



BUILDING 1

129,600 SF
AVAILABLE FOR LEASE

1218 STONE PARK COURT | DURHAM, NC



ALLIANCE
INDUSTRIAL COMPANY

Colliers

BUILDING 1

1218 Stone Park Court

129,600 SF

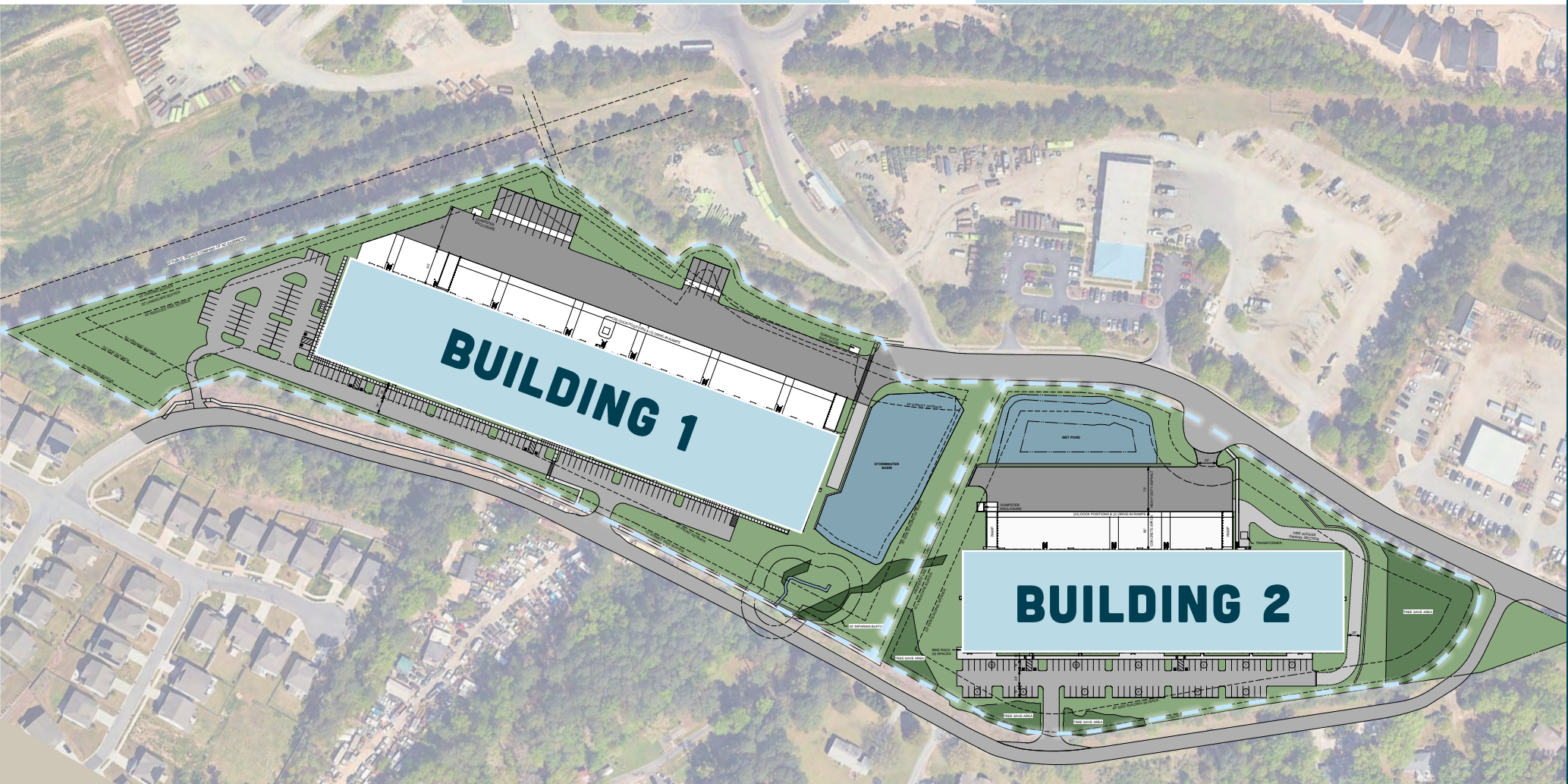
Available

