

SOHOLUX REALTY

DURHAM, NC

FOR LEASE

FLEX INDUSTRIAL FACILITY / IOS YARD

2122 CAMDEN AVENUE

DURHAM, NC 27704

6,847

TOTAL SF

2

ACRES

6

DOORS

NOW

AVAILABLE

6,847 BUILDING SF	4,643 WAREHOUSE SF	2,204 OFFICE SF	14'+ CLEAR HEIGHT	200A 120/480V
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FLEX INDUSTRIAL BUILDING WITH A FENCED IOS YARD

2122 Camden Avenue pairs 4,643 SF of warehouse with 2,204 SF of finished office on 2 usable acres. The yard is fenced, gated and graveled for industrial outdoor storage, with separate paved employee parking at the front of the building.

Loading is served by two loading doors and four drive-in doors. Two of the drive-ins are being upsized to 14 feet; two 12-foot doors remain at the rear. Clear height runs 14 feet and above under a low-slope corrugated metal roof, with 200-amp, 120/480V service on Square D panels and copper wiring. The building is not sprinklered.



SPECIFICATIONS

BUILDING SF	6,847
WAREHOUSE SF	±4,643
OFFICE SF	±2,204
LAND	2 AC
YARD	Fenced, Gated, Graveled
LOADING	2 Loading + 4 Drive-In
DRIVE-INS	2 @ 14', 2 @ 12'
CLEAR HEIGHT	14 FT +
POWER	200A, 120/480V
SPRINKLERED	No
AVAILABLE	NOW





Note: Propane infrastructure is being removed



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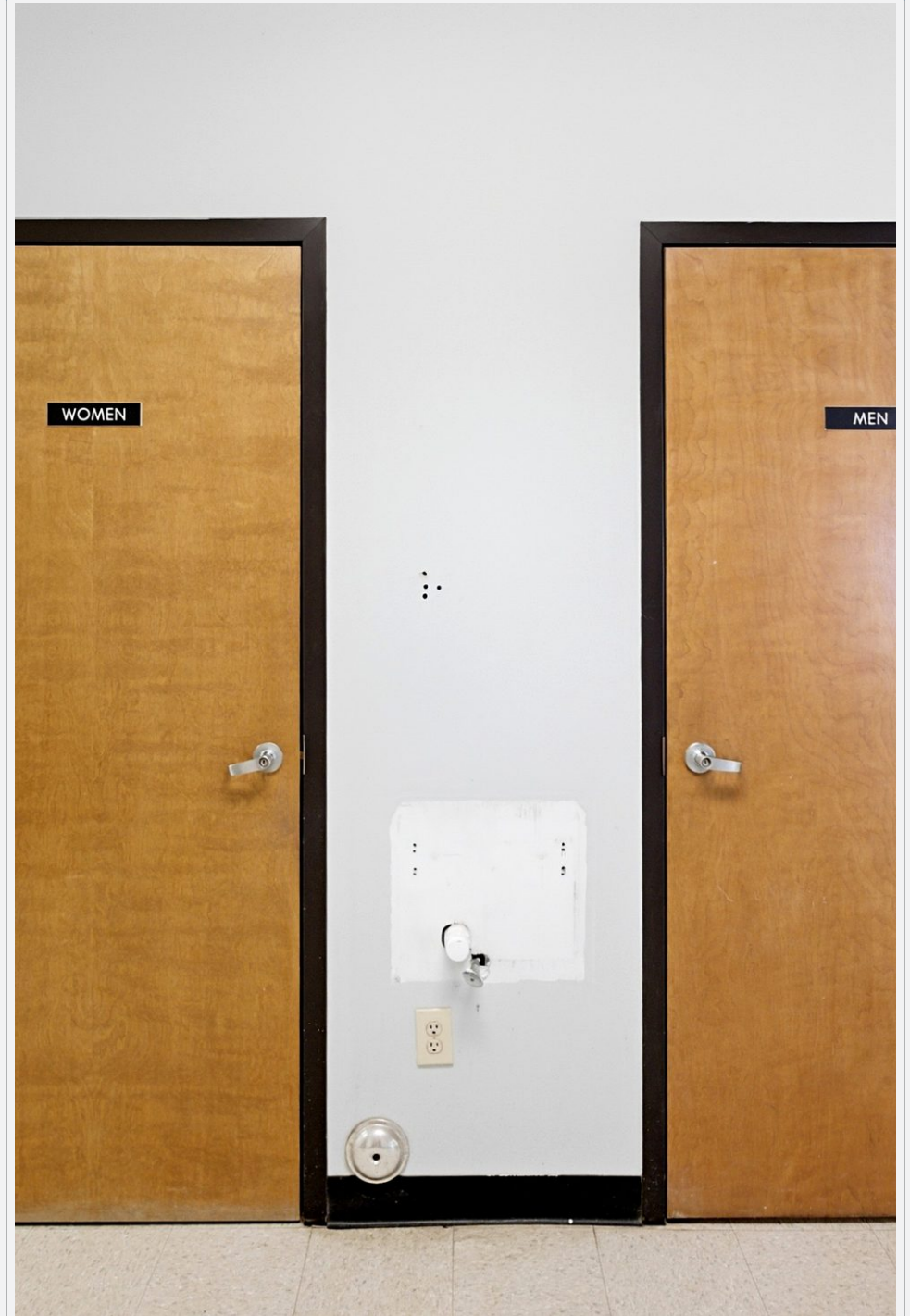




