

FOR SUBLEASE

PD 4032



**CUSHMAN &
WAKEFIELD**

4032

Patriot Dr.

DURHAM, NC 27703

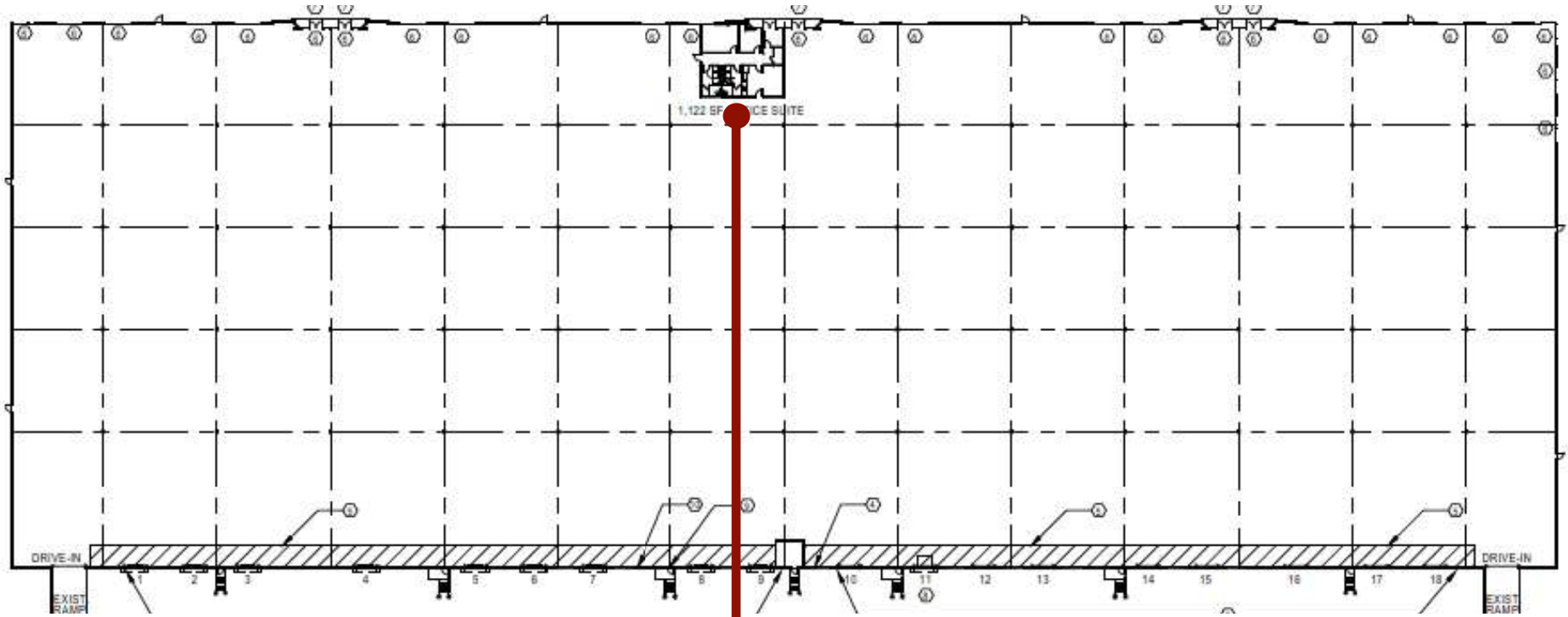
80,000 TO 163,403 SF AVAILABLE IMMEDIATELY

