

FULL BUILDING SUBLEASE - BELOW MARKET IN RTP

**FIRST YEAR: \$6.00/RSF
(QUALIFIED FULL BUILDING USER)**

PD 4032

 **CUSHMAN &
WAKEFIELD**

**4032
Patriot Dr.**

DURHAM, NC 27703

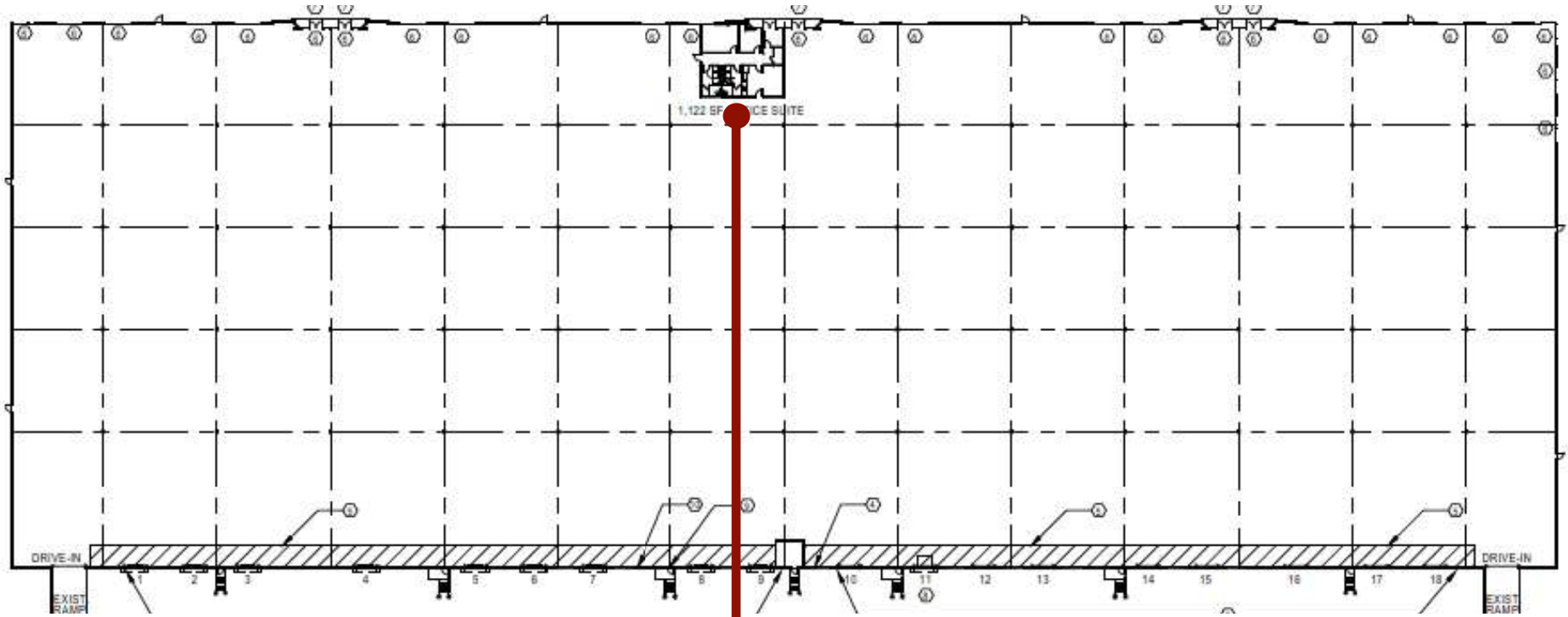
80,000 TO 163,403 SF AVAILABLE IMMEDIATELY

