

3508

TRICENTER



Available Now

272,937 SF

3508 TRICENTER BLVD DURHAM, NC 27713

PROPERTY OVERVIEW

HIGHLY-CONNECTED
INDUSTRIAL WAREHOUSE
ADJACENT TO RTP



SEAMLESS ACCESS TO
I-40, I-85, AND I-540



272,937 SF
TOTAL SF AVAILABLE



5,435 SF
TOTAL OFFICE SPACE

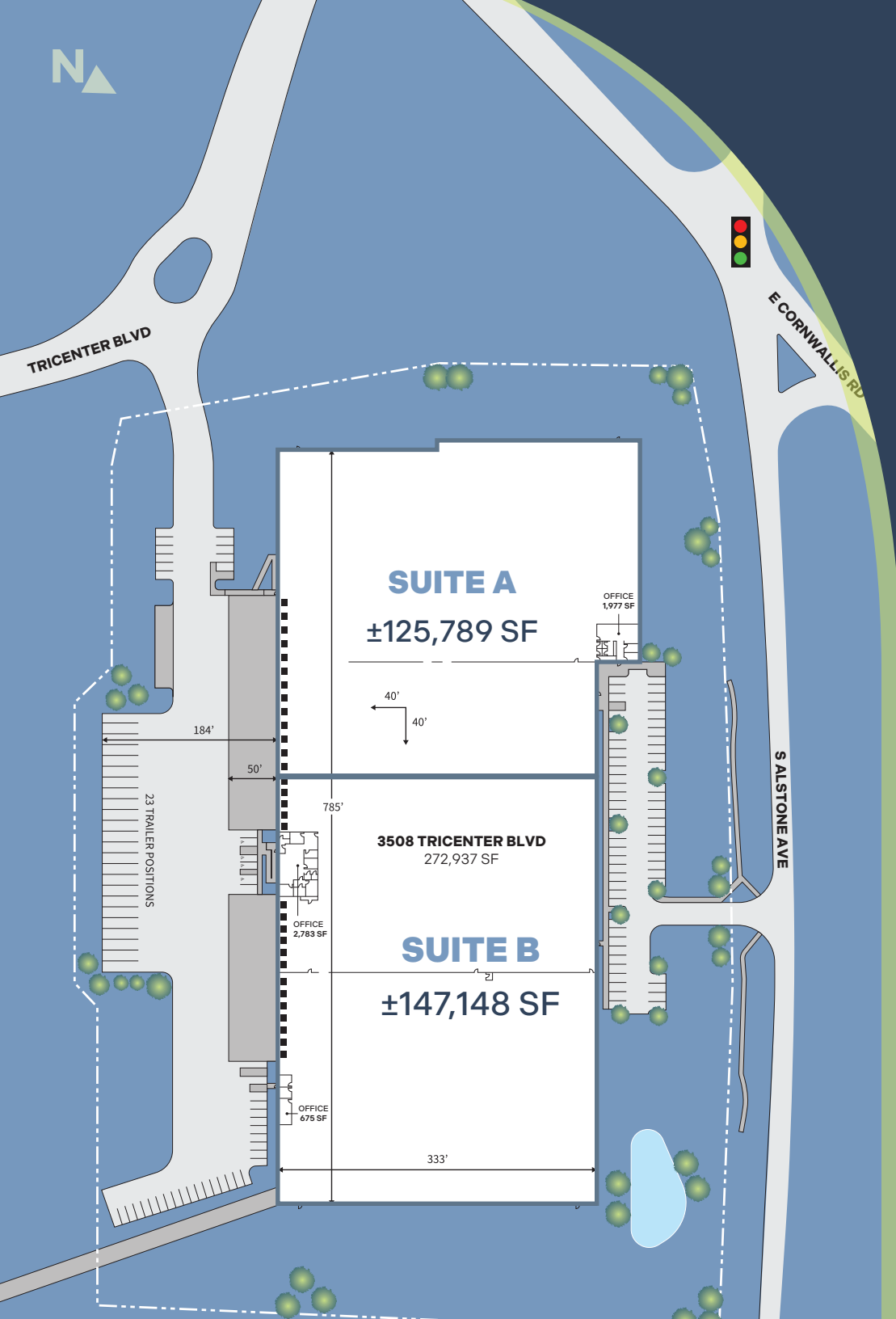


31 DOCK
POSITIONS



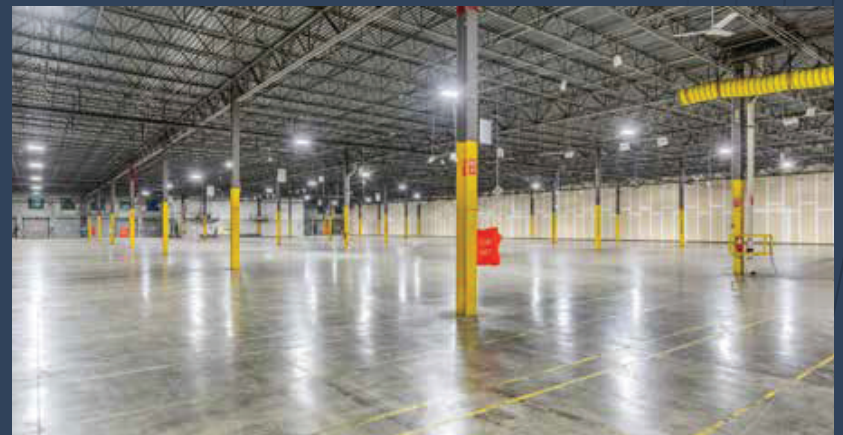
23 TRAILER
STALLS





BUILDING SPECIFICATIONS

ZONING	IL (Light Industrial)
SITE AREA	14.68 acres
YEAR BUILT / RENOVATED	1989 / 2017
RENTABLE BUILDING AREA	+/- 125,789 SF - +/- 147,148 SF
- WAREHOUSE	267,502 SF (98.0%)
- OFFICE	5,435 SF (2.0%)
TOTAL	272,937 SF
CLEAR HEIGHT	21'
COLUMN SPACING	40' x 40'
LOADING DOCKS	31, 9' x 10' dock-high doors 1, 9' x 10' knockout panel
DOCK EQUIPMENT	26 Rite-Hite dock levelers
TRUCK COURT	184'-deep w/ 50' concrete apron
FIRE PROTECTION	ESFR
LIGHTING	Motion-sensored LED
ELECTRICAL	600v 3p 4w
UTILITIES	Water & Sewer: City of Durham Electrical: Duke Energy Natural Gas: PSNC
AUTO PARKING	124 spaces
TRAILER PARKING	23 spaces



