

51,235 SF AVAILABLE FOR LEASE

2012 TW ALEXANDER DRIVE, DURHAM



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NAI TRI PROPERTIES

BUILDING HIGHLIGHTS



Tech Distribution Center: Your Gateway to Growth

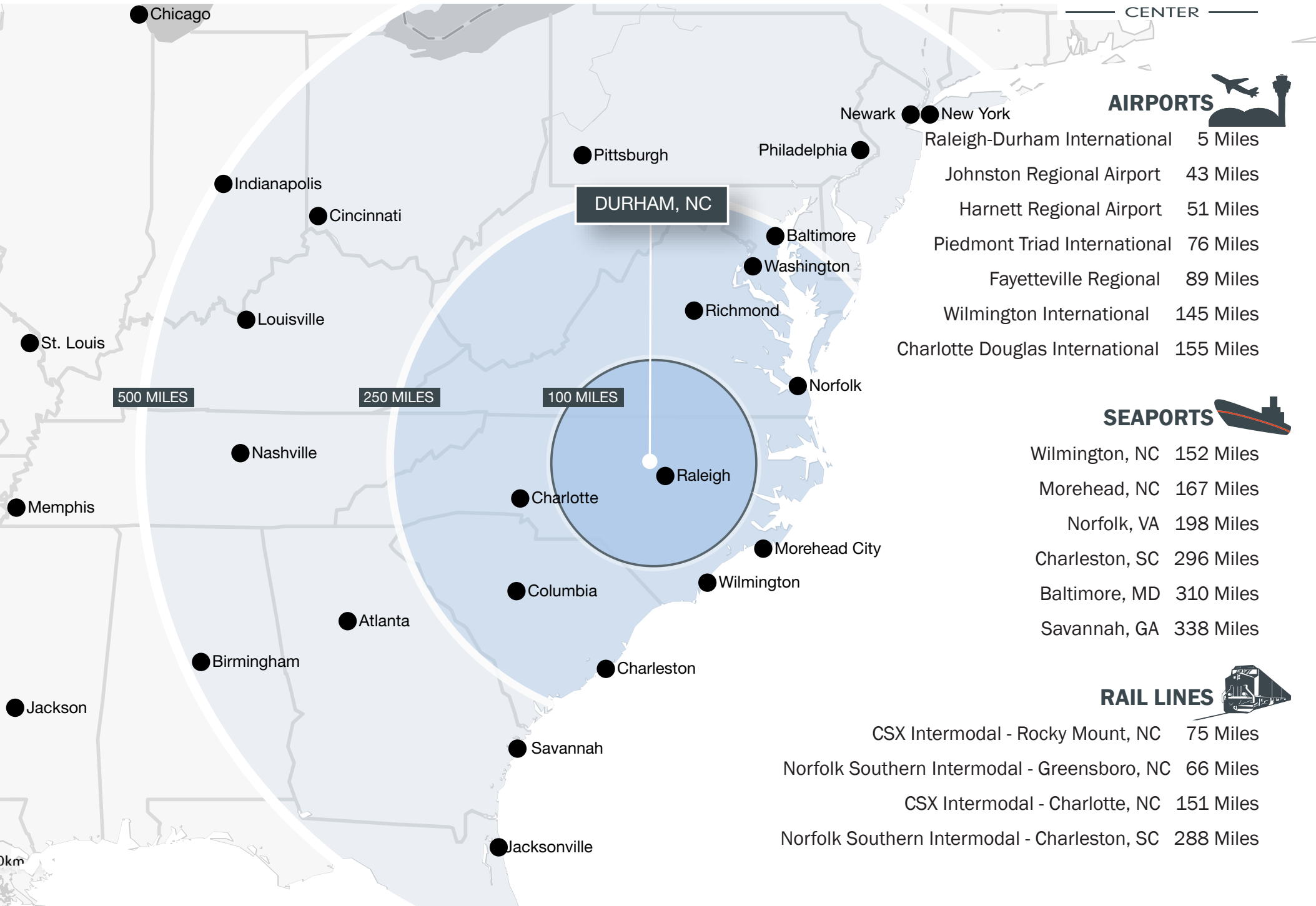
Secure your business's future at Tech Distribution Center, a top-tier 245,000 SF Class A warehouse facility strategically located in Durham.

