

INDUSTRIAL PROPERTY FOR SALE

806 E RAMSEUR STREET

806 E Ramseur Street | Durham, NC 27701

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BRANT RUBEN

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GRAHAM STOREY

CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

This 12,500 SF industrial building is a rare owner-user opportunity in downtown Durham, where comparable space at this price point is hard to find. Situated on the first parcel immediately off the Durham Freeway exit, it offers a single user fast highway access and strong visibility just minutes from the city center. The property is fully fenced with a lay down yard, making it well suited for outdoor storage in addition to warehouse and distribution use. Zoned I-2, it accommodates a wide range of industrial users looking for functional space in one of the Triangle's most central locations.

PROPERTY HIGHLIGHTS

- 3 Dock High Doors
- 1 Grade Level Drive in Door
- Fully fenced in lay down yard
- First parcel immediately off the Durham Fwy

OFFERING SUMMARY

Sale Price:	\$2,200,000 (\$176 psf)
Number of Units:	1
Lot Size:	0.77 Acres
Building Size:	12,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,426	36,742	80,410
Total Population	18,185	96,892	199,395
Average HH Income	\$78,819	\$81,709	\$93,701

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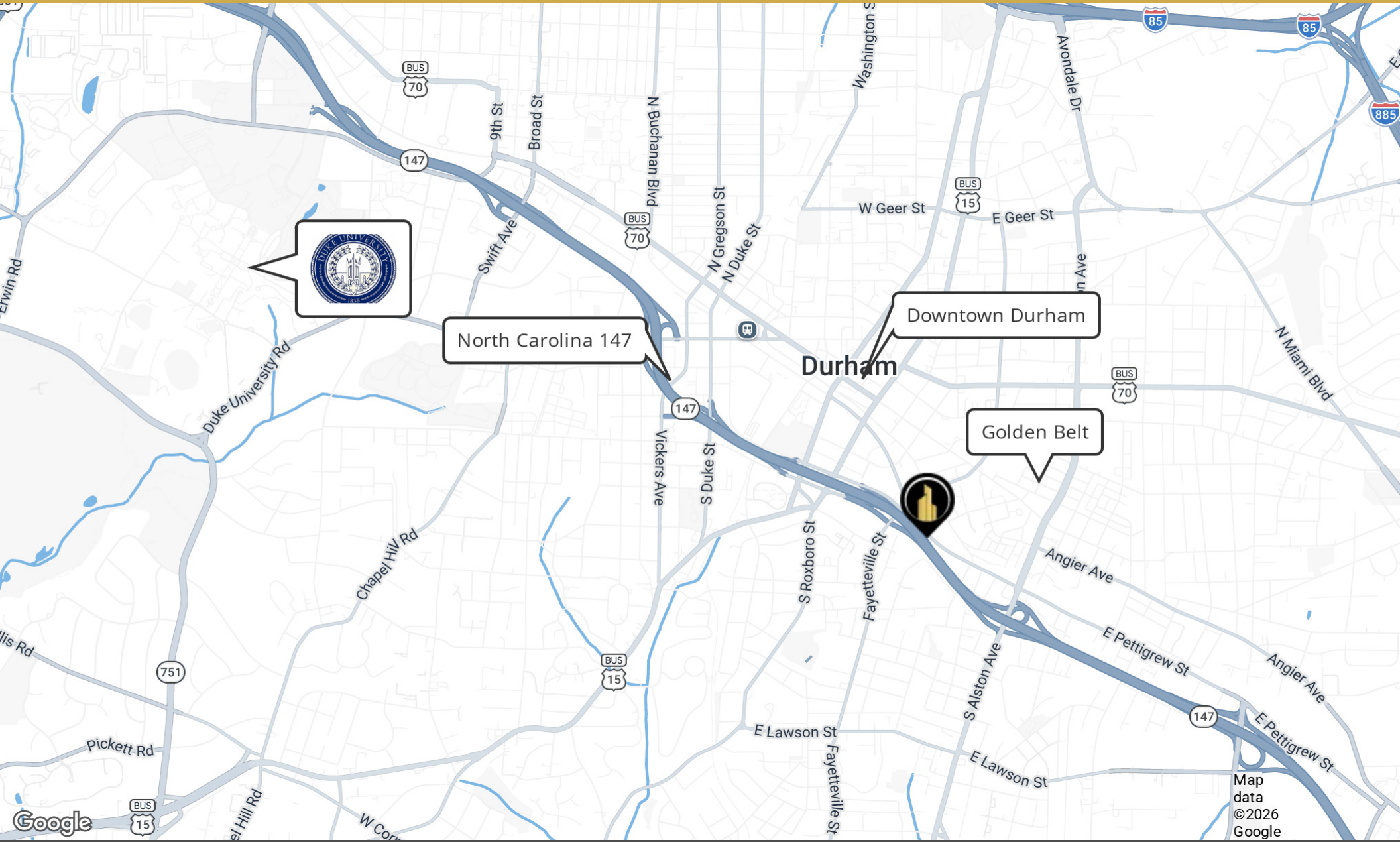
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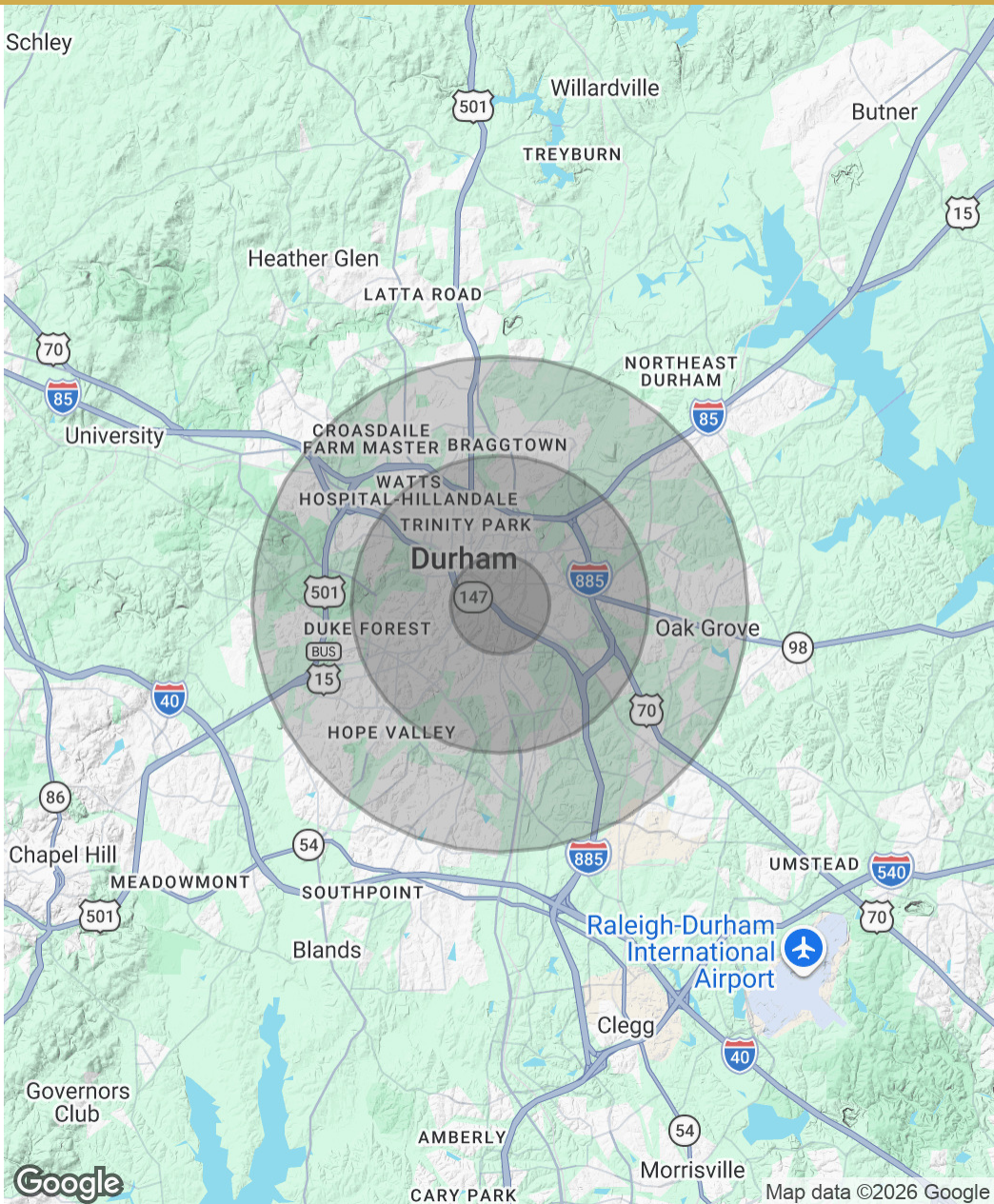
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,185	96,892	199,395
Average Age	36	35	37
Average Age (Male)	35	35	36
Average Age (Female)	36	36	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,426	36,742	80,410
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$78,819	\$81,709	\$93,701
Average House Value	\$439,315	\$414,650	\$397,137

2020 American Community Survey (ACS)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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