933

Ellis Rd

Durham, NC 27703

Class A Warehouse Sublease at 147 Exchange

FOR SUBLEASE

Multiple scenarios between 50-130k SF

Located Southeast of DT Durham off NC-147 / I-885

NEWMARK

4242 Six Forks Road, Suite 930, Raleigh, NC 27609
919-390-0281 | nmrk.com

For more information, please contact our exclusive agent:

Issac Brown
Managing Director
t 919-390-0282 | issac.brown@nmrk.com

Cole Gonet
Managing Director
t 919-390-0282 | cole.gonet@nmrk.com

147 Exchange Sublease

933 Ellis Rd, Durham, NC 27703

OVERVIEW

- Class A tilt wall construction
- Rate and Term will vary based off sublease Premises
- Lightly used, high end warehouse sublease available just southeast of DT Durham
- Available within 90-120 days of sublease execution
- Close proximity to RTP with great access to the entire Raleigh-Durham market

LOCATION

- Multiple ingress & egress points to NC-147
- 2.5 miles to NC-147, 4 miles to US-70
- 6 miles to I-40 and 8 miles to I-540
- 15 minutes to RDU-International Airport
- Frontage along NC-147
- Nearby tenants include Amazon, UPS, FedEx and North State Express

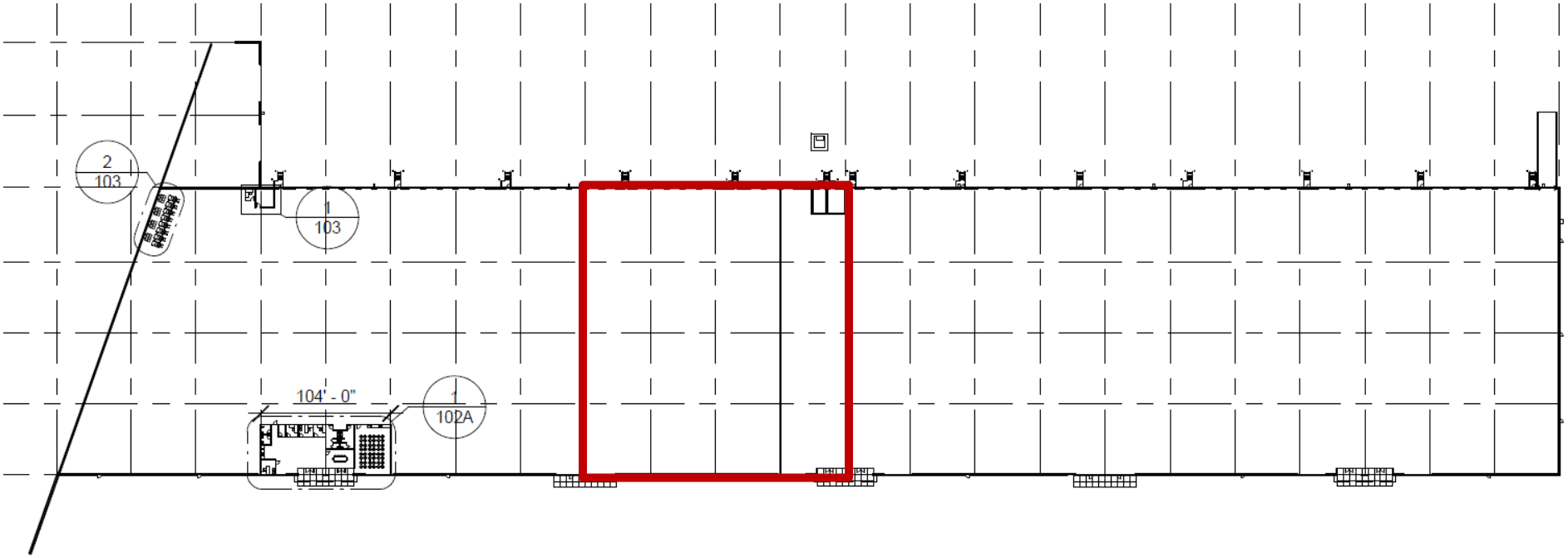
SPACE FEATURES

- 3,000 SF finished office
- Furniture available and negotiable
- 32’ clear height
- ESFR sprinkler system
- LED lighting throughout
- 52’ x 56' 8" typical column spacing
- ±11,960 SF typical bay size
- 136’ truck court depth
- Truck court access available off Ellis Rd
- Main office entrance located along Glover Rd
- Ample parking available in front of the Premises
- Zoned LI – City of Durham
- Outside storage not permitted

