



TRI-CENTER

SOUTH II

2511 SOUTH TRI-CENTER BOULEVARD
DURHAM, NC 27713

±31,243 SF AVAILABLE

DISTRIBUTION SPACE WITH 24' CLEAR HEIGHT

- Premium quality insulated pre-cast concrete construction on professionally landscaped grounds
- ±170,759 square foot building
- ±31,243 SF end cap space available for lease
- ±3,827 SF of office
- 24' clear height
- 45' x 42' column spacing
- 400 amp, 277/480 volt, 3-phase electrical service
- ESFR sprinkler system
- LED lighting in warehouse
- Rear-loaded configuration with four dock-high doors and one drive-in ramp
- 120' truck court with concrete loading apron
- 1/1,000 SF Parking Ratio
- Available 4/1/2027

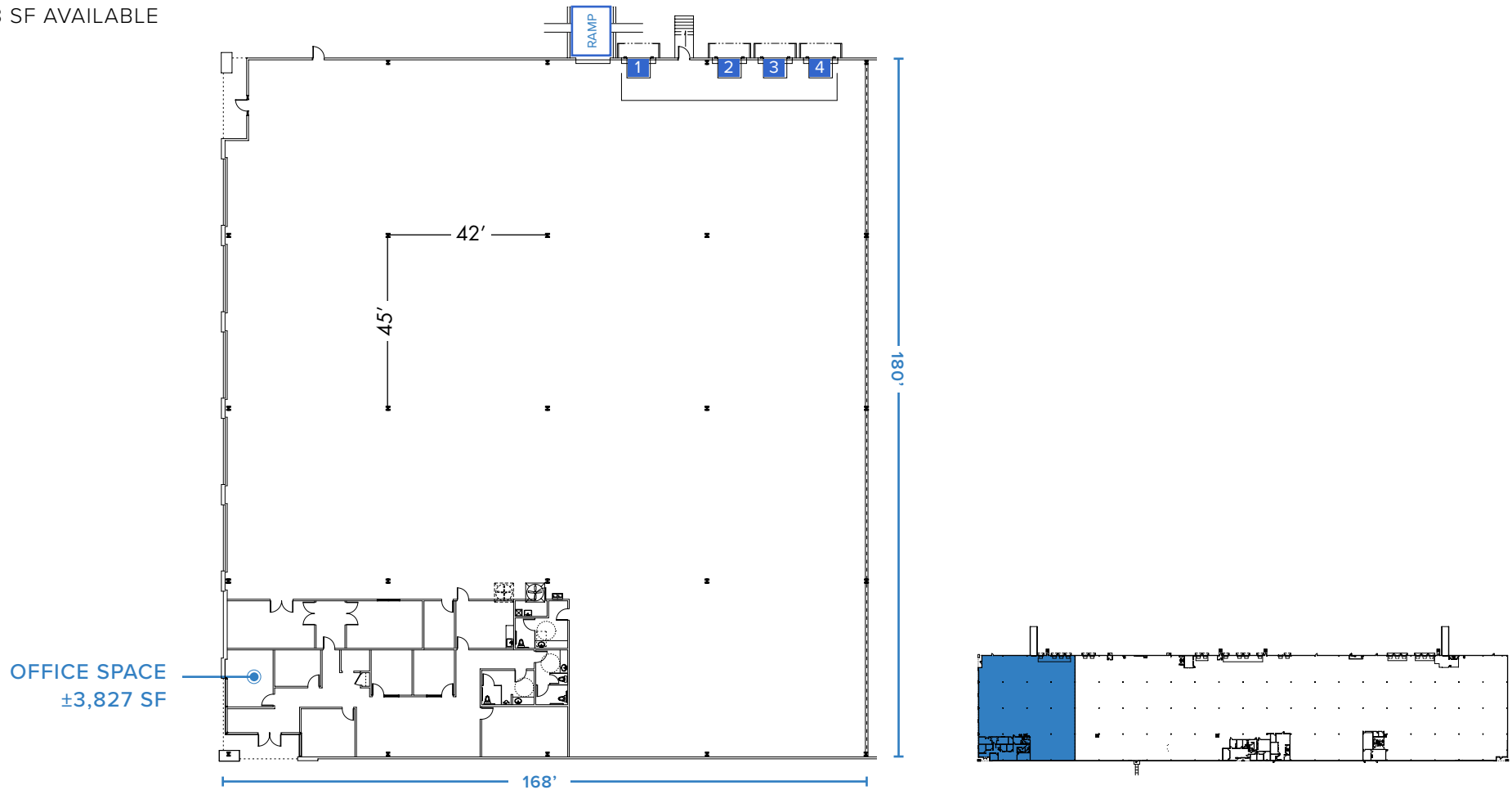


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SOUTH II FLOOR PLAN