RECEPTION

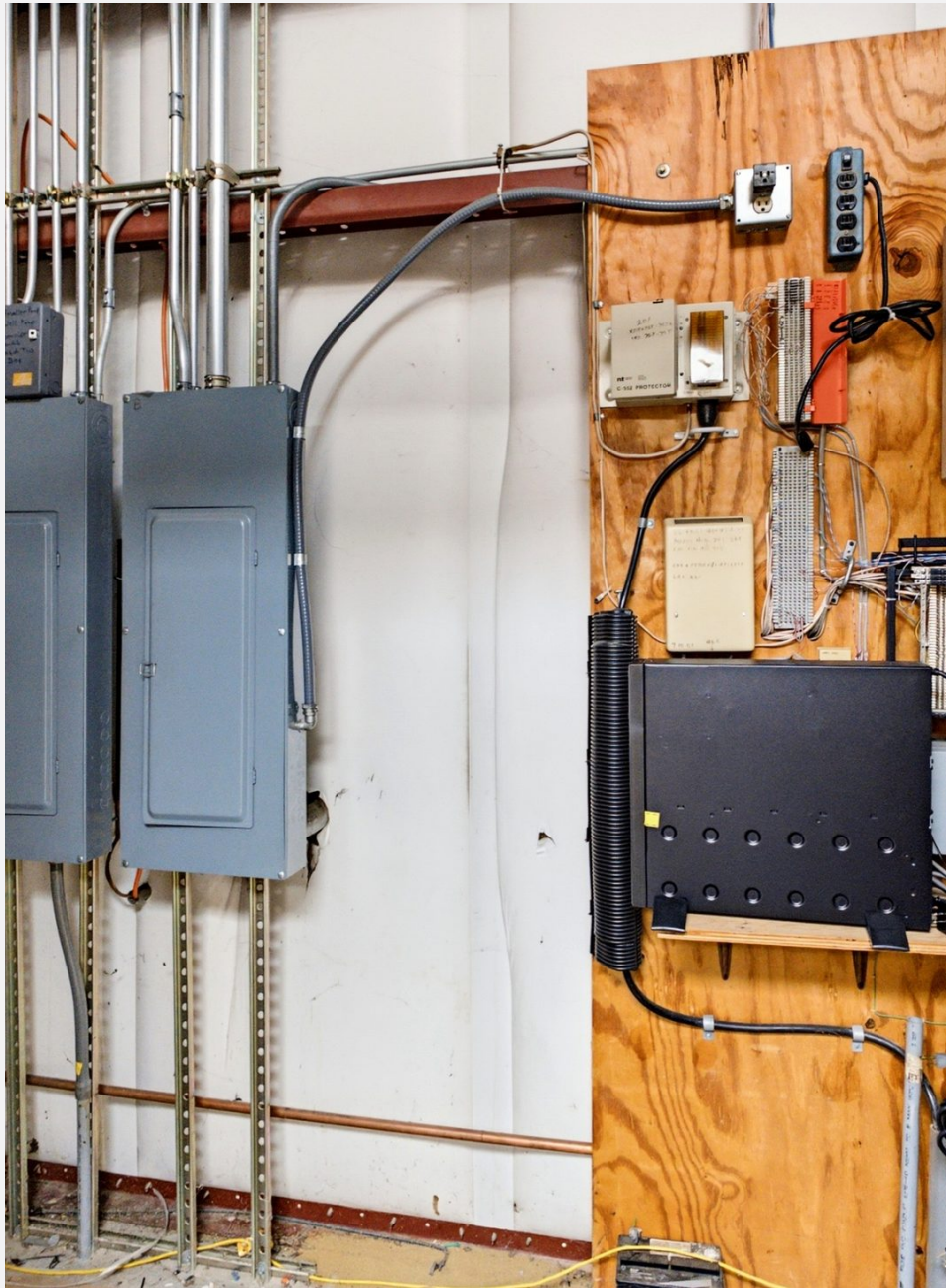


RESTROOMS





200A SERVICE, 120/480V, SQUARE D PANELS WITH COPPER WIRING



SYSTEM DETAILS

SERVICE

200 Amp, 3-Phase

VOLTAGE

120/480V

PANELS

Square D

WIRING

Copper throughout

FOR LEASING INFORMATION

DAVIS MCNULTY

PARTNER

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SOHOLUX REALTY

PROPERTY

**2122 CAMDEN AVE
DURHAM, NC 27704**

ASKING RENT

Call

BUILDING

6,847 SF

AVAILABLE

NOW

LAND

2 AC