



RESEARCH TRIANGLE
TECHNOLOGY PARK

PHASE ONE CONSTRUCTION IS UNDERWAY AT THE 160+ ACRE SITE

Phase One features over **1,350,000 sf**
of prime industrial space with **450,000 sf**
scheduled to deliver Q4 2027
including pad-ready site for an
additional 915,000 sf.



AVISON
YOUNG


BARRISTER
COMMERCIAL GROUP

LEADING THE WAY IN TECHNOLOGY

Strategically situated at the intersection of I-40 and Old NC 86 in Hillsborough, North Carolina, **Research Triangle Technology Park** occupies a prime position at the western edge of the Triangle market. Just 1.6 miles from I-85 and within easy reach of the Triad market, this park is ideally located to access nearly 4,000,000 consumers within a 1-hour drive.

The park boasts an impressive capacity of 2.4 million square feet with the ability to deliver up to **1.5 million sf under one roof** dedicated to industrial, manufacturing, and warehousing needs, establishing it as a key center for industrial activity. With a strong, skilled workforce in close proximity, it provides

a solid foundation for various industries seeking strategic and logistical enhancement. The park is located just 20 minutes away from the Raleigh-Durham Airport and within 200 miles of three seaports, enhancing its strategic advantages and offering an exceptional access to the regional and global markets through comprehensive air and seaport connections.

Research Triangle Technology Park stands as a premier choice in the thriving Raleigh-Durham area, offering unparalleled access and opportunities for businesses aiming to tap into the region's dynamic commercial environment.



160+
acres
multi-use
site



2.4 msf
warehouse
space total
capacity



4 m
consumers
within one-
hour drive



A GATEWAY TO INFINITE BUSINESS POSSIBILITIES

Strategically located between the dynamic Raleigh-Durham Triangle and Triad markets, the Research Triangle Technology Park presents a unique opportunity for diverse business applications. Its flexible specifications make it an ideal choice for a variety of uses, including light manufacturing, cutting-edge research laboratories, efficient warehousing solutions, comprehensive logistics operations, specialized cold storage facilities, and state-of-the-art data center operations. This versatility, enhanced by its prime location, positions the site as a valuable asset for businesses aiming to capitalize on the region's robust commercial environment and technological advancements.