Just 3 miles from RDU International Airport and minutes from I-40 and NC 147, TDC provides unparalleled access to the entire Triangle region and major transportation arteries.

| | |
|------------------------|--|
| ADDRESS | 2012 TW Alexander Drive, Durham, NC 27703 |
| AVAILABLE SPACE | 51,235 SF (includes ±10,900 SF office space) |
| PROPERTY TOTAL | 245,000 SF |
| RATE | \$12.25 RSF RENT / \$2.63 RSF TICAM (Estimate) |
| CLEAR HEIGHT | 30' clear |
| COLUMN SPACING | 50' x 50' |
| LOADING | Six (6) dock-high doors (9' wide x 10' high) |
| DRIVE-IN DOORS | One (1) drive-in door with ramp (12' wide x 14' high) |
| TRUCK COURT | 160' Deep |
| PARKING | One (1) space per 1,000 SF |
| FIRE PROTECTION | ESFR sprinkler system |
| ROOF | Single-ply EDPM |
| ELECTRICAL | 1200 amps 480y/277v, 3-phase (see photo) |
| ZONING | IP |
| YEAR BUILT | 2000 |
| LIGHTS | LED |
| UTILITIES | Enbridge Gas, Duke Energy Electric Frontier/Spectrum/AT&T Telecom |



REGIONAL CONNECTIVITY



AIRPORTS

| | |
|---------------------------------|-----------|
| Raleigh-Durham International | 5 Miles |
| Johnston Regional Airport | 43 Miles |
| Harnett Regional Airport | 51 Miles |
| Piedmont Triad International | 76 Miles |
| Fayetteville Regional | 89 Miles |
| Wilmington International | 145 Miles |
| Charlotte Douglas International | 155 Miles |

SEAPORTS

| | |
|----------------|-----------|
| Wilmington, NC | 152 Miles |
| Morehead, NC | 167 Miles |
| Norfolk, VA | 198 Miles |
| Charleston, SC | 296 Miles |
| Baltimore, MD | 310 Miles |
| Savannah, GA | 338 Miles |

