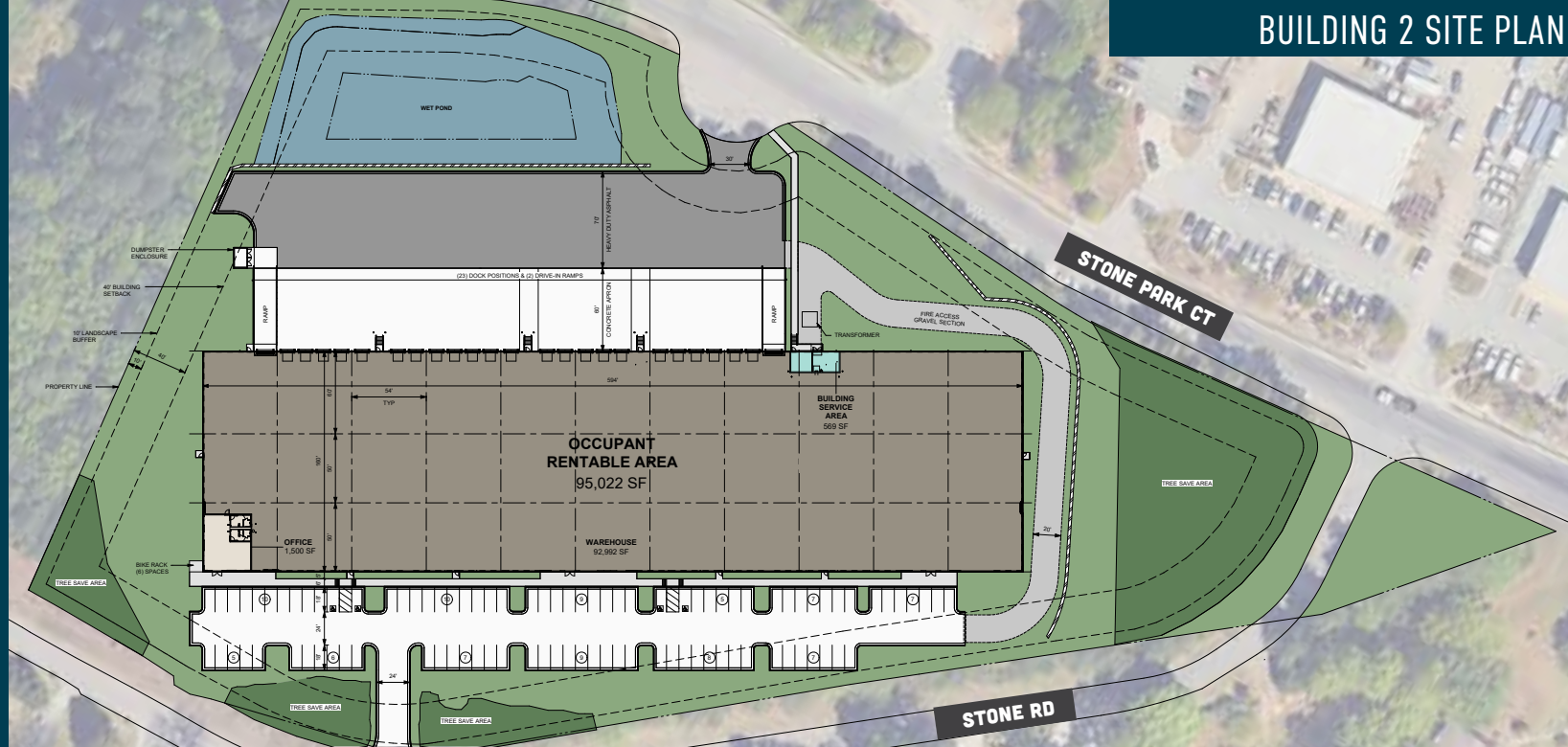
1212 Stone Park Ct

**95,022 SF**

Breaking Ground Q3 2026  
Delivering Q2 2027



ALLIANCE @ 885 PARK MASTER PLAN



|                   |  |
|-------------------|--|
| Total Size (SF)   | 95,022 SF (160' x 594')  |
| Spec Office SF    | 1,500 SF (including restrooms)   |
| Clear Height      | 28' from the Dock Wall   |
| Dock Doors        | 23 Insulated Dock Doors with View Panels, Track Guards, and Bumpers; Half (12) Positions Equipped with 35K lb Mechanical Levelers, Dock Seals, Swing Arm Fan / Light Combos. Quad Electrical Outlet at Every 4th Door. |
| Drive-In Doors    | (2) 12' x 14' Motorized Doors with 50' Concrete Ramps  |
| Auto Parking      | 90 (Including 4 ADA Spaces)  |
| Column Spacing    | 54' Wide x 50' Deep with 60' Speed Bay, Columns Painted Safety Yellow 10' Down   |
| Building Lighting | LED Fixtures with Motion Sensors on 10' Whips to Provide 30 FC at 36" AFF in OSC; Walls Painted White; (2) 1,000 Amp Panels (Split Service)  |
| Power             | 2,000 amps   |
| Roof              | 60 Mil TPO (20-Year Warranty)  |
| Sprinkler System  | Fire Protection – ESFR   |
| Slab              | 6", 4,000 PSI, Non-Reinforced Slab   |
| Truck Court       | 130' HD Asphalt Truck Court with 60' Concrete Apron; 1 Dumpster Enclosure  |