Property Highlights

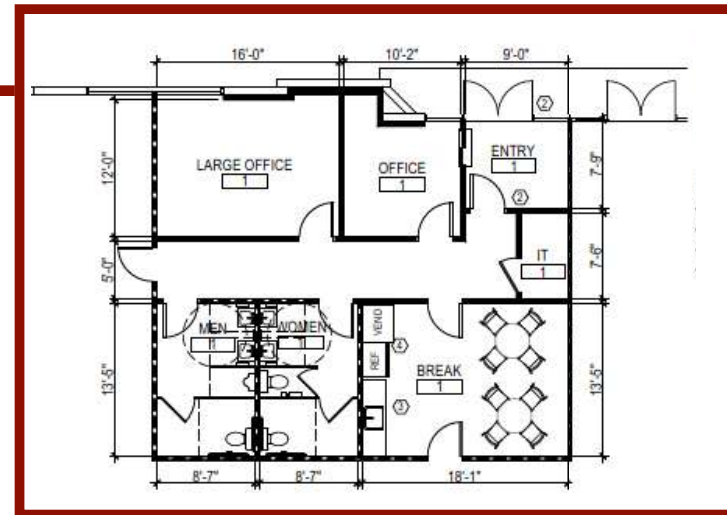
NO. OF ACRES	8.64
ZONING	Industrial
YEAR BUILT	2018
LEASE EXPIRATION DATE	September 30, 2029
LEASE RATE & TICAM	Call for pricing
AVAILABLE SF	163,403 sf <i>*divisible to 80,000 sf</i>
CLEAR HEIGHT	30'
SLAB THICKNESS	6 inches
BUILDING DIMENSIONS	240' x 680'
LIGHTING	Flourescent
SPRINKLERS	ESFR
HVAC	In office area
COLUMN SPACING	Typical bays - 12,000 SF; end cap bays - 9,600 SF
EXTERIOR WALL MATERIAL	Concrete tilt wall
LOADING	19 dock doors 5 roll up doors in rear of building
GRADE LEVEL DOOR/RAMP-UP	2 total; 14' & 16'
PARKING	168 spaces (1.2/1,000)
NATURAL GAS SERVICE PROVIDER	Gas - Propane
ELECTRICAL PROVIDER	Duke Energy
WATER AND SEWER PROVIDER	City of Durham