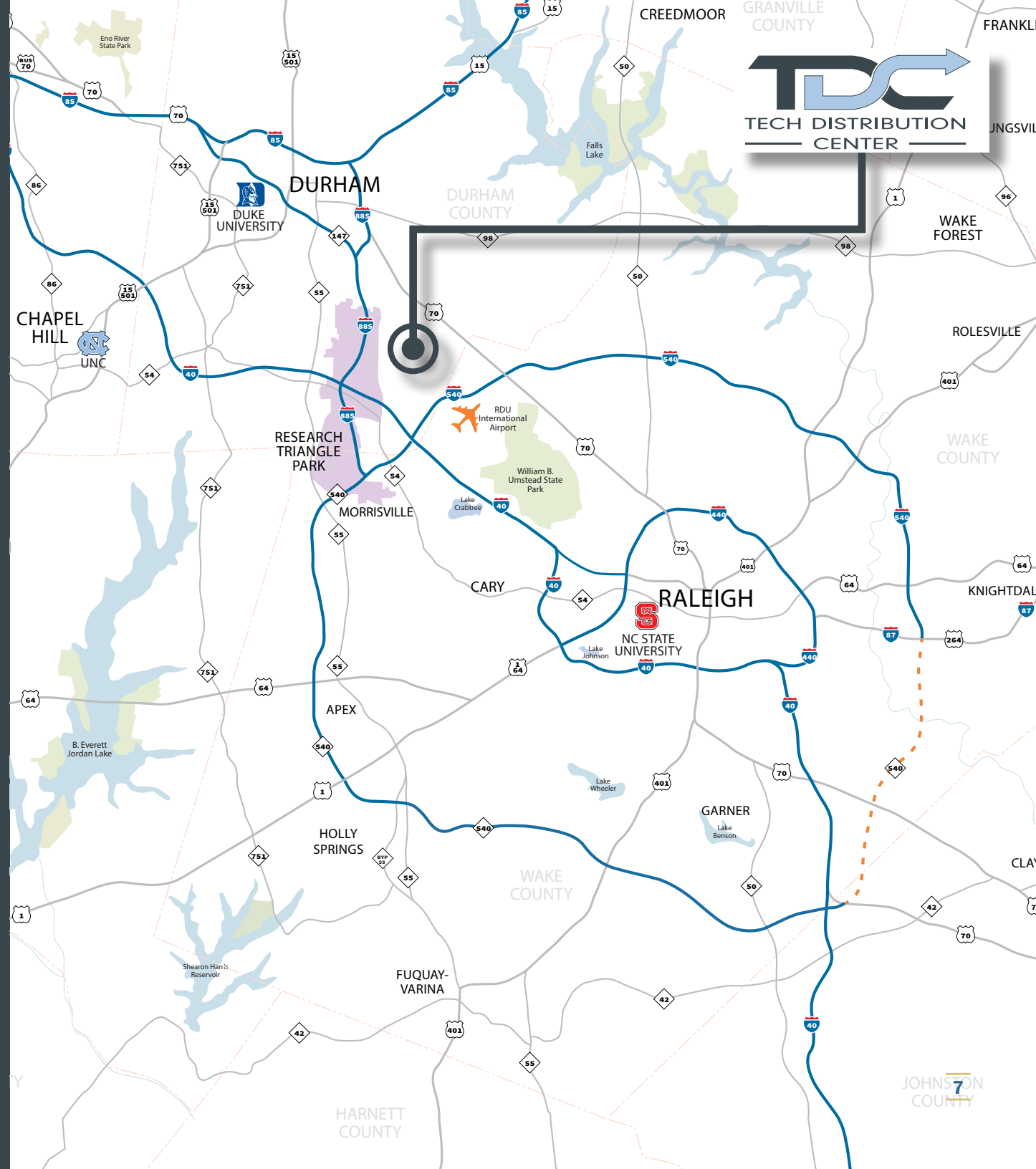
RAIL LINES

| | |
|--|-----------|
| CSX Intermodal - Rocky Mount, NC | 75 Miles |
| Norfolk Southern Intermodal - Greensboro, NC | 66 Miles |
| CSX Intermodal - Charlotte, NC | 151 Miles |
| Norfolk Southern Intermodal - Charleston, SC | 288 Miles |