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RALEIGH-DURHAM'S PREMIERE INDUSTRIAL PARK

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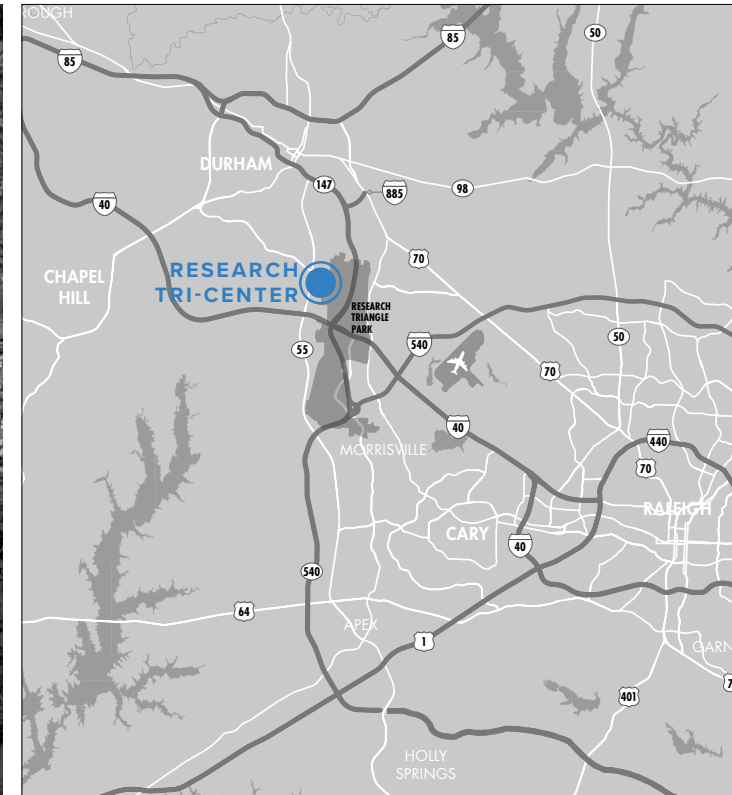
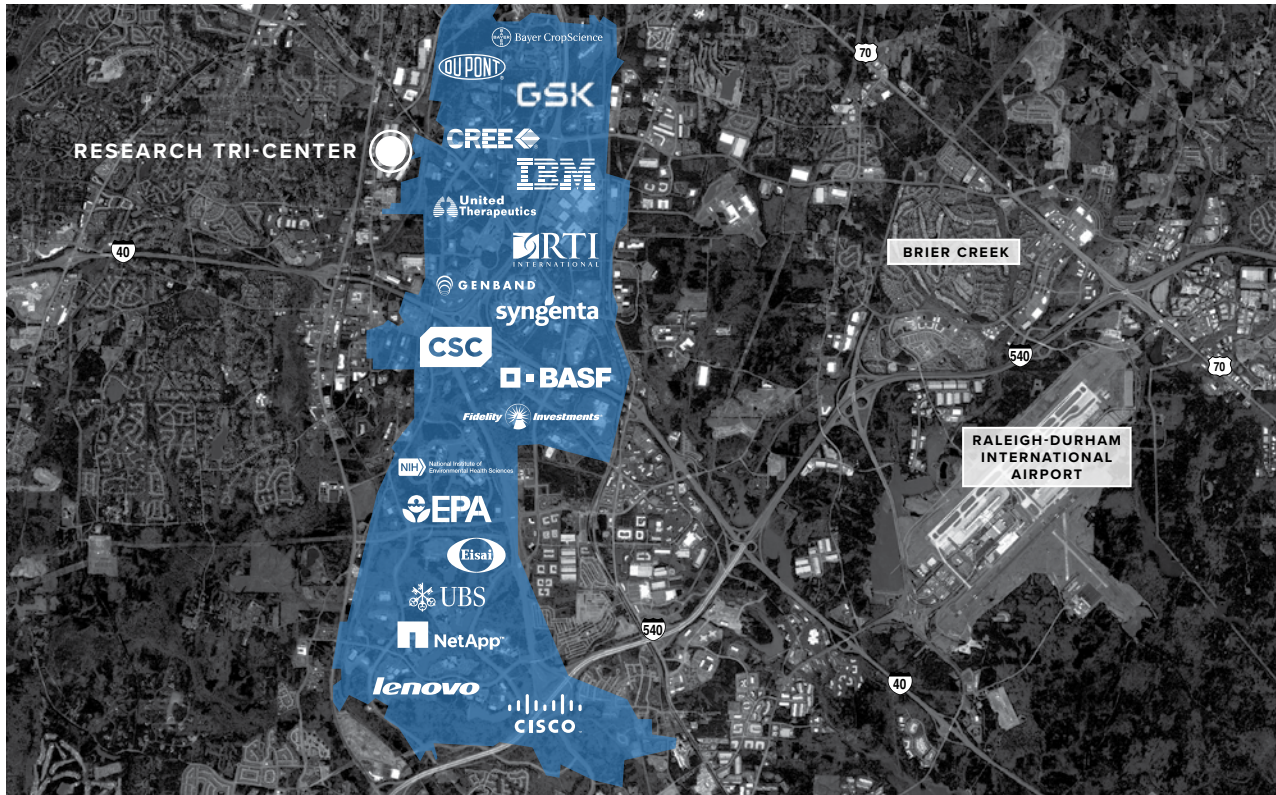
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LOCATION IN RESEARCH TRIANGLE PARK

- Research Tri-Center is strategically positioned within the heart of the Research Triangle region with centralized access to Raleigh, Durham, Chapel Hill and Cary
- Adjacent to the world-renowned Research Triangle Park and just minutes away from RDU International Airport
- Excellent access to Interstate 40, Interstate 85, the Durham Freeway (Highway 147), and the I-540 Outer Loop of Raleigh

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