Property Highlights

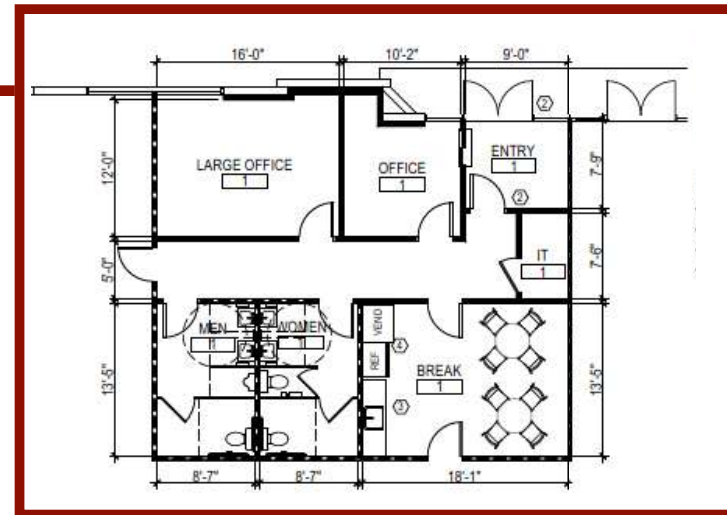
NO. OF ACRES	8.64
ZONING	Industrial
YEAR BUILT	2018
DATE AVAILABLE	Immediately
LEASE RATE & TICAM	Call for pricing
AVAILABLE SF	163,403 sf <i>*divisible to 80,000 sf</i>
CLEAR HEIGHT	30'
SLAB THICKNESS	6 inches
BUILDING DIMENSIONS	240' x 680'
LIGHTING	Flourescent
SPRINKLERS	ESFR
HVAC	In office area
COLUMN 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