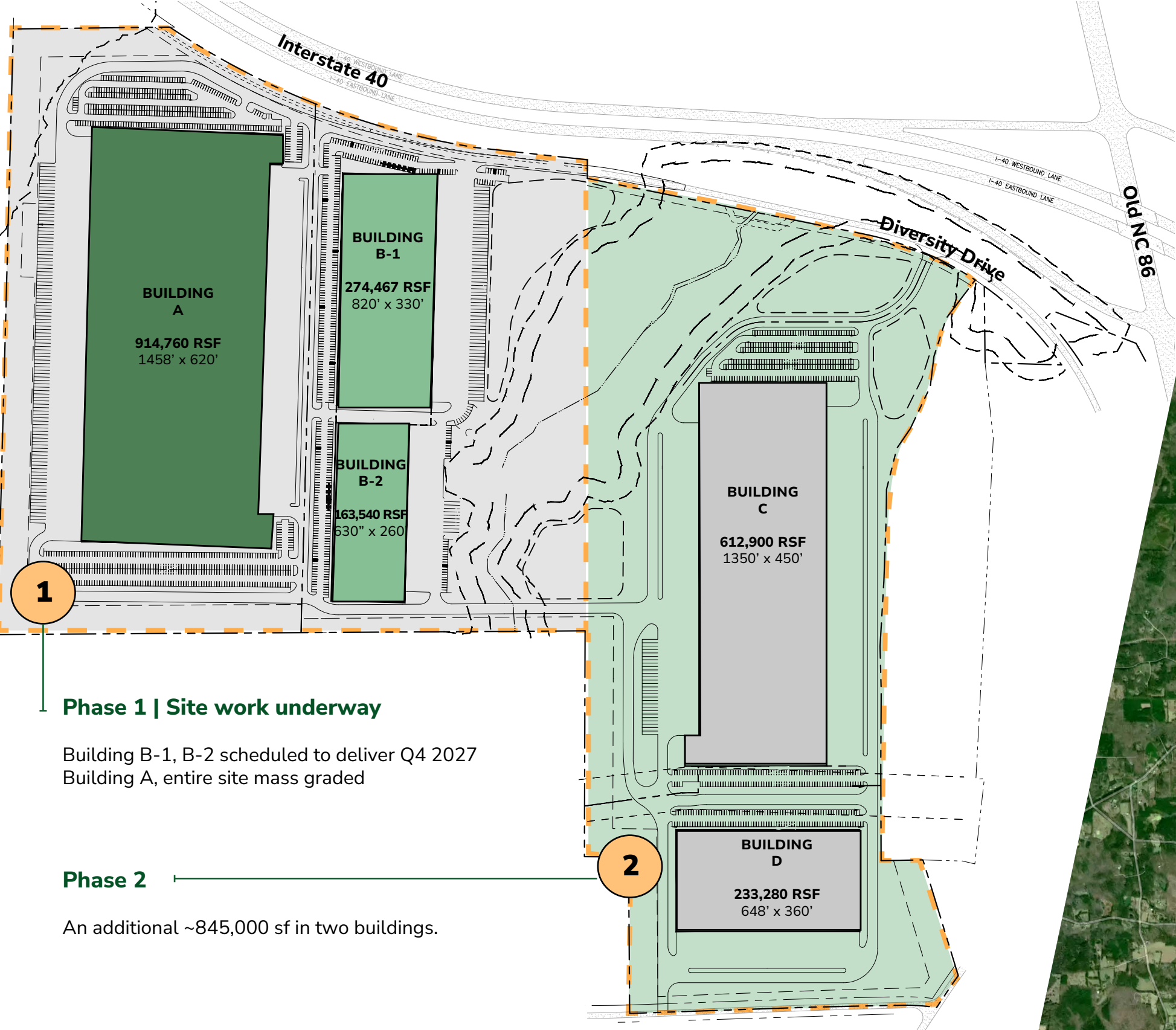
GENERAL BUILDING DATA

Entrances:	Two per building, each with two-story glass entrance with double glass doors
Walls:	Tilt-up concrete wall construction with textured paint
Flooring:	7" concrete 4,000 psi slab on 4" stone base
Roofing:	TPO (R20) mechanically fastened, pitched roof system with 15-year warranty
Ceiling:	Min. 36' clear height to girder, 35'6" clear height at speed bay
Sprinklers:	ESFR protection at electric fire pump
Water service:	3" domestic water lines to office areas; total RTTP capacity 100,000 gal/day; 6" underground sanitary sewer lines to all four corners of the buildings
Column spacing:	(50' W x 56' D) with 65' speed bays
HVAC:	Heated to 60 degrees at ASHRAE defined exterior conditions with code required ventilation
Power:	2000A, 480V 3 Phase main service with house panel, 2000A in Bldg B-1, 1600A in Bldg B-2
Lighting:	LED lighting spaced for racked aisles (Three aisles per bay) throughout except staging bay and office area, staging bay to be open bay lighting, 25 foot candle throughout
Office:	Up to two ±10,000-sf office areas
Court depth:	130'



 COLD STORAGE	 DATA CENTER	 RESEARCH FACILITY	 MANUFACTURING
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SITE PLAN & PHASED CONSTRUCTION