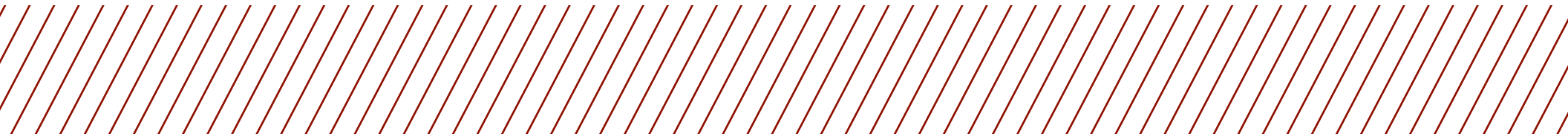
163,403 SF



KO : 9'-0" Knock Out Panel
D : 9'-0" Overhead Dock Door

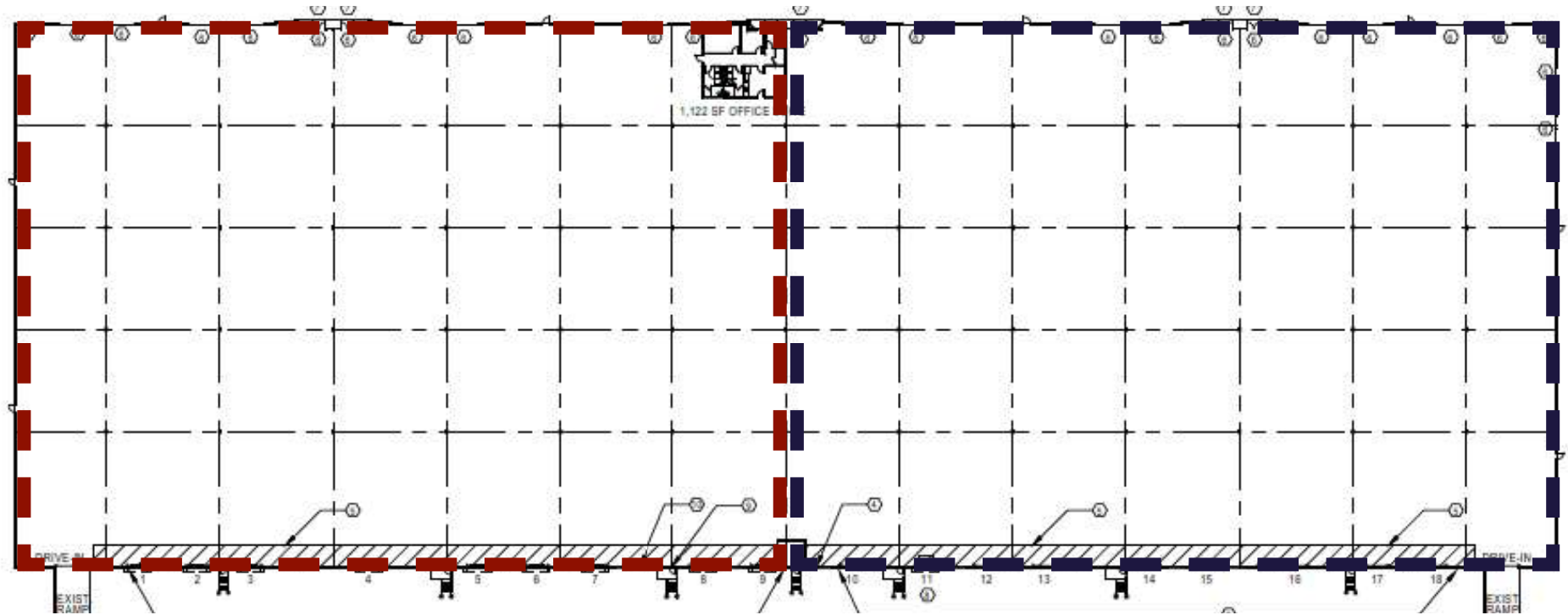


FLOOR Plan
OPTION 1



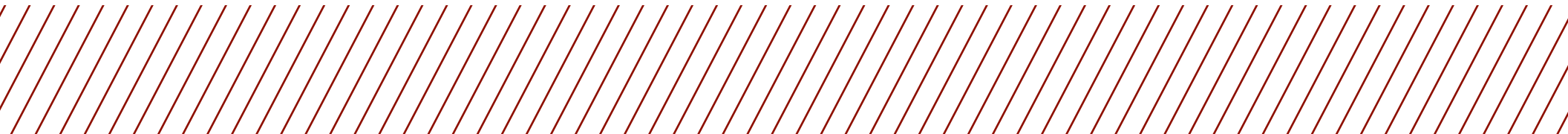
83,403 SF