# 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

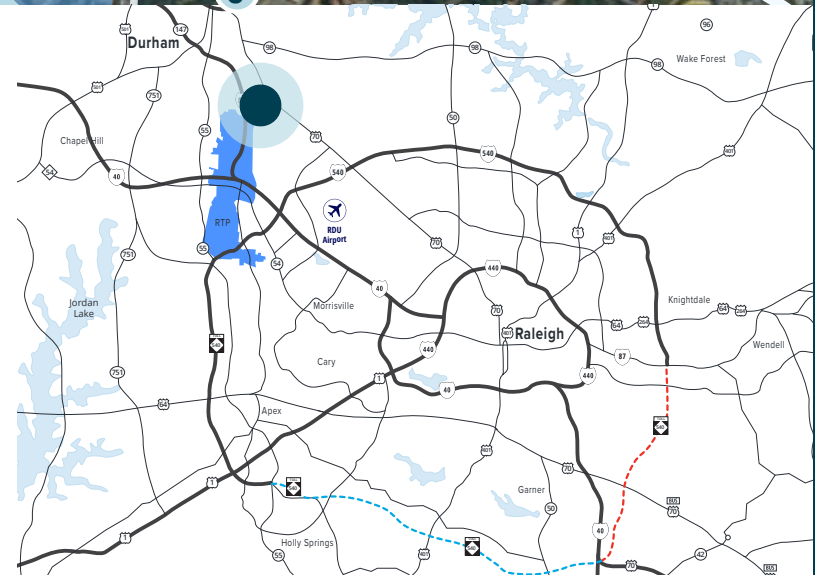


## POINTS OF INTEREST

|                                      |            |
|--------------------------------------|------------|
| 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 |



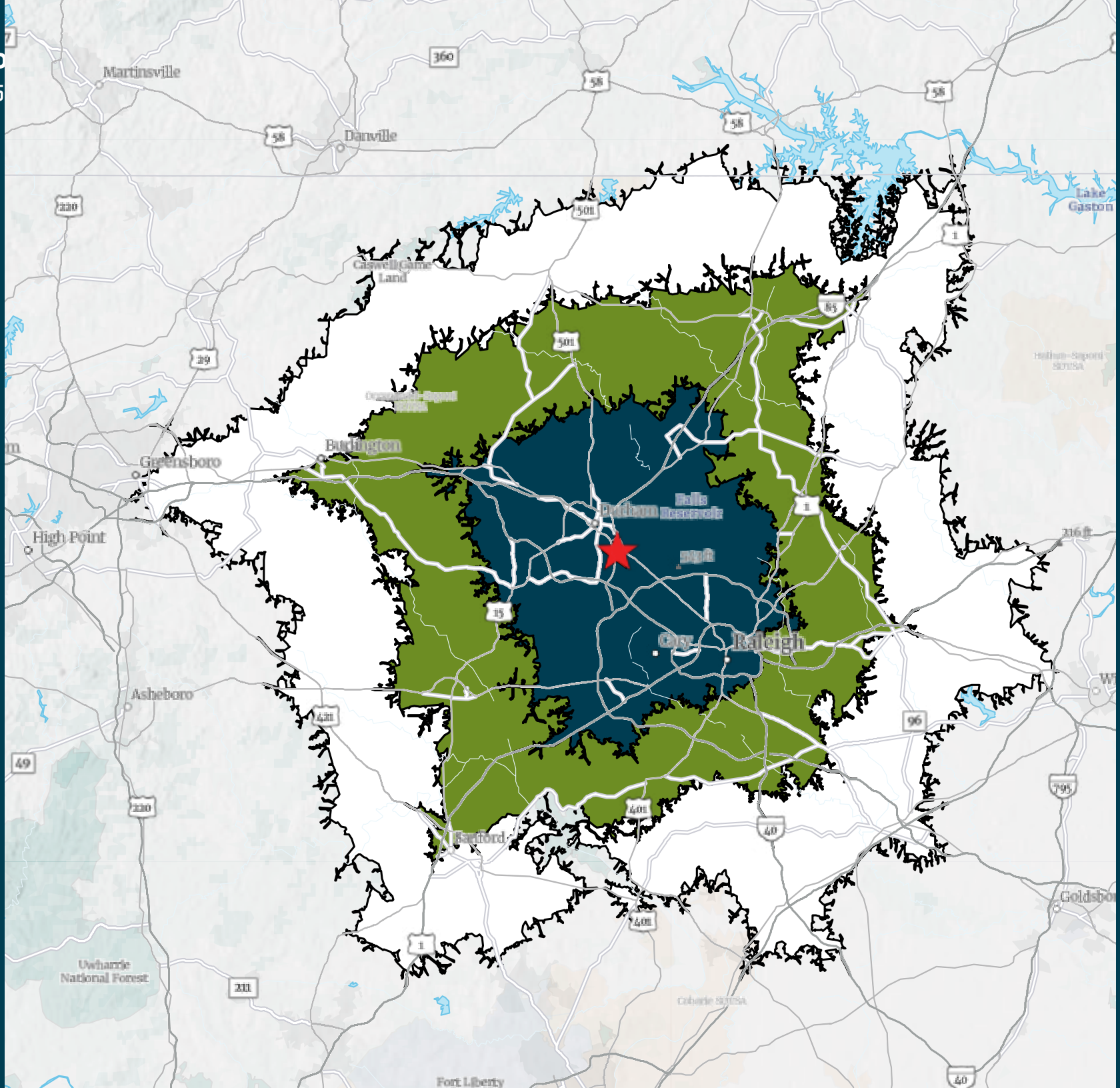


# ALLIANCE RTP AT 885



## Alliance RTP At 885

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



## CONTACT INFORMATION

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