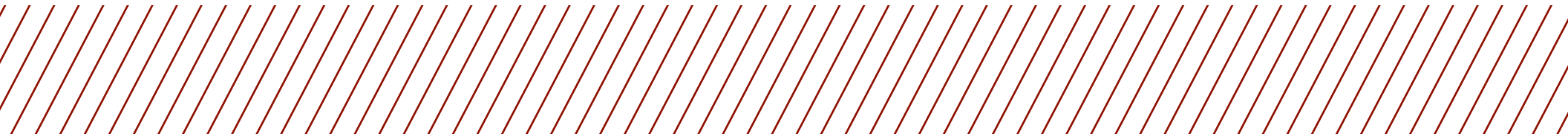
163,403 SF



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

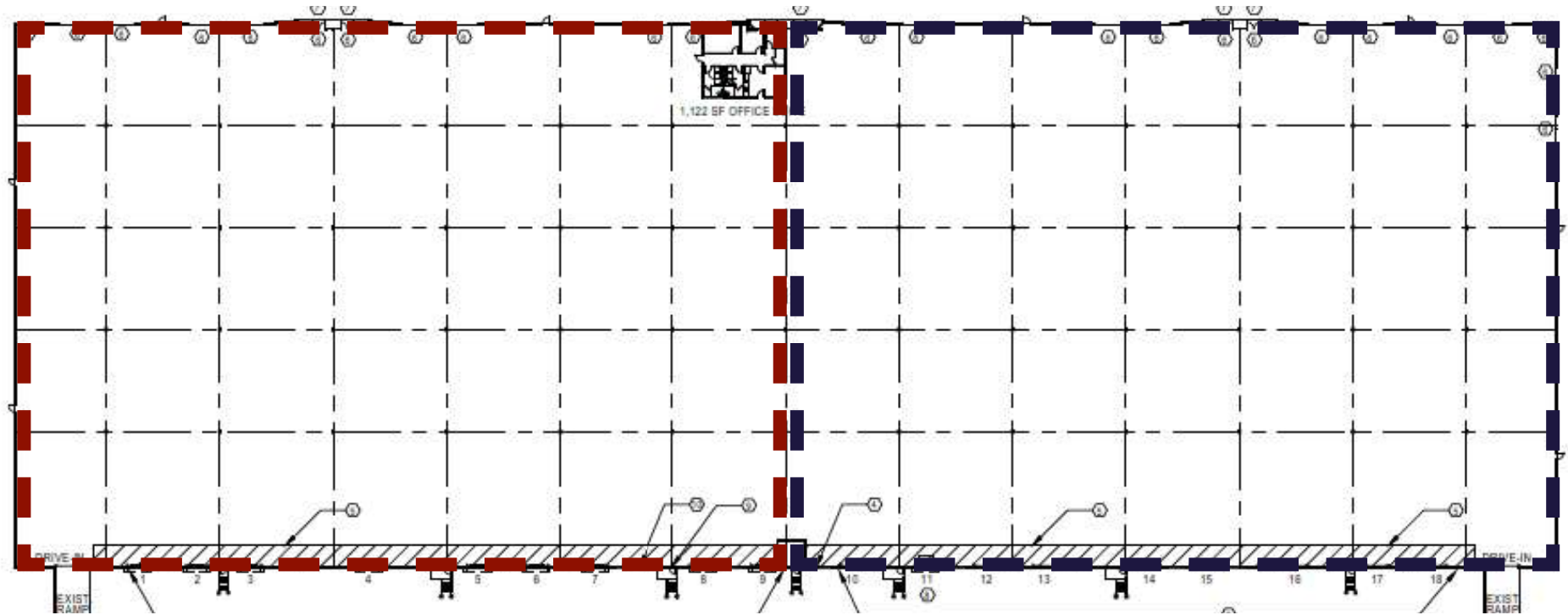


FLOOR Plan
OPTION 1

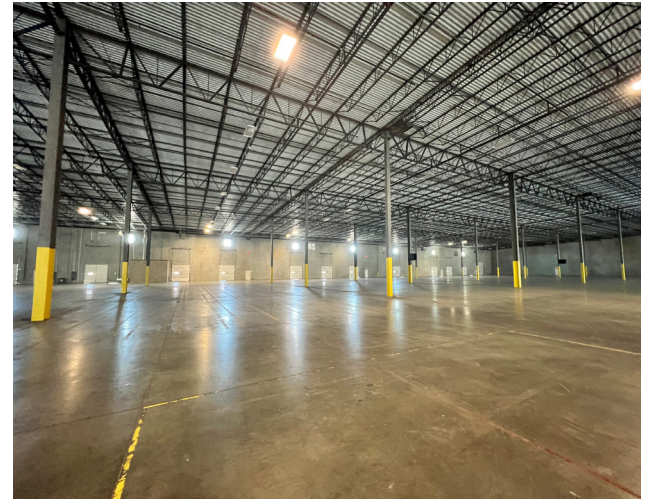
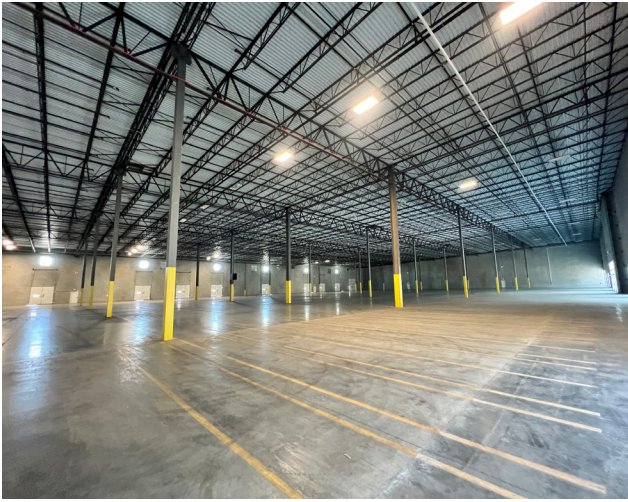


