

DURHAM CROSSINGS

303 US 70 SERVICE ROAD
DURHAM, NC 27703



± 102,953 SF DELIVERING IN Q2 2027

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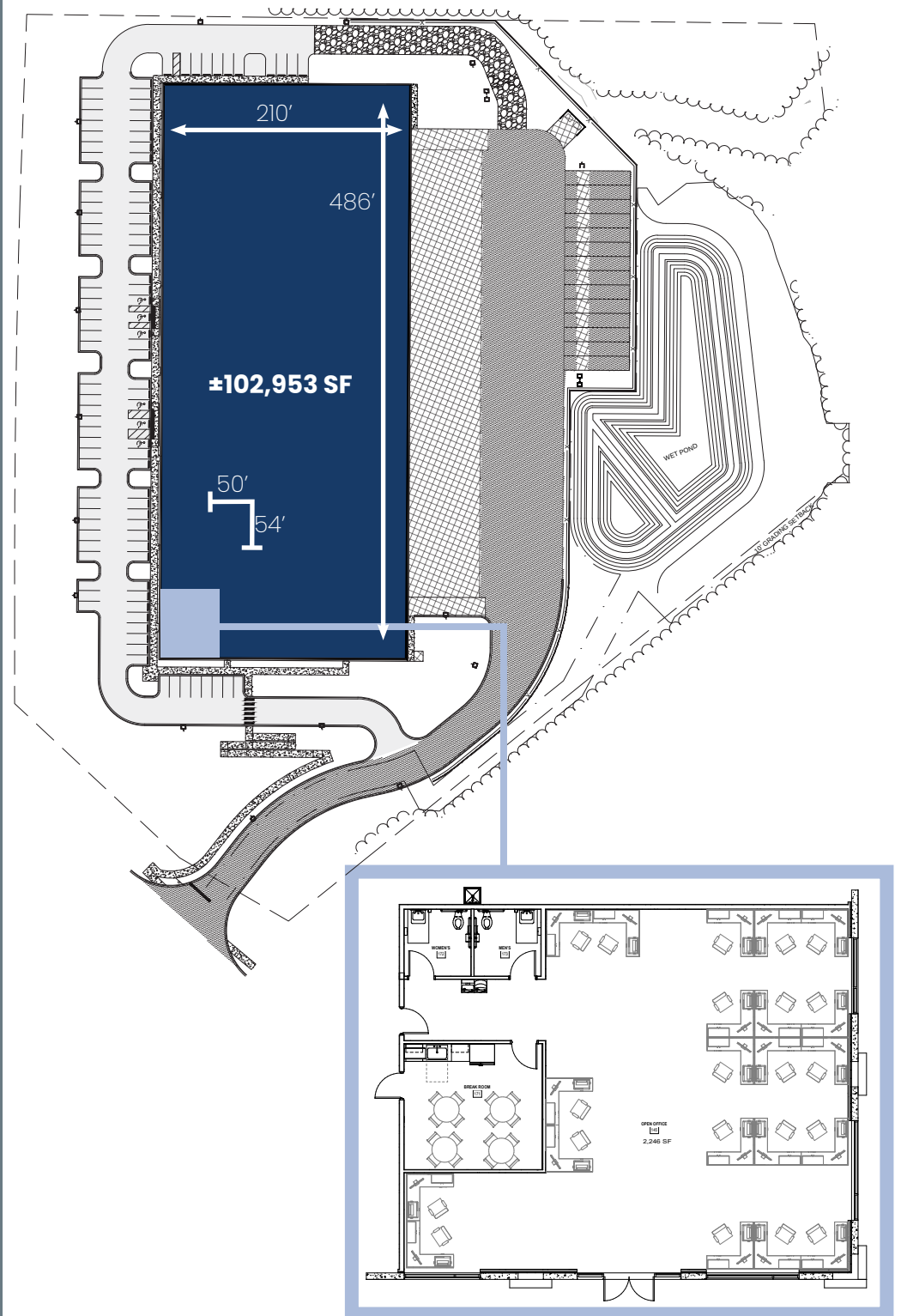
RIDGE
REAL ESTATE PARTNERS



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AVAILABLE DATE	Q2 2027
BUILDING SIZE	± 102,953 SF
SPACE AVAILABLE	± 33,979 SF - ± 102,953 SF
CLEAR HEIGHT	32'
OFFICE SF	± 2,246 SF
DOCK DOORS	26 doors
DRIVE-IN DOORS	2
AUTO PARKING	104 auto parks
TRAILER PARKING	14 trailer stalls
OVERALL DIMENSIONS	486 x 210'
FLOOR SLAB	7" unreinforced, 4,000psi
COLUMN SPACING	54' x 50' with a 60' Speed Bay
TYPICAL BAY SIZE	± 11,400 SF
BASE BUILDING POWER	3,000 amp capacity with ability to expand service
SIGNAGE	Prime signage opportunities with visibility onto I-885