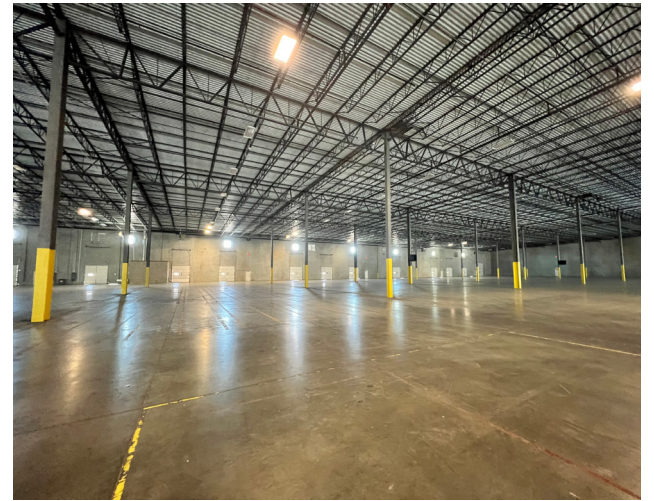
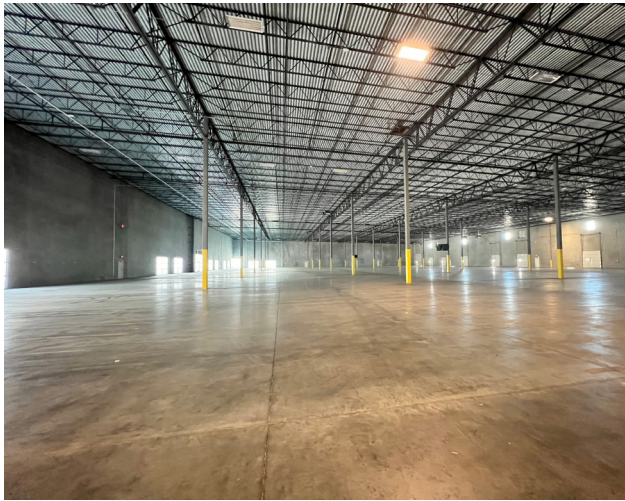
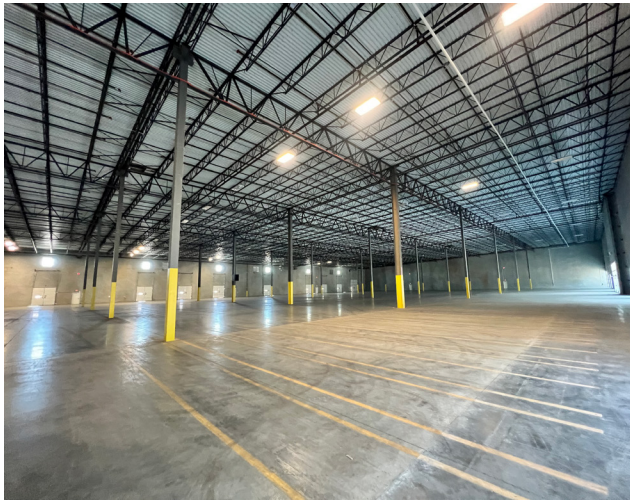
80,000 SF



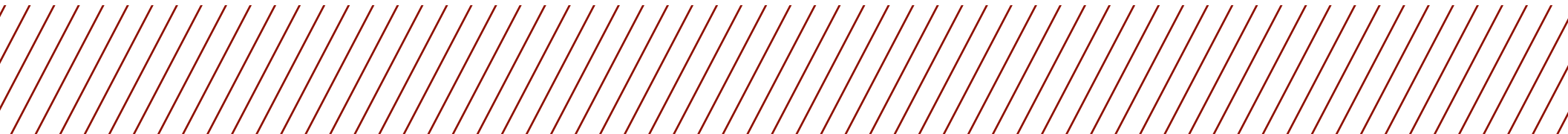
KO : 9'-0" Knock Out Panel
D : 9'-0" Overhead Dock Door