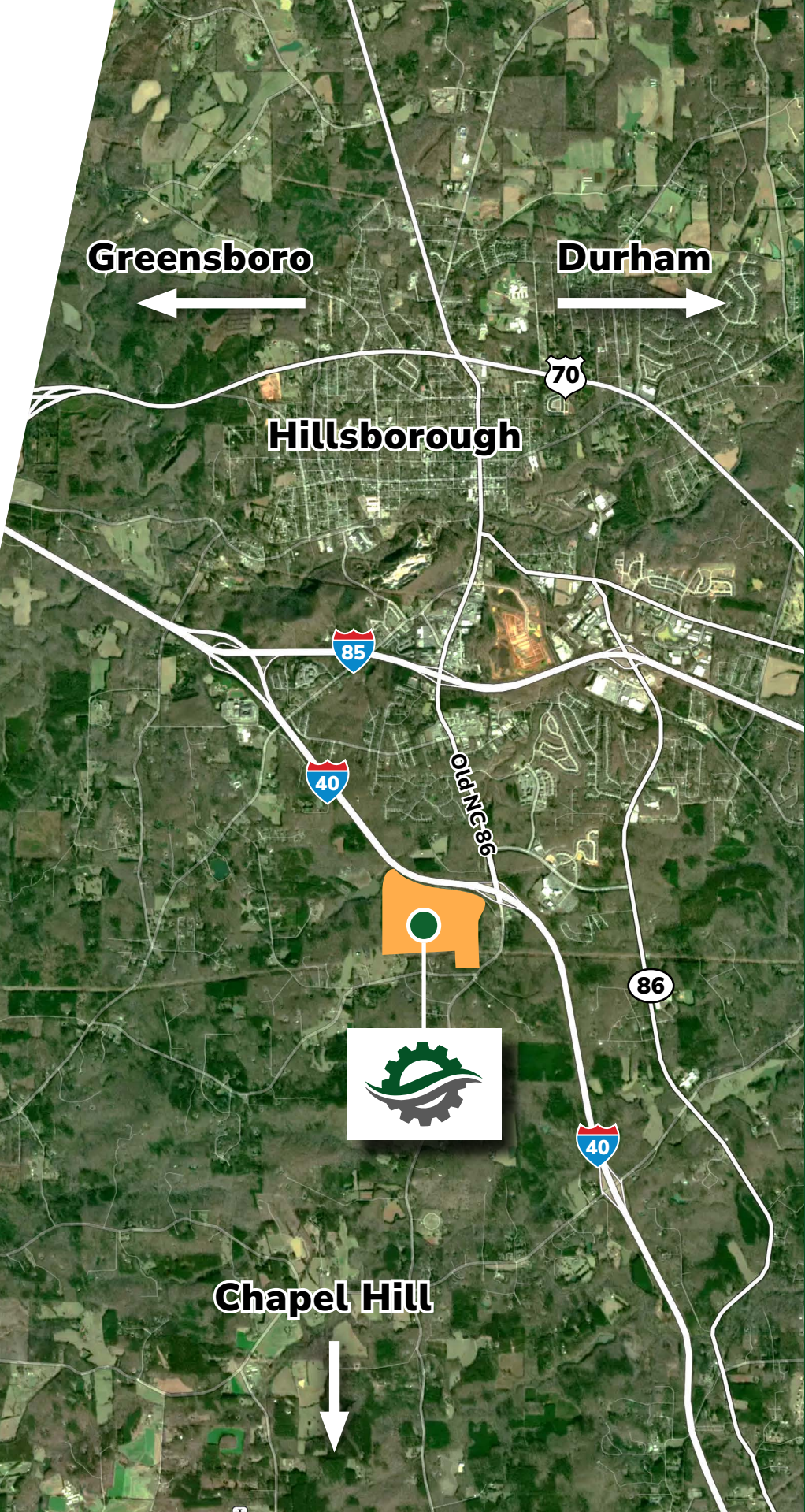


Phase 1 | Site work underway

Building B-1, B-2 scheduled to deliver Q4 2027
Building A, entire site mass graded