BUILDING 2

1212 Stone Park Court

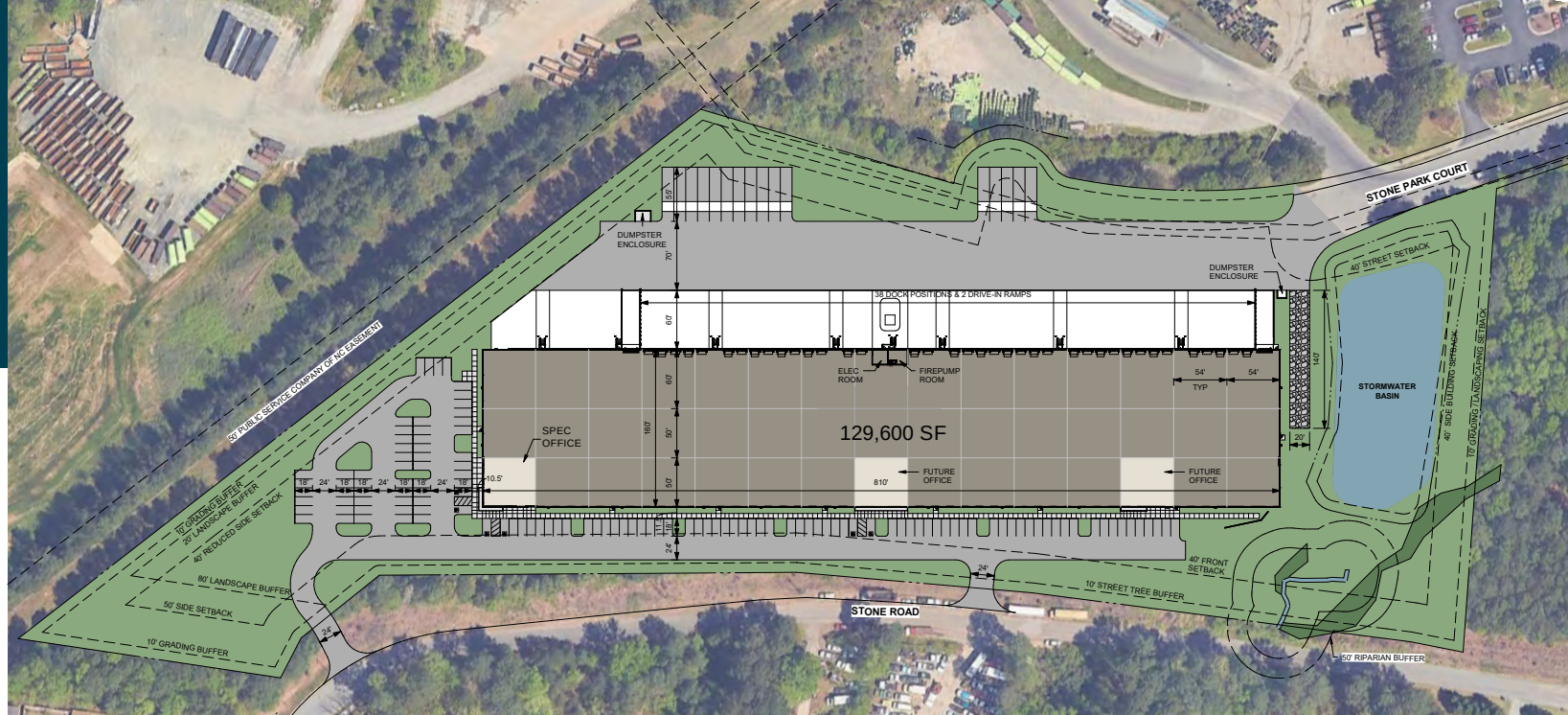
95,022 SF

Breaking Ground Q3 2026
Delivering Q2 2027





BUILDING 1 SITE PLAN & SPECS



Total Building Size 129,600 SF

Building Dimensions 810' x 160'