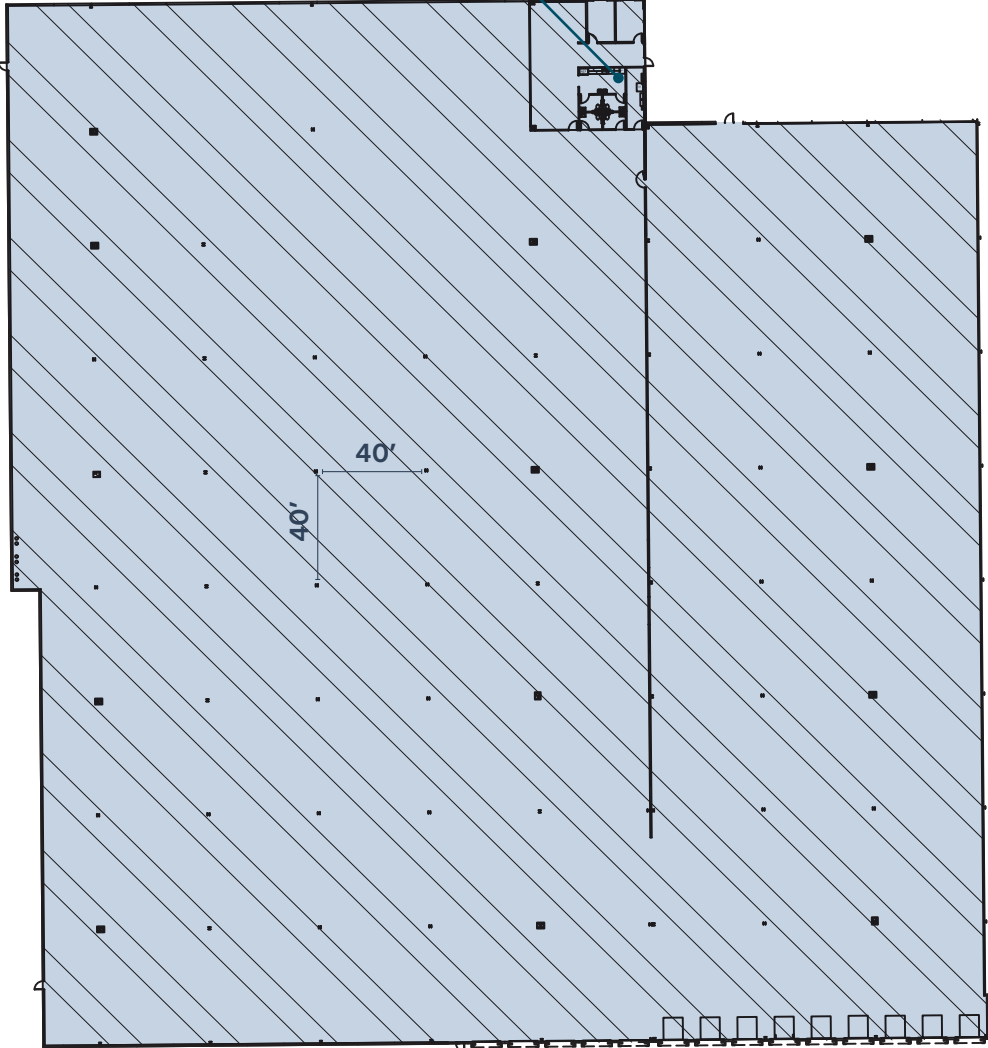
FLOOR PLAN

SUITE A

±125,789 SF

±1,977 SF OFFICE

Office
1,977 RSF



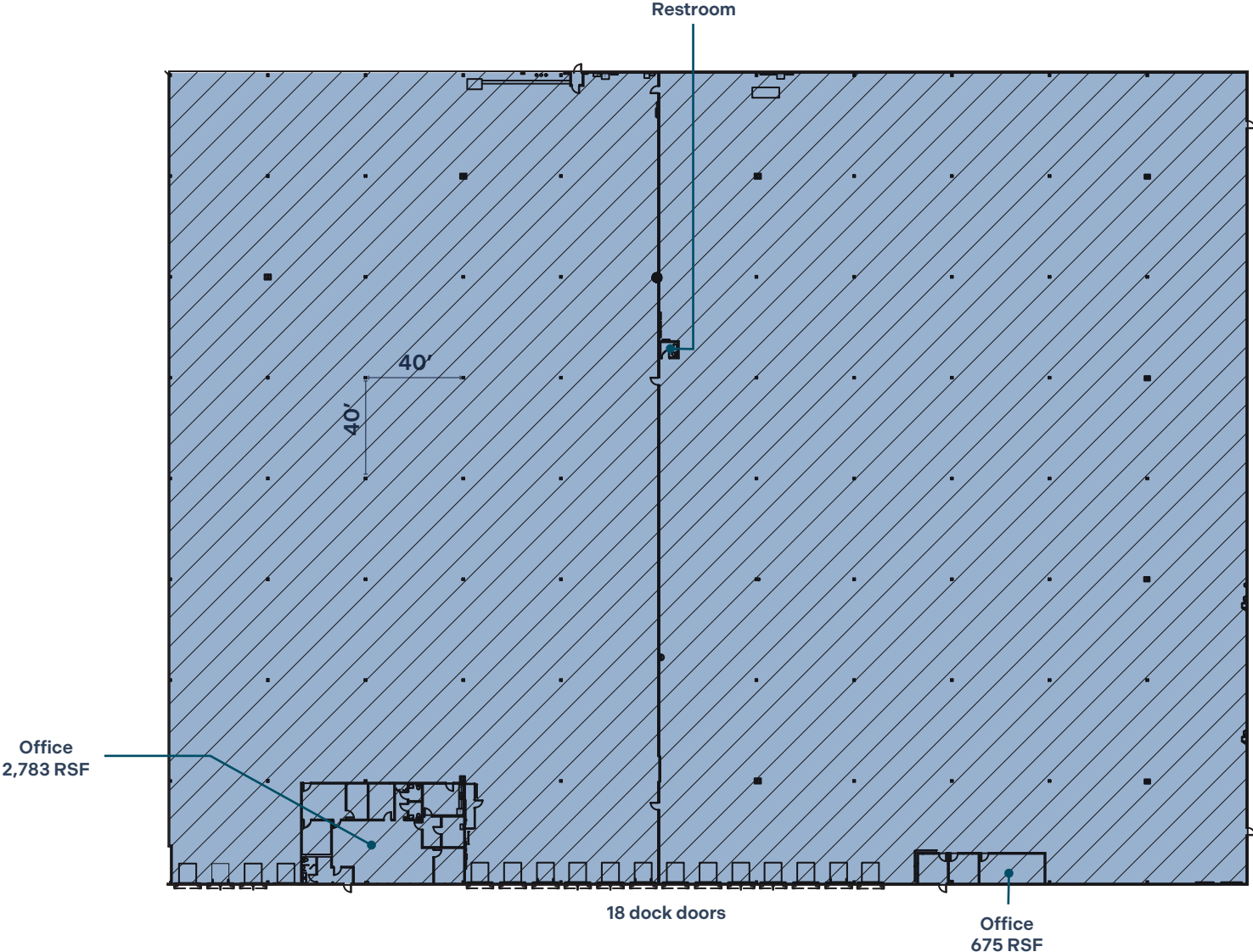
13 dock doors

FLOOR PLAN

SUITE B

±147,148 SF

±3,458 SF OFFICE



LOCATION MAP

EXCEPTIONAL CONNECTIVITY
WITH QUICK ACCESS TO