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FLOOR Plan
OPTION 2






PROPERTY
Photos





LOCATION & Access



INTERSTATE 40
within 2 miles



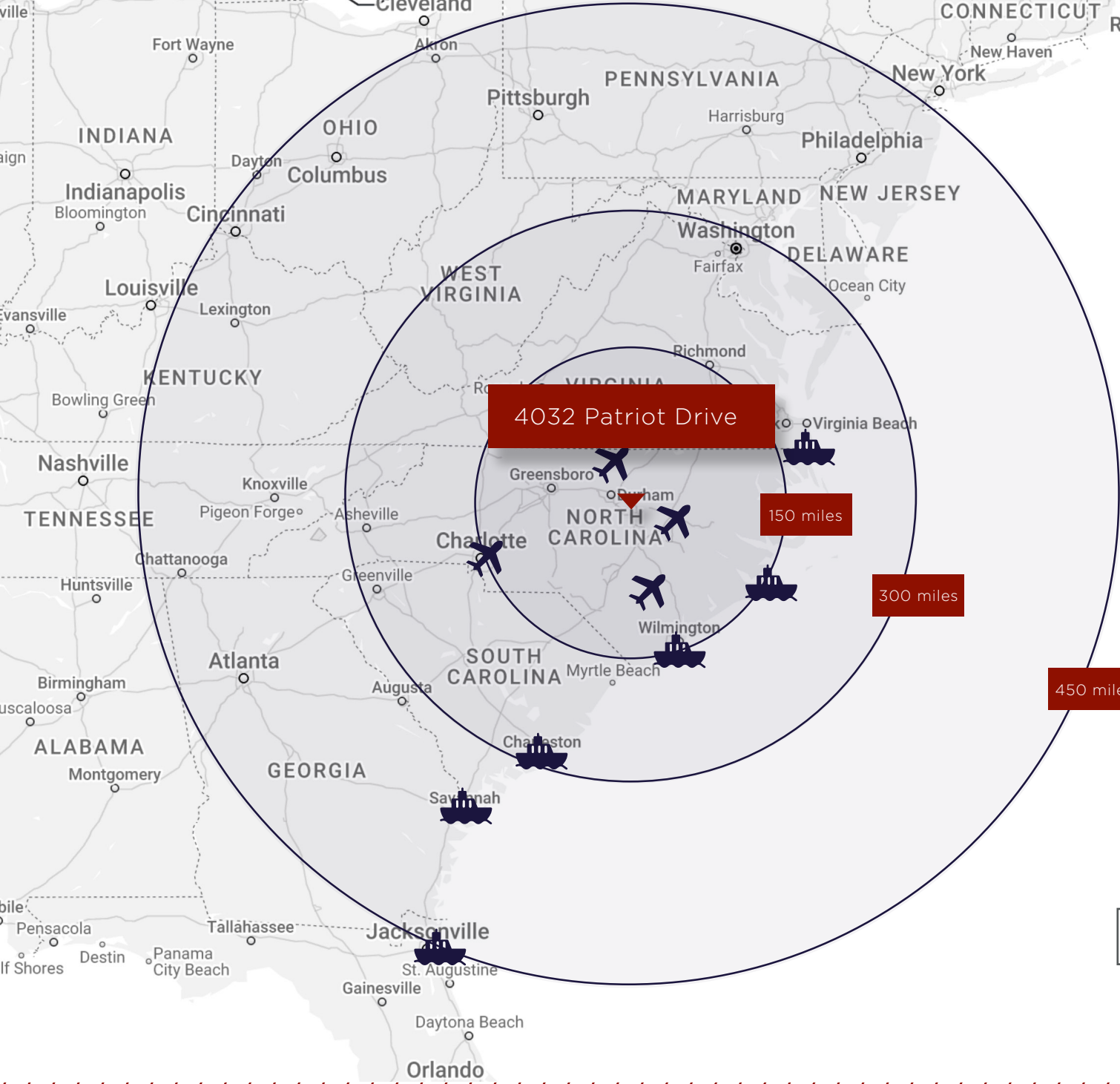
INTERSTATE 85
within 10 miles



INTERSTATE 95
within 130 miles



US HIGHWAY 70
within 4 miles



SEAPORTS

Morehead City, NC	167 mi.
Norfolk, VA	189 mi.
Wilmington, NC	146 mi.
Charleston, SC	296 mi.
Savannah, GA	340 mi.
Jacksonville, FL	471 mi.

AIRPORTS

Raleigh-Durham International	5 mi.
Fayetteville Regional	89 mi.
Piedmont Triad International	74 mi.
Charlotte Douglas International	154 mi.

**LOCATION
& Access**





FOR MORE INFORMATION, PLEASE CONTACT:

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