Spec Office Size 1,500 SF (expandable)

Column Spacing 54' x 50', painted safety yellow 10' down

Dock Doors (38) 9' x 10' dock doors, (19) equipped doors with 35,000lb mechanical levelers, seals, bumpers, swing arm light & fan combos, and quad outlets

Drive-In Doors (2) 12' x 14' motorized doors with 50' concrete ramps

Truck Court 130' - 185' deep

Ceiling Height 32' clear

Trailer Parking 16 spaces

Auto Parking 118 auto spaces, including 6 ADA spaces

Slab 7", 4,000 PSI, non-reinforced slab

Roof 60 mil TPO (20-year warranty)

Sprinkler System Fire Protection – ESFR with electric booster pump

Building Lighting LED fixtures with motion sensors on 10' whips to provide 30FC in open shell condition; interior walls painted white

Water 8" water line, can be expanded

Gas 5 PSIG service via 1.5" line, can be expanded

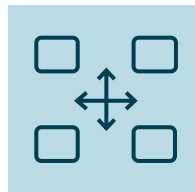
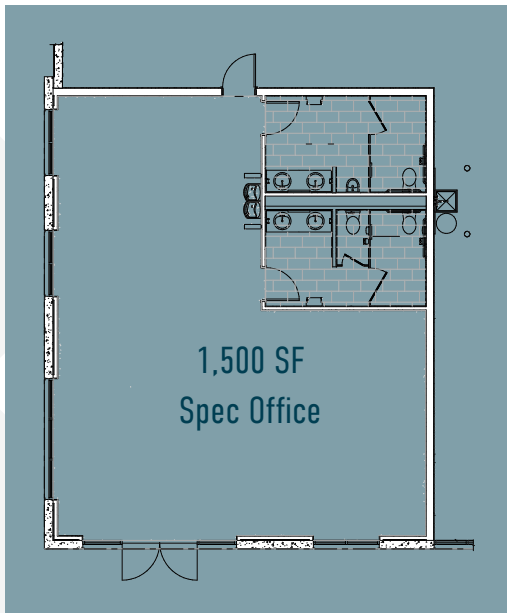
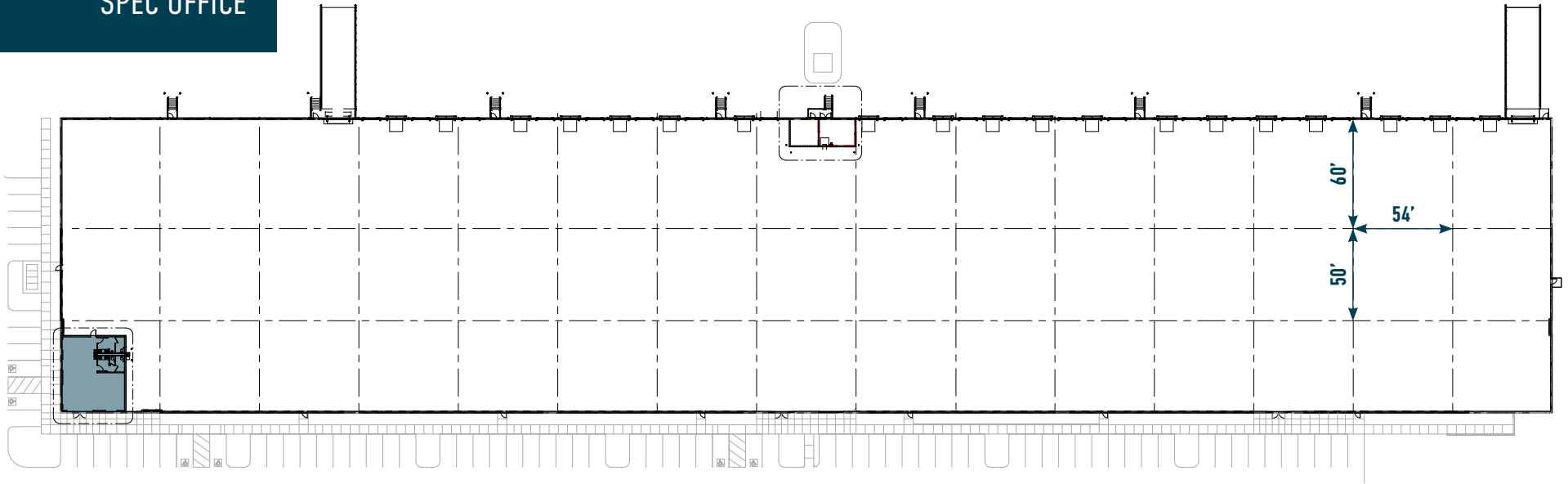
Power 2,000 amps / 3 phase; transformer, switches, and panelboards installed; more power available