HWY 55, I-885, I-40, US 70,
AND HWY 54

1.0 MILE | 2 MINS
Research Triangle Park

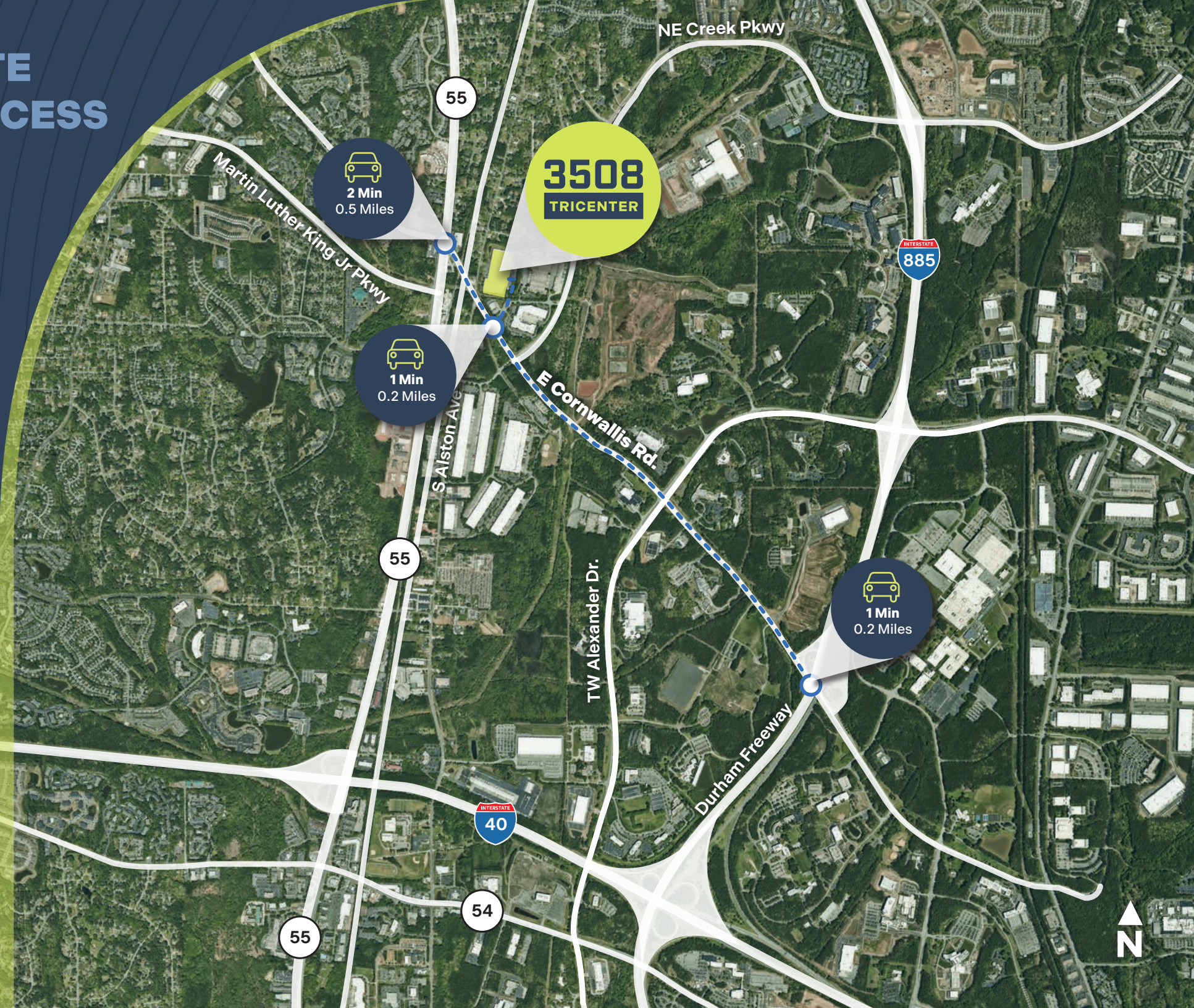
4.9 MILES | 9 MINS
Downtown Durham

8.3 MILES | 12 MINS
Raleigh-Durham
International Airport


20 MILES | 26 MINS
Downtown Raleigh





SITE ACCESS



3508
TRICENTER


2 Min
0.5 Miles


1 Min
0.2 Miles


1 Min
0.2 Miles

NE Creek Pkwy

55

INTERSTATE
885

Martin Luther King Jr Pkwy

E Cornwallis Rd.

S Alston Ave

55

TW Alexander Dr.

1 Min
0.2 Miles

INTERSTATE
40

Durham Freeway

54

55





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