83,403 SF

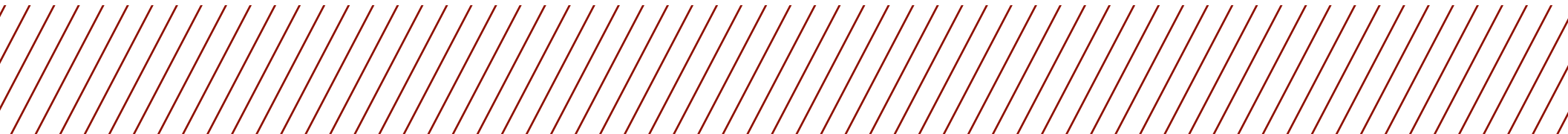
80,000 SF



FLOOR Plan
OPTION 2




PROPERTY
Photos





LOCATION & Access



INTERSTATE 40
within 2 miles



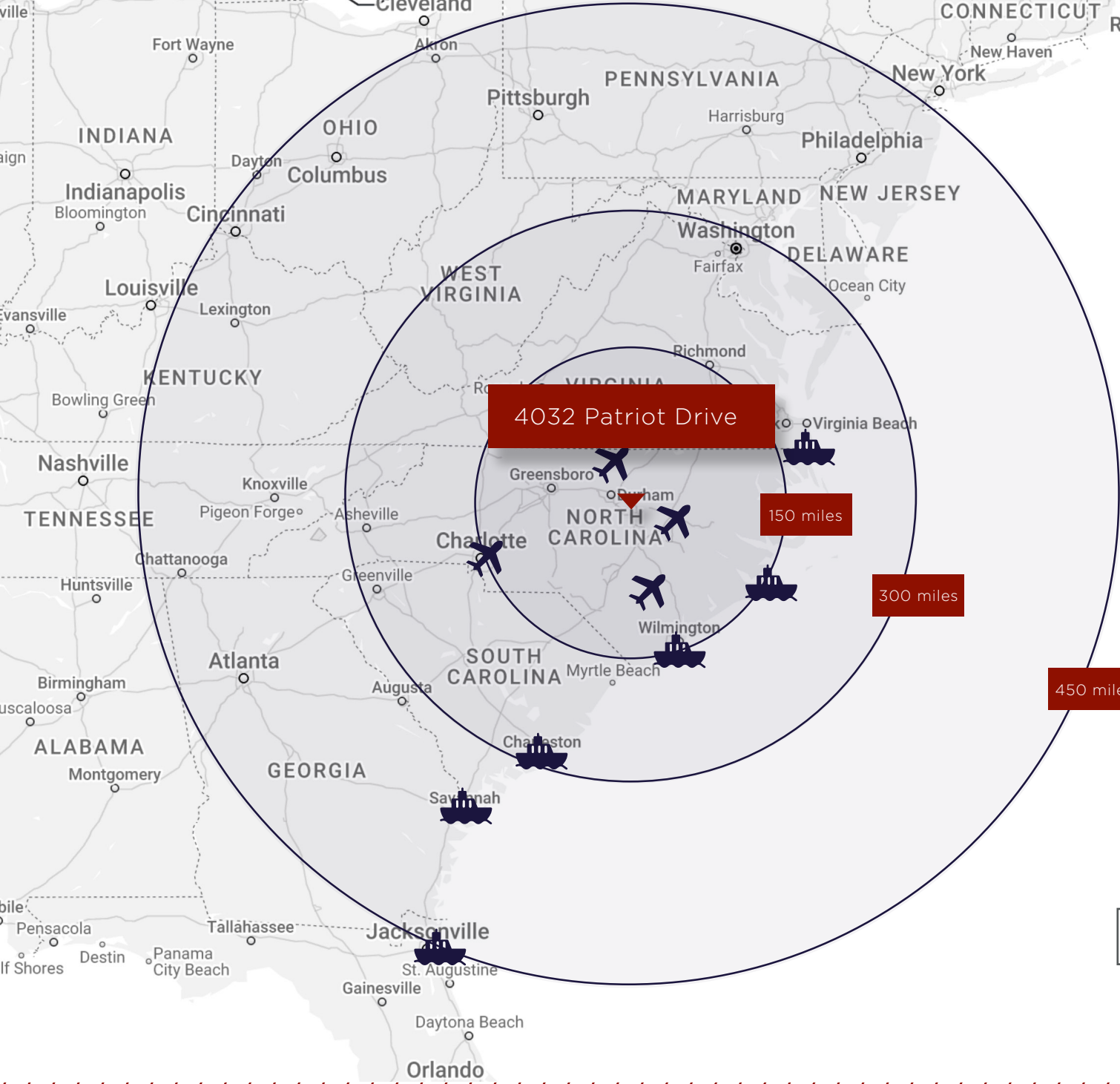
INTERSTATE 85
within 10 miles



INTERSTATE 95
within 130 miles



US HIGHWAY 70
within 4 miles



4032 Patriot Drive

150 miles

300 miles

450 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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