Phase 2

An additional ~845,000 sf in two buildings.



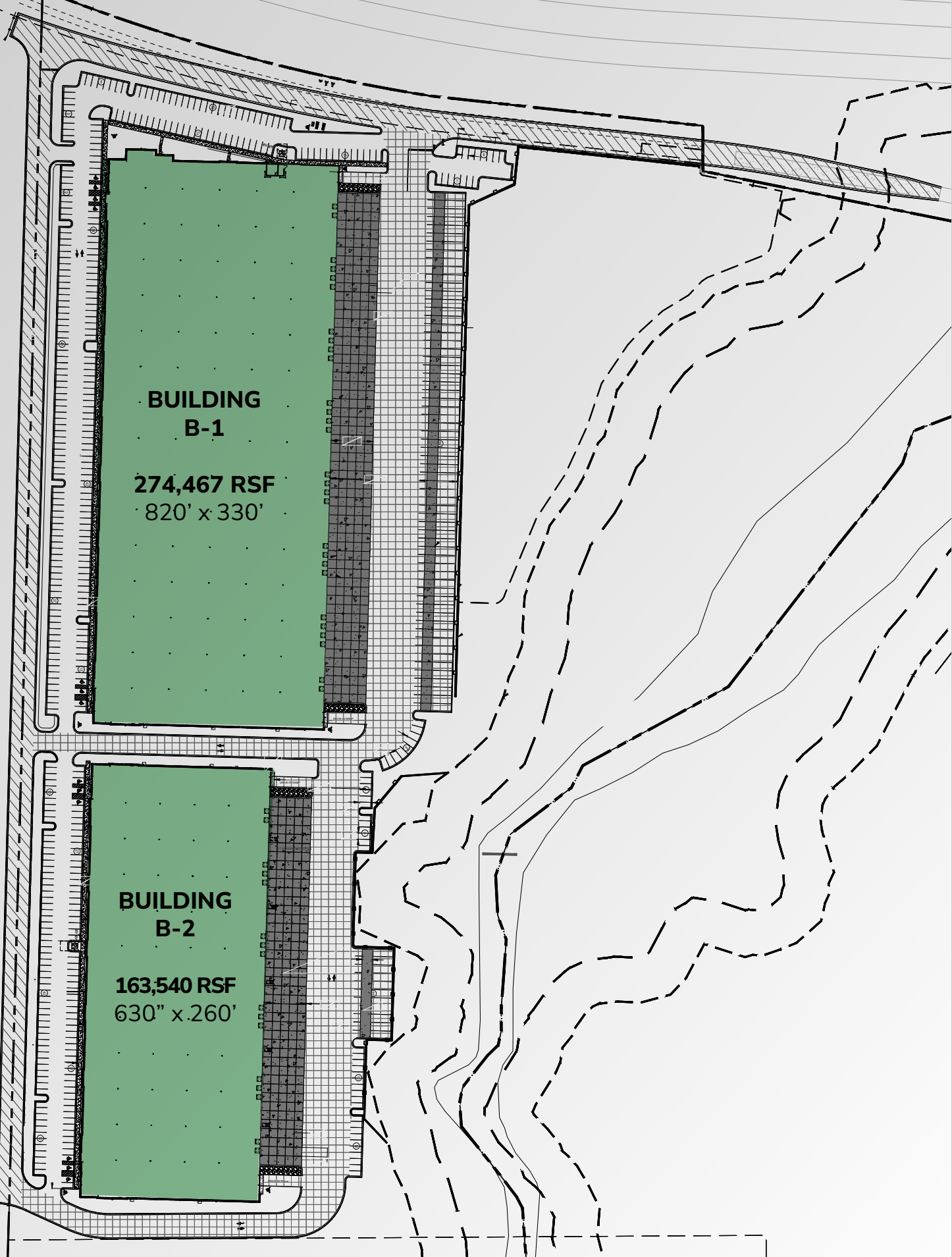
PHASE I CONSTRUCTION SPECIFIC BUILDING DATA