FLOOR PLAN AND PREMISES

OPTION 1: 47,632 SF (flexible term)

- 4-5 bays can be made available
- 6 to 9 dock doors

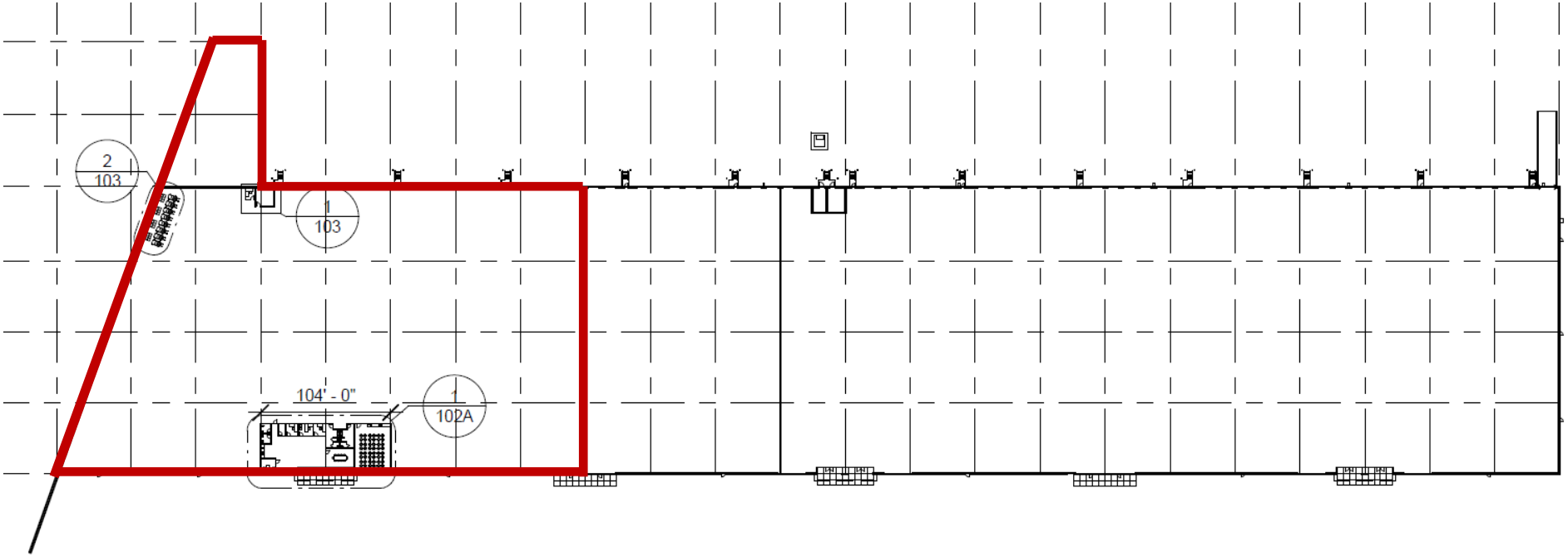


1 OVERALL PLAN
1" = 100'-0"

FLOOR PLAN AND PREMISES

OPTION 2: +/- 80,000 SF (flexible term)

- 3,000 SF of furnished office with multiple restrooms
- Large warehouse break room
- Just over 7 bays
- 15-18 dock doors available
- 2 large OH doors into covered loading area with 1 covered drive-in ramp