Duke University

Downtown Durham

NC Central University

"Brickworks"
1,880 Residential Units

DURHAM CROSSINGS



Prime Visibility on 885

- 885 North
- 885 South to 147
- 885 South to Raleigh
- 70 North Ingress

NORTH STATE LOGISTICS

CEVA
LOGISTICS

LIFE SCIENCE
LOGISTICS

Costco
WHOLESALE

Cs candlescience

amazon

FIDELITONE

THE WOOBLES

Centrally located in the Triangle

Positioned at the highly visible interchange of I-885 and US-70.

3.5 MILES | 9 MINS

Downtown Durham

5 MILES | 8 MINS

Research Triangle Park

11 MILES | 15 MINS

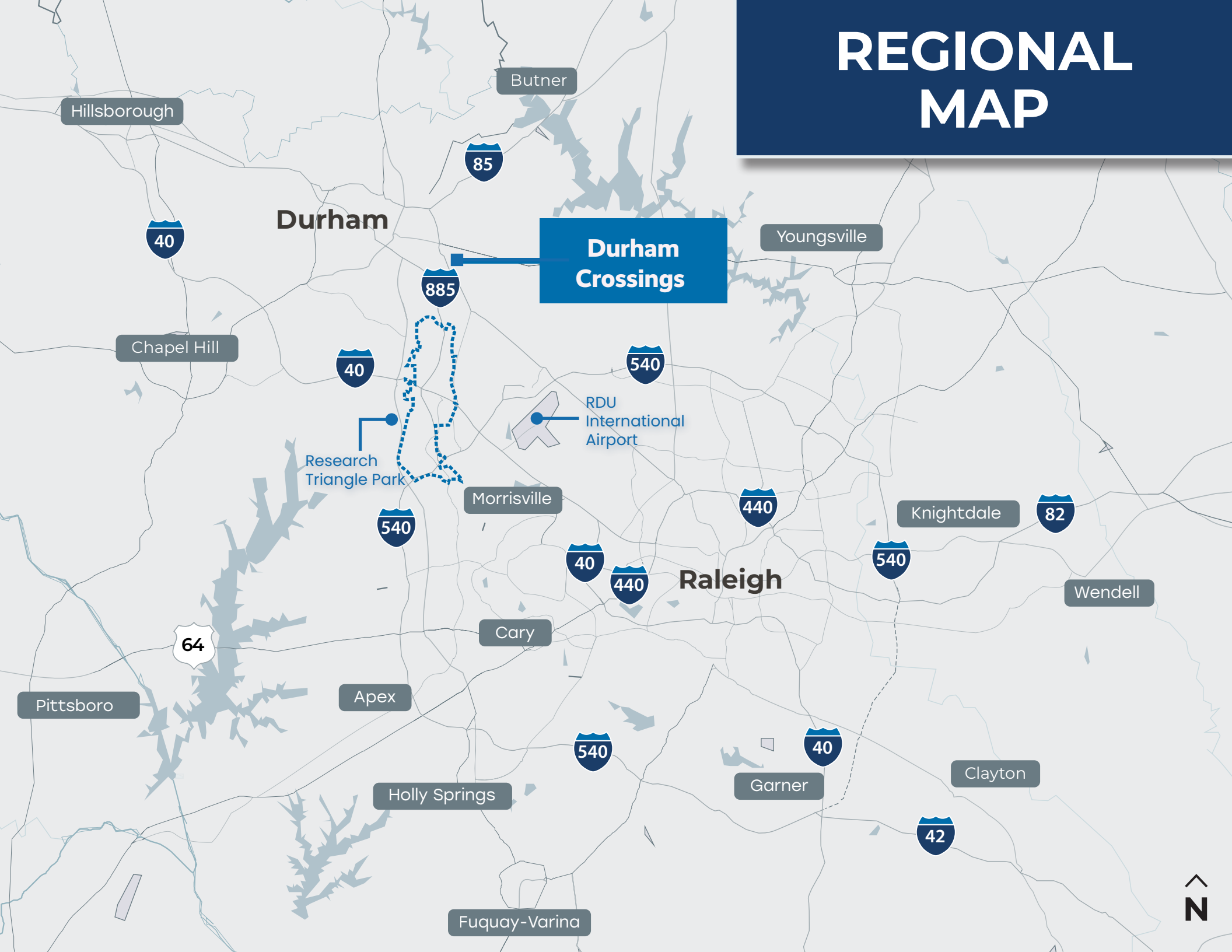
Raleigh-Durham International Airport

24 MILES | 30 MINS

Downtown Raleigh



REGIONAL MAP



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