TRIANGLE CONNECTIVITY

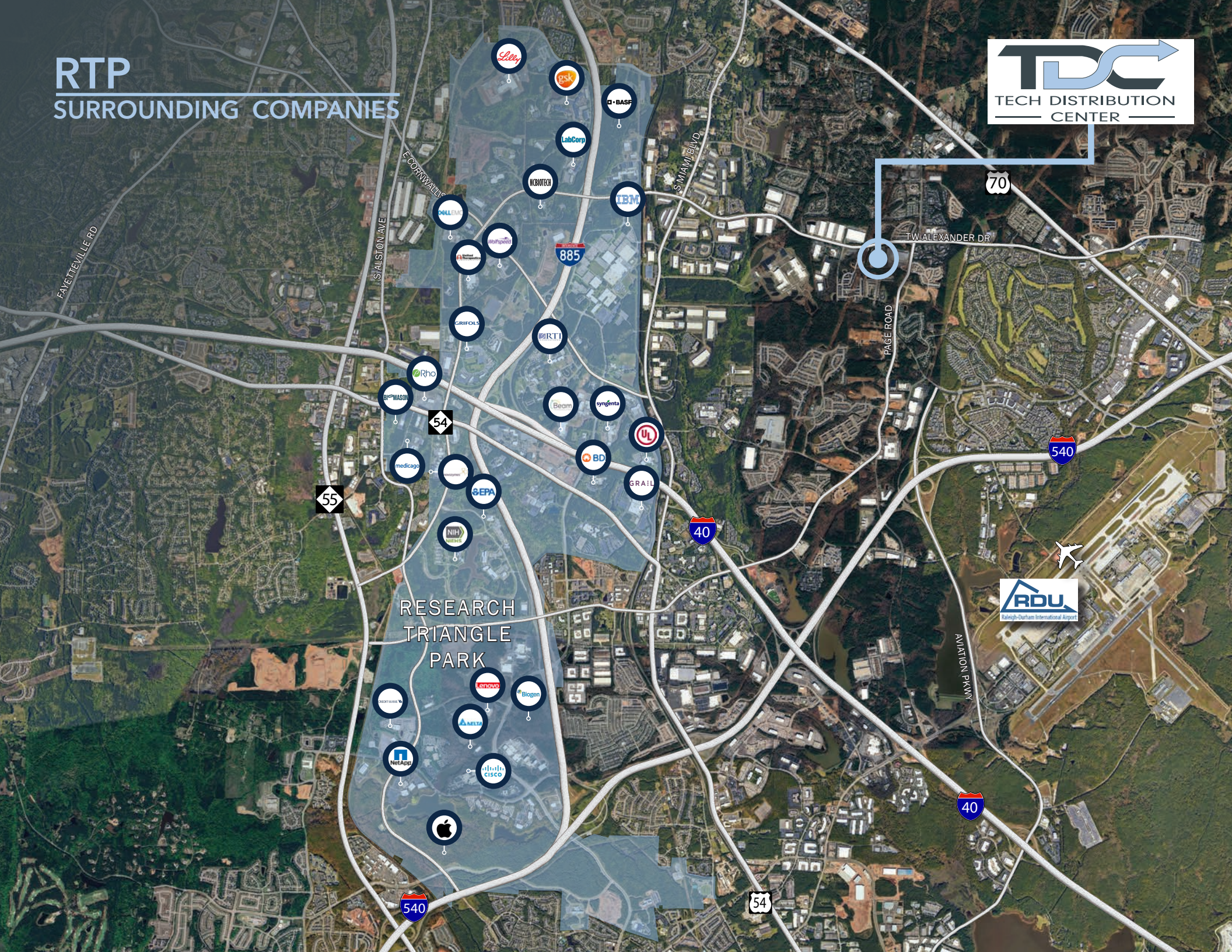
ACCESS TO MAJOR POINTS

| | |
|---------------------------|------------|
| I-540 | 1.9 Miles |
| US 70 | 1.9 Miles |
| I-40 | 3.2 Miles |
| Research Triangle Park | 4.4 Miles |
| RDU International Airport | 5.0 Miles |
| Downtown Durham | 9.5 Miles |
| Downtown Raleigh | 15.6 Miles |
| Fayetteville | 80.9 Miles |