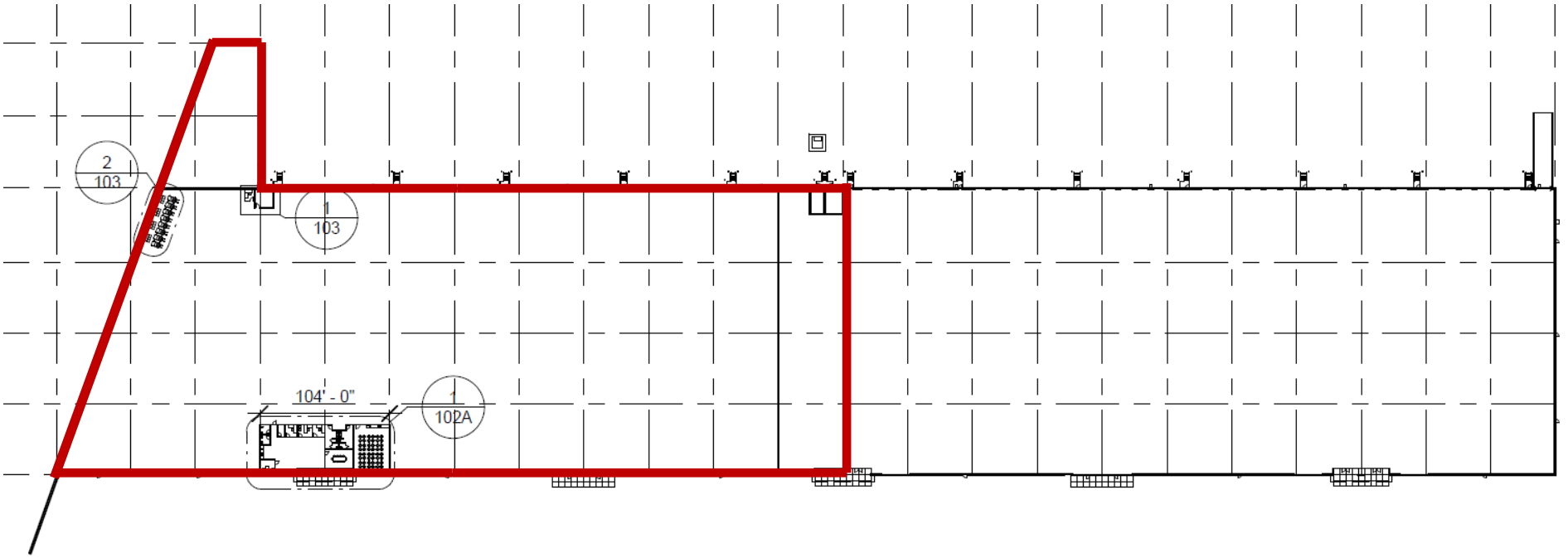


1 OVERALL PLAN
1" = 100'-0"

FLOOR PLAN AND PREMISES

OPTION 3: 130,000 SF (term through 8/31/2030)

- 3,000 SF of furnished office with multiple restrooms
- Up to 30 dock doors
- 2 large OH doors into covered loading area with 1 covered drive-in ramp

