



2525 Whilden Drive | Durham, NC

155,472 SF Warehouse space available **for lease**

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Property Overview

Address	2525 Whilden Drive, Durham, NC 27713
Occupancy Date	October 2025
Rate	Call broker for pricing
TICAM	\$1.69 PSF - \$.70 CAM, \$.28 Ins, \$.74 Tax
Zoning	IL, Light Industrial
Building Size	155,472 SF
Office space	4,100 SF
Typical Bay Spacing	40' 40'
Exterior Wall Material	Tilt-up concrete
Roofing Material	EPDM
Parking Ratio	43 Employees
Truck Court Depth	110' concrete
Ceiling Height	22'-24' clear
Heating	roof mounted, gas fired
Lighting	T5 flourescent high-bay 4 lamp with motion sensors
Sprinkler System	50% ESRF/50% wet
Loading Docks	17, 10' x 10'
Drive-in	1 (12' x 14')
Air Conditioning	TBD
Electrical Capacity	480 volt, 3 phase, 2,000 amps
Water / Sewer Provider	City of Durham
Power Provider	Duke Energy



Floor Plan



Warehouse
with office



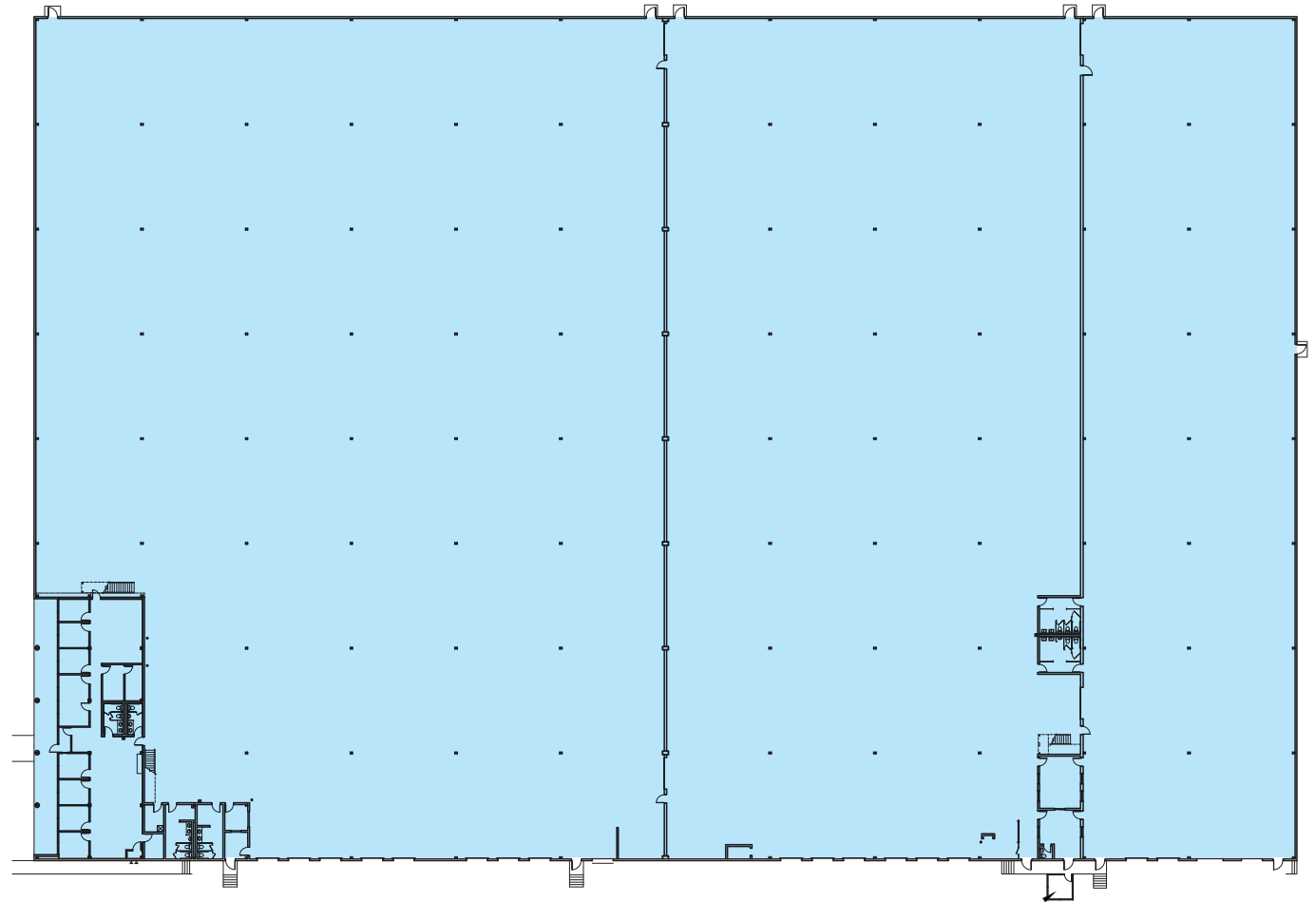
Signage
opportunities



Full building
opportunity



Easy access to
Hwy 55, I-40
and I-885



Property Location



Airports

Raleigh-Durham International
10 miles | 18 minutes

Piedmont Triad International
75.8 miles | 1 hour 34 minutes

Charlotte Douglas International
150 miles | 2 hours 20 minutes



Ports

Norfolk, VA
189 miles | 3 hours 44 minutes

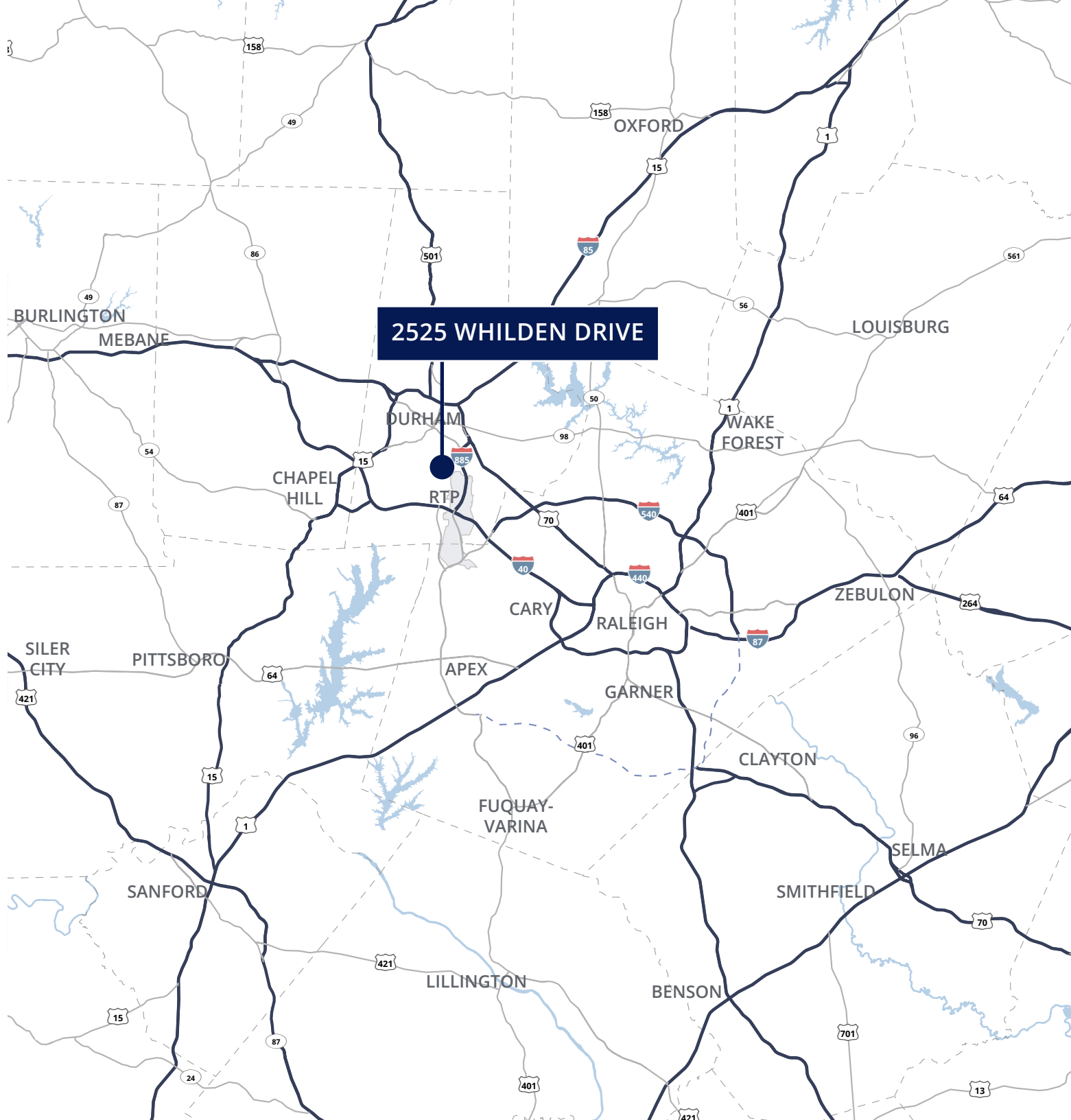
Morehead City, NC
171 miles | 3 hours 9 minutes

Wilmington, NC
150 miles | 2 hours 20 minutes

Charleston, SC
301 miles | 4 hours 43 minutes

Savannah, GA
344 miles | 5 hours 5 minutes

Jacksonville, FL
476 miles | 6 hours 53 minutes





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