RTP

SURROUNDING COMPANIES

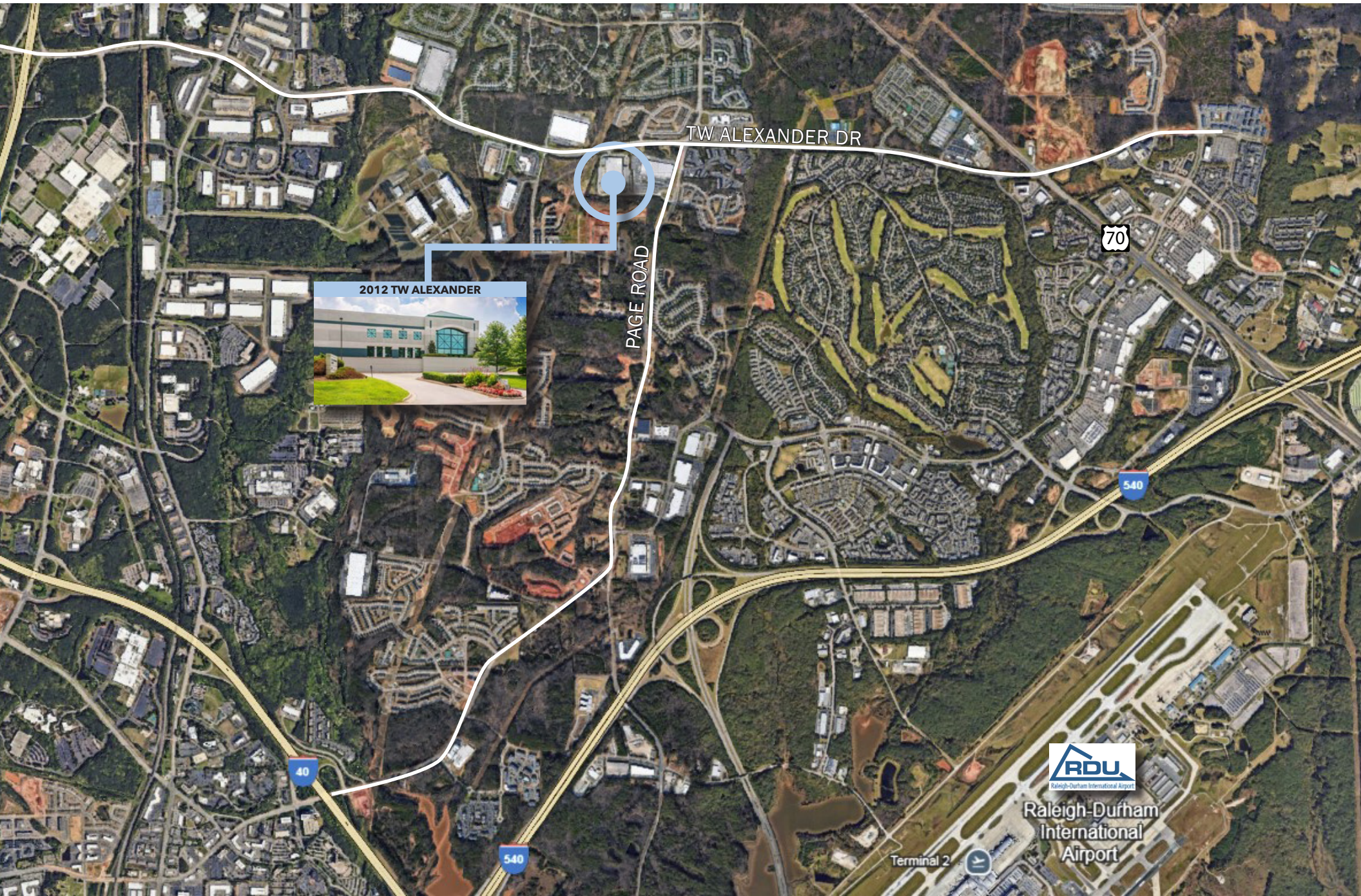


RESEARCH
TRIANGLE
PARK



AERIAL

UNPARALLELED CONNECTIVITY



SITE PLAN



FLOOR PLAN

OFFICE SPACE



CLICK OR
SCAN FOR
VIRTUAL TOUR

WAREHOUSE #2

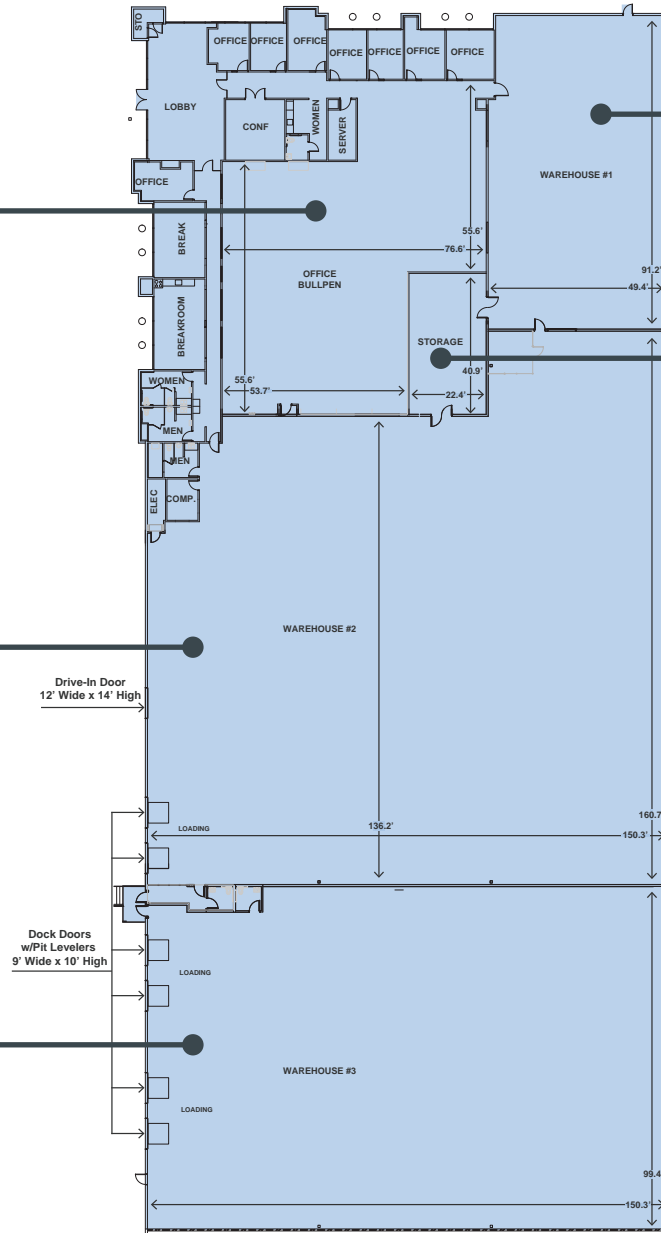


CLICK OR
SCAN FOR
VIRTUAL TOUR

WAREHOUSE #3



CLICK OR
SCAN FOR
VIRTUAL TOUR



WAREHOUSE #1



CLICK OR
SCAN FOR
VIRTUAL TOUR

STORAGE



CLICK OR
SCAN FOR
VIRTUAL TOUR

SUITE C
51,235 SF Available
**All measurements are
inside wall to inside wall*

SURROUNDING AMENITIES



Surrounded by convenient amenities, this area continues to grow.

Below is a sampling of amenities all within 3 miles:

RESTAURANTS

92 Korean Chicken
Akashi Sushi
Arby's
Backyard BBQ Pit
Barrel Culture Brewing
Benetis
Beyu Caffé
Bigs at the Park
Bojangles
Bulkogi
Buzzybakes Bakeshop
Café Meridian & Catering Company
Captain D's
Carniceria Mexicana
Chef Chick's Bakery
Chick-fil-A
Chosun Ok BBQ
Cook Out
Crab Sea
Dimsum Asian Bistro
Dominos Pizza
El Dorado Mexican
Falafel 54
Fullsteam RTP
Golden Corral
Hardee's
Hibachi 88
Jamaica Jamaica
Jimmy's Famous Hot Dogs

La Cocina Latina
La Recette Patisserie
Lawrence BBQ
McDonald's
Meat & Graze
Mexicali Street Tacos & Burrito Bar
Papa Johns Pizza
Pizza Hut
Sarah's Empanadas
Starbucks
Subway
Sushioko
Tobacco Wood Brewing Co Taproom
Taco Bell
Tacos Junior
Tandoor Indian
Thai 55
Thai China Buffet
Thai Star NC
The Glass Jug Beer Lab RTP
True Flavors Diner
Vittles at the PARK
Waffle House
Wendy's
William's Gourmet Kitchen
Wonderpuff Cotton Candy

BANKS

First Horizon Bank
PNC Bank

HOTELS

Candlewood Suites RTP