Building B-1

- Square footage:** 274,467 sf
- Overall dimensions:** 820' X 330'
- Auto parking:** 285 spaces with 7 ADA
- Trailer parking:** 63 spaces
- Dock doors:** 28 (9'x12') in core and shell with 22 knock-outs/trailer parking stalls

Building B-2

- Square footage:** 163,540 sf
- Overall dimensions:** 630' X 260'
- Auto parking:** 161 spaces with 6 ADA
- Trailer parking:** 11 spaces
- Dock doors:** 16 (9'x12') in core and shell with 20 knock-outs



SMALLER BUILDING SITE PLAN & TELECOM



	SPECTRUM
	LUMEN
	OTHER

UNPARALLELED ACCESS & CENTRAL SOUTHEAST LOCATION

Located at the core of the Raleigh-Durham area and a short drive from Raleigh-Durham International Airport (RDU), the Research Triangle Technology Park site offers prime access at the crossroads of Interstates I-40 and I-85.

It is exceptionally connected by major highways, linking it to nearby seaports and making it an ideal hub for business.

Access to Interstates:

- Directly on I-40
- 3 miles to I-85
- 23 miles to I-540
- 68 miles to I-95

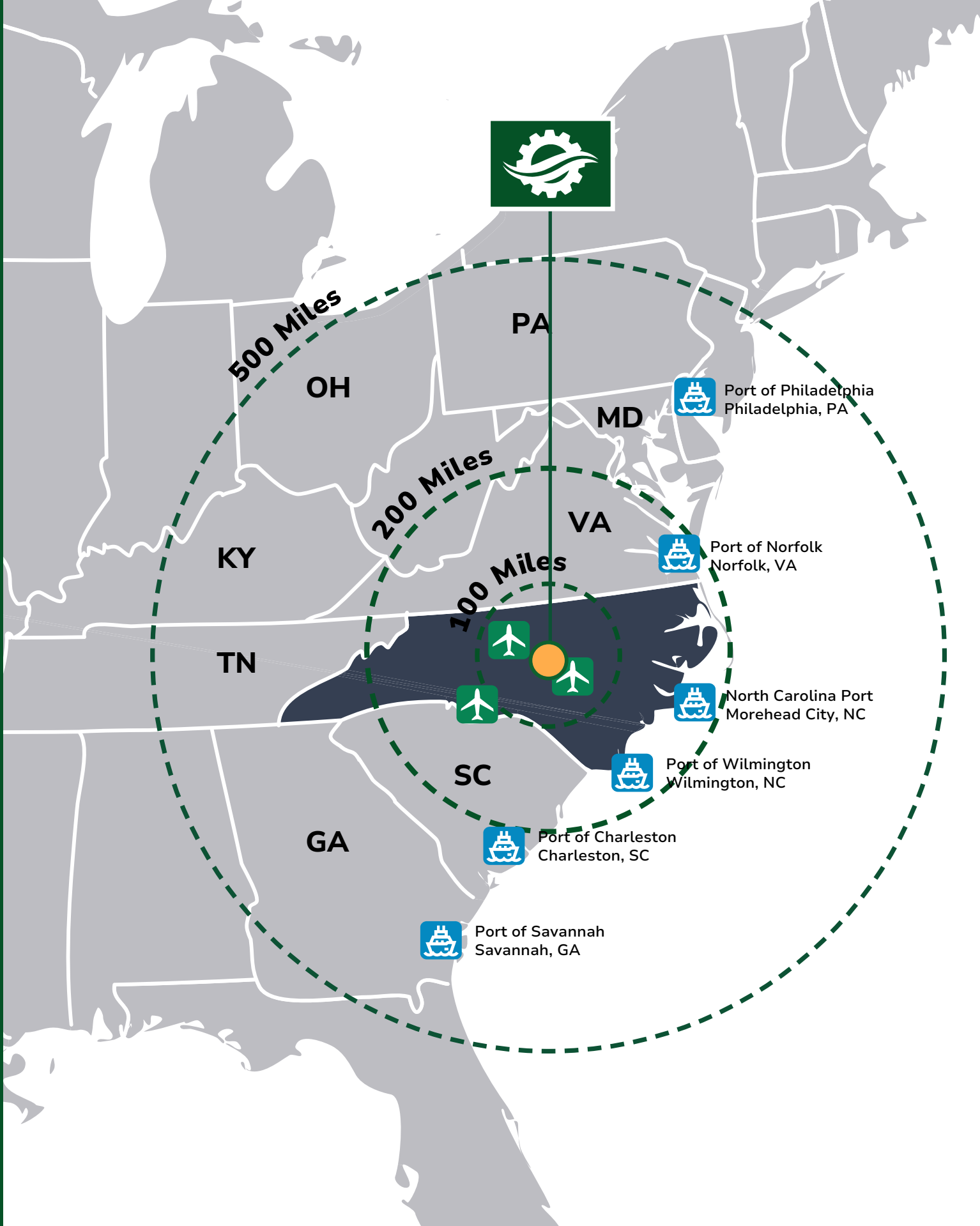
Access to Airports:

- 26 miles to RDU International
- 56 miles to Piedmont Triad International
- 136 miles to Charlotte Douglas International

Access to Ports:

- 165 miles to Wilmington, NC
- 186 miles to Morehead City, NC
- 197 miles to Norfolk, VA
- 316 miles to Charleston, SC
- 360 miles to Savannah, GA
- 411 miles to Philadelphia, PA

 <p>6 major ports within 500 miles</p>	 <p>3 international airports within 2-hour drive</p>	 <p>I-40 immediate interstate corridor access</p>
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TECH'S NEW TERRITORY

The Triangle area, renowned for its favorable business climate and rich talent pool, is witnessing an unprecedented economic growth and job creation pace. The region's dynamic progress is exemplified by major tech companies like Apple, Meta, and Google making significant commitments.

Apple is set to establish its largest East Coast presence in the Research Triangle Park, encompassing 281 acres and spanning 1,000,000 square feet. This campus, located just 22 miles from the site, is expected to bring 3,000 jobs. Meanwhile, Google Cloud has pledged to introduce 1,000 jobs to downtown Durham, a mere 15 miles away, and plans to develop one of its top five engineering hubs in the country here. Another technology giant, Meta, is also coming to downtown Durham with 100 engineers in the American Tobacco Campus.

Adding to the area's appeal is the construction of North Carolina's first automotive manufacturing facility in Chatham County by VinFast, further diversifying the regional economy. The combined Metropolitan Statistical Area (MSA) unemployment rate in the Triangle was a low 3.3% as of November 2022, showcasing a robust job growth of 20.4% since the peak of the pandemic. This rate sits 40 basis points below the national average, marking Raleigh-Durham as one of the regions with the lowest unemployment rates in the Southeast. The Triangle continues to experience robust population growth alongside these developments, solidifying its status as a hub for business and innovation.



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Orange County's Facts & Demographics

orangecountync.gov



MEET OUR DEVELOPMENT & LEASING TEAM



BARRISTER
COMMERCIAL GROUP

Barrister Commercial Group is a diversified real estate company that is engaged in acquisition, development, management and advisory services. The firm's investments are designed to preserve and grow the limited partners' capital, provide financial security for the institutional and individual investors, and contribute to overall economic growth.

Barrister has extensive experience in sourcing, executing and managing real estate transactions with experience that encompasses more than 5,000 multi-family units, 2,500,000 SF of office space, 2,000,000 SF of mixed-use and 3,000,000 SF of industrial space.

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