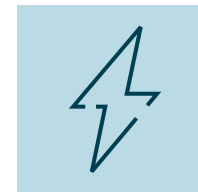
ALLIANCE RTP
AT 885

**BUILDING 1
FLOOR PLAN &
SPEC OFFICE**

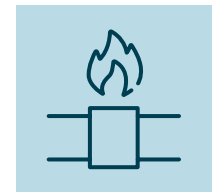
129,600 SF



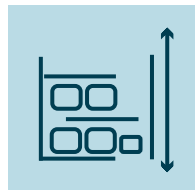
**54' x 50'
Column Spacing**



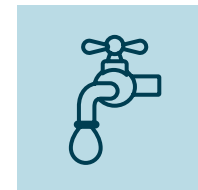
**2,000 Amps
3 Phase**



**5 PSIG Service
Via 1.5" Line**



32' Clear Height



8" Water Line



118 Auto Spaces



ALLIANCE RTP
AT 885

BUILDING 1
AUGUST 2026





ALLIANCE RTP AT 885



Nearby thoroughfares include I-40 and I-85



Multiple points of ingress and egress from site



Less than a mile from the Research Triangle Park



Large neighboring distribution centers

Nearby Distributors

1

Amazon

2

Toshiba

3

Wolfspeed

4

KBI Biopharma

5

GE Aerospace

6

FedEx

POINTS OF INTEREST

Research Triangle Park

0.9 miles

RDU International Airport

8.3 miles

Piedmont Triad International Airport

72.5 miles

INTERSTATES

Interstate 885

1.0 mile

Highway 70

2.5 miles

Interstate 40

4.3 miles

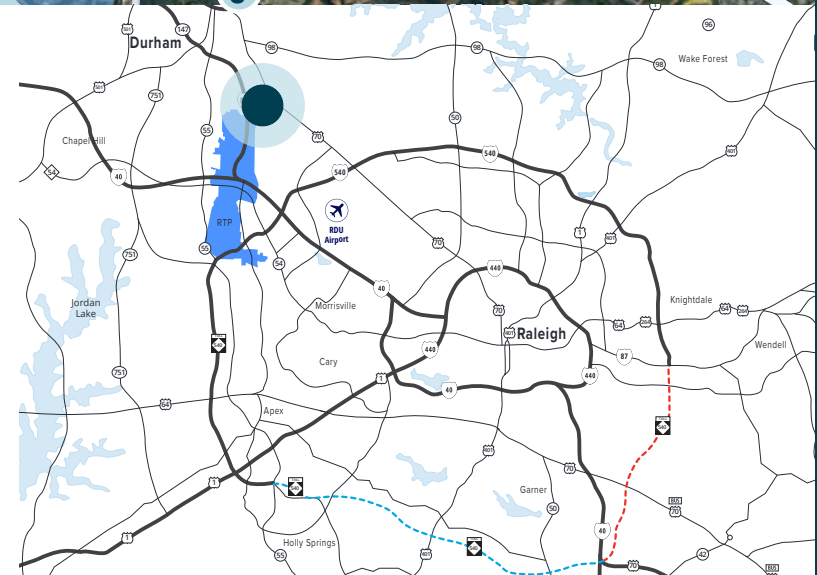
Interstate 85

5.8 miles

Interstate 540

6.2 miles

LOCATION



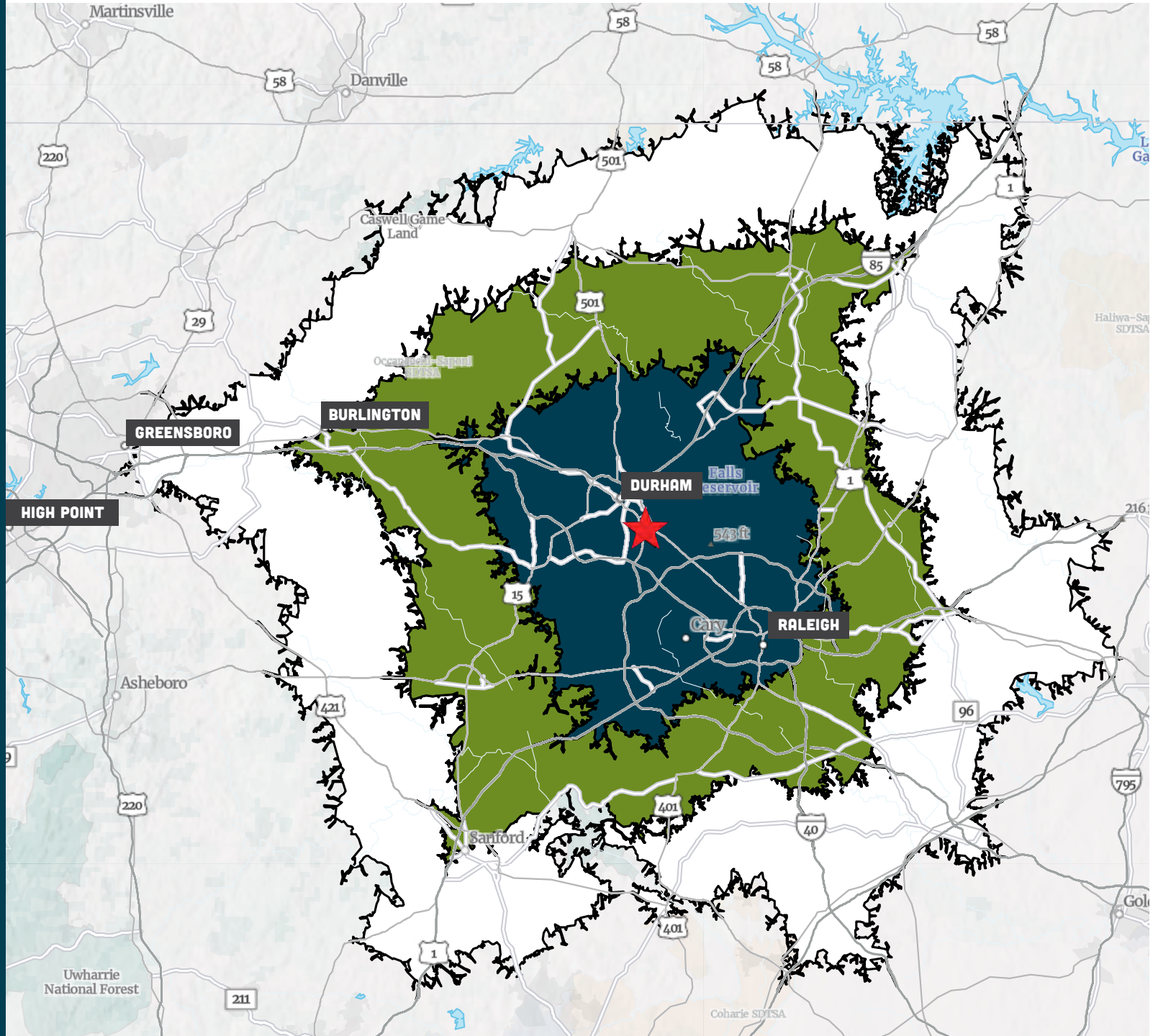


ALLIANCE RTP AT 885



Alliance RTP At 885

Drive Times	2024 Total Population
○ 30 mins	1,288,880
● 45 mins	2,028,147
● 60 mins	2,620,448





ALLIANCE RTP
AT 885

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