Comfort Inn RTP
DoubleTree Suites
Econo Lodge RTP
Extended Stay America RTP
La Quinta Inn & Suites
Red Roof Inn
Residence Inn RTP
Sonesta Select RTP

PARKS & WELLNESS

Barkyard Dog Park
Burn Boot Camp
Chiropractic Health Solutions
CrossFit RTP
Dentistry at the Park
Emerald Pond Park
Fit Lab Studios
Hidden Park and Playground
Integro Health
Ju Wellness and Body Sculpting
Living Well Centre
Passport Health RTP
Trainers Corner Institute
Triangle Restoration Dentistry
United Thai Boxing & MMA
Upward Change Health Services

RESEARCH TRIANGLE PARK Accolades & Research Hubs

More than a location and an engine for economic growth, the Research Triangle Park is a center of innovation where educators, researchers, and businesses come together as collaborative partners. It is home to winners of the Nobel and the Pulitzer prizes, as well as recipients of the U.S. Presidential Award and National Foundation Awards.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

- \$1.14 billion in research annually
- #5 ranked public university nationally (US News and World Report)
- #5 for federal research among universities
- 12th largest US research university in volume and annual expenditures

Duke UNIVERSITY

- #8 ranked university nationally (US News and World Report)
- \$1 billion+ annually invested in research and development

NC STATE UNIVERSITY

- Largest four-year institution in NC
- 8th largest recipient of industry-sponsored research among public universities without a medical school
- Centennial Campus - 1,000+ acre campus with 60 corporate, nonprofit and government partners and over 2,500 employees