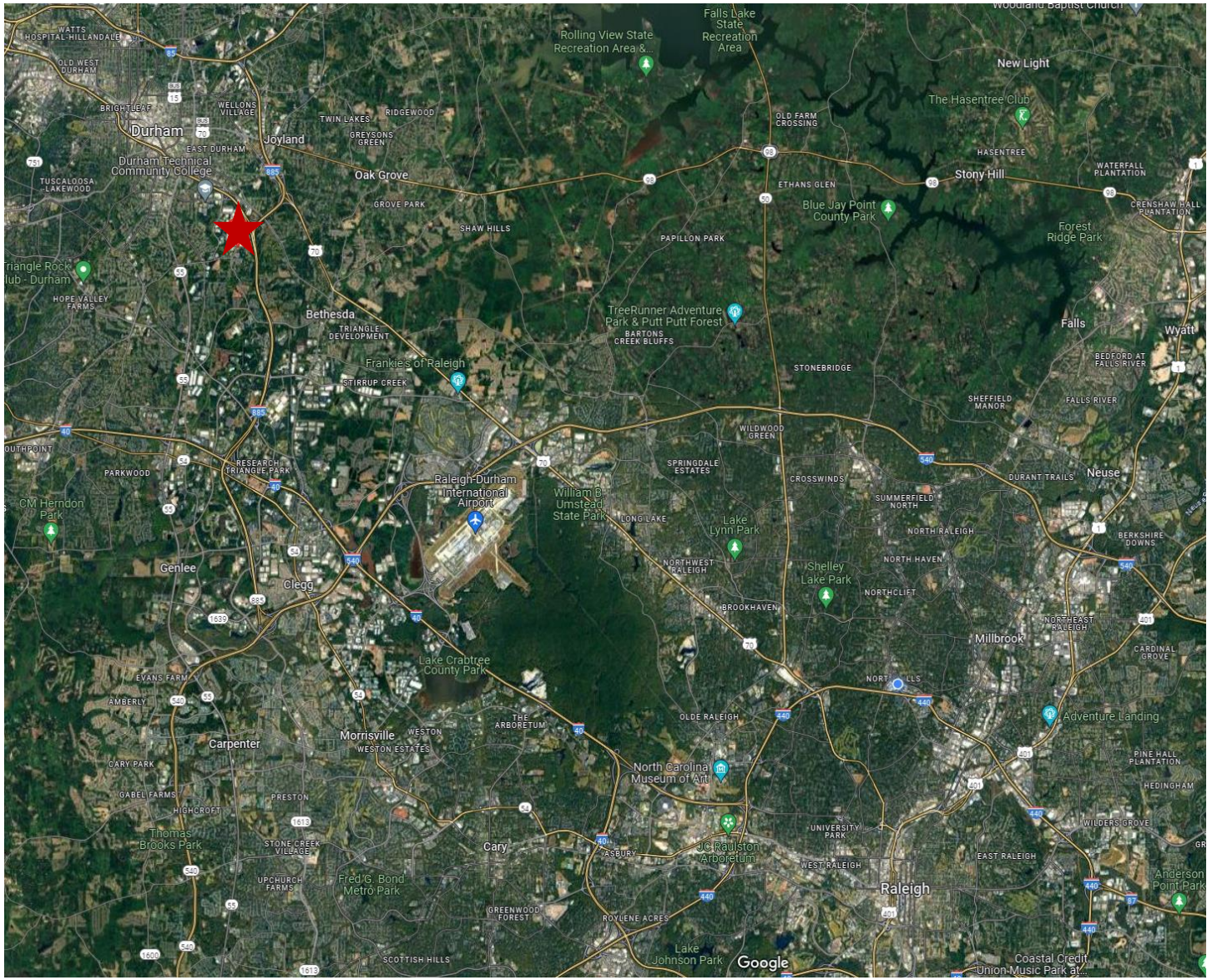


1 OVERALL PLAN
1" = 100'-0"

AERIAL IMAGE

AERIAL IMAGE

AERIAL MAP


Durham
Joyland
Oak Grove
Bethesda
Falls Lake State Recreation Area
Rolling View State Recreation Area &...
New Light
The Hasentree Club
Stony Hill
Blue Jay Point County Park
Forest Ridge Park
Falls
Wyatt
Neuse
TreeRunner Adventure Park & Putt Putt Forest
Frankie's of Raleigh
Raleigh-Durham International Airport
William B. Umstead State Park
Lake Lynn Park
Shelley Lake Park
Millbrook
Adventure Landing
Lake Crabtree County Park
Morrisville
Carpenter
Cary
North Carolina Museum of Art
JC Raulston Arboretum
Raleigh
Fred G. Bond Metro Park
Thomas Brooks Park
Lake Johnson Park
Google

NEWMARK

BROKER CONTACTS

4242 Six Forks Rd
Suite 930
Raleigh, NC 27609

ISSAC BROWN
Managing Director
t 919-869-5894
issac.brown@nmrk.com

COLE GONET
Managing Director
t 919-390-0322
cole.gonet@nmrk.com

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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