RESEARCH TRIANGLE PARK

- 65,000+ Employees
- 300+ Companies
- \$300 million invested annually

#1
**BEST U.S. METRO
FOR WOMEN IN TECH:
DURHAM**
CoworkingCafe Study
2024

#3
**BEST PLACES TO
LIVE IN US:
RALEIGH-DURHAM**
US News & World Report
2023

#1
**AMERICA'S
TOP STATE
FOR BUSINESS:
NORTH CAROLINA**
CNBC
2022 & 2023

#2
**SMALLEST GENDER
WAGE GAP IN THE
NATION: DURHAM**
Business Insider
2022

#3
**HOTTEST JOB MARKETS
IN AMERICA: RALEIGH**
WSJ & Moody's Analysis
2022

#6
**BEST PLACE TO LIVE:
RALEIGH**
US News and World Report
2024

#6
**MOST EDUCATED CITIES
IN AMERICA:
DURHAM/CHAPEL HILL**
WalletHub
2023

#3
**TOP BIOTECH HUB
RTP-DURHAM**
Fierce Biotech
2022

RESEARCH TRIANGLE PARK



Tech Distribution Center is situated in dynamic Brier Creek and adjacent to Research Triangle Park. It's the perfect hub for logistics, distribution, or high-tech operations looking for a competitive edge.

Proximity to three top-tier research universities, including Duke University, NC State University, and UNC-Chapel Hill, provides an edge to hiring leading talent. Be part of the Triangle engine that fuels innovation.

TARGETED INDUSTRIES

Contribution to Gross Regional Product*

LIFE SCIENCES

\$9.8 billion

TECHNOLOGY

\$14.6 billion

CLEANTECH

\$4.6 billion

ADVANCED MANUFACTURING

\$2.2 billion

AGTECH

\$1.2 billion

*Data Source: RTRP



RESEARCH TRIANGLE PARK QUICK FACTS

#1

Largest Research Park in USA

55,000

Workers

300+

Companies

\$6 Billion

Combined Annual Research Investments

3

Top Tier University Talent Pools

RESEARCH TRIANGLE PARK

Overview



EXPONENTIAL POPULATION GROWTH

Considered the fastest-growing region in the state, the Raleigh/Durham/Research Triangle region has a population of over 2 million and has grown by more than 40% in the last 20 years. The area is expected to grow at an even faster rate in the next decade. Within the Triangle region, Wake County is the largest and fastest-growing area with a population of more than 1,072,000, adding approximately 65 people per day.

DIVERSIFIED EMPLOYMENT BASE

At the heart of the region's success lies a diverse and growing blend of people and cultures from every corner of the globe. The region's quality growth and ability to mix native traditions and newcomer influences have shaped a population full of vitality, diversity, and prosperity. This talent-attractive environment boasts one of the most highly educated and diverse workforces in the nation. With more than 46 percent of its 25-or-older population holding a bachelor's degree or higher, it's no wonder Forbes magazine ranked Raleigh as one of the best cities for new college grads.

INNOVATION

As the home of three nationally renowned research universities, the Triangle has garnered a reputation for innovation and entrepreneurship. The Research Triangle region utilizes a triple helix business model in which leaders from the area's businesses, government, and major research universities work together to transform business practices; acquire and develop the latest technology to enable new companies and industries to thrive.

QUALITY OF LIFE

The low cost of living, quality health care, and ready access to abundant recreational activities make the Triangle region a desirable place to start or relocate a business. Centrally located between the majestic Blue Ridge Mountains to the west and the legendary Outer Banks/Atlantic coast to the east, the Triangle enjoys a favorable climate year-round. Tropical air in the summer and mild temperatures in the winter keep the mean annual temperature at a comfortable 60 degrees.

TOP BUSINESS CLIMATE

Anchored by one of the nation's largest research parks and three nationally renowned research universities, the Research Triangle area consistently ranks among the nation's best economies year after year. Industry giants in pharmaceuticals, computer software, telecommunications, cleantech, and biotechnology dot the landscape, helping to fuel thriving retail sales and entrepreneurial success. In 2021, Apple, Google, and Nike announced headquarter expansion plans into the Triangle market.

CONSISTENT EMPLOYMENT GROWTH

The Triangle area has had consistently low unemployment rates and high job growth rates. The area's unemployment is consistently below the state and national rates. The metro area's economic success is most evident in the rising incomes of its residents. The region's per capita income has long outstripped the state's per capita income, and this solid economic performance is projected to continue to increase over the next 15 years.

**TECH DISTRIBUTION
CENTER**

2012

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