

# Warehouse For Sale

1101 E Cornwallis

Durham, NC 27713



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# OUR TEAM

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# SUMMARY

INVESTMENT PROPERTY FOR SALE: \$1,500,000

Opportunity for larger lay down yard and possible tenant increases after initial lease term.

Current tenant established pipe supplier in the southeastern region. Current lease through 2<sup>nd</sup> quarter 2030. Tenant says they would be open to signing a new longer term lease with agreeable terms. Current 2026 base rent is \$78,800 and TICAM is \$9100 with 3% annual increases.

Stand alone approximately 6,831 SF industrially zoned building near RTP, downtown Durham and I-40 & NC 55 for sale. +/- 5800 SF warehouse with heat and +/- 990 SF office with heat and air. Outside concrete area of approximately 2500 SF for outside storage or possible space to be enclosed. Just under 1.4 acres for potential laydown yard area available for contractor, utility, fleet, or industrial outdoor storage use, subject to zoning and permitting requirements.

## Property Strengths

- Built in 1975
- Natural Gas, Electrical and City Water/Sewer
- Two dock-high doors
- One drive-in door
- 6,831 SF warehouse/office building
- Easy access to I-40, NC-147, and I-885
- Located within Durham's established industrial corridor
- Excellent distribution and service location for the Triangle

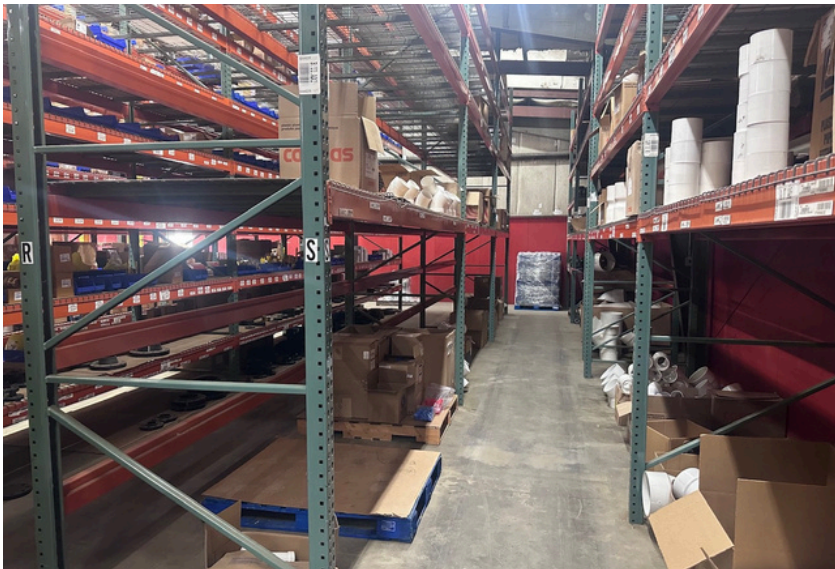


1600 E Franklin St | Chapel Hill, NC 27514



6,830 +/- SF | 85% Warehouse | 15% Office | Durham, NC 27713 | \$1,500,000 | \$219/SF

# HIGHLIGHTS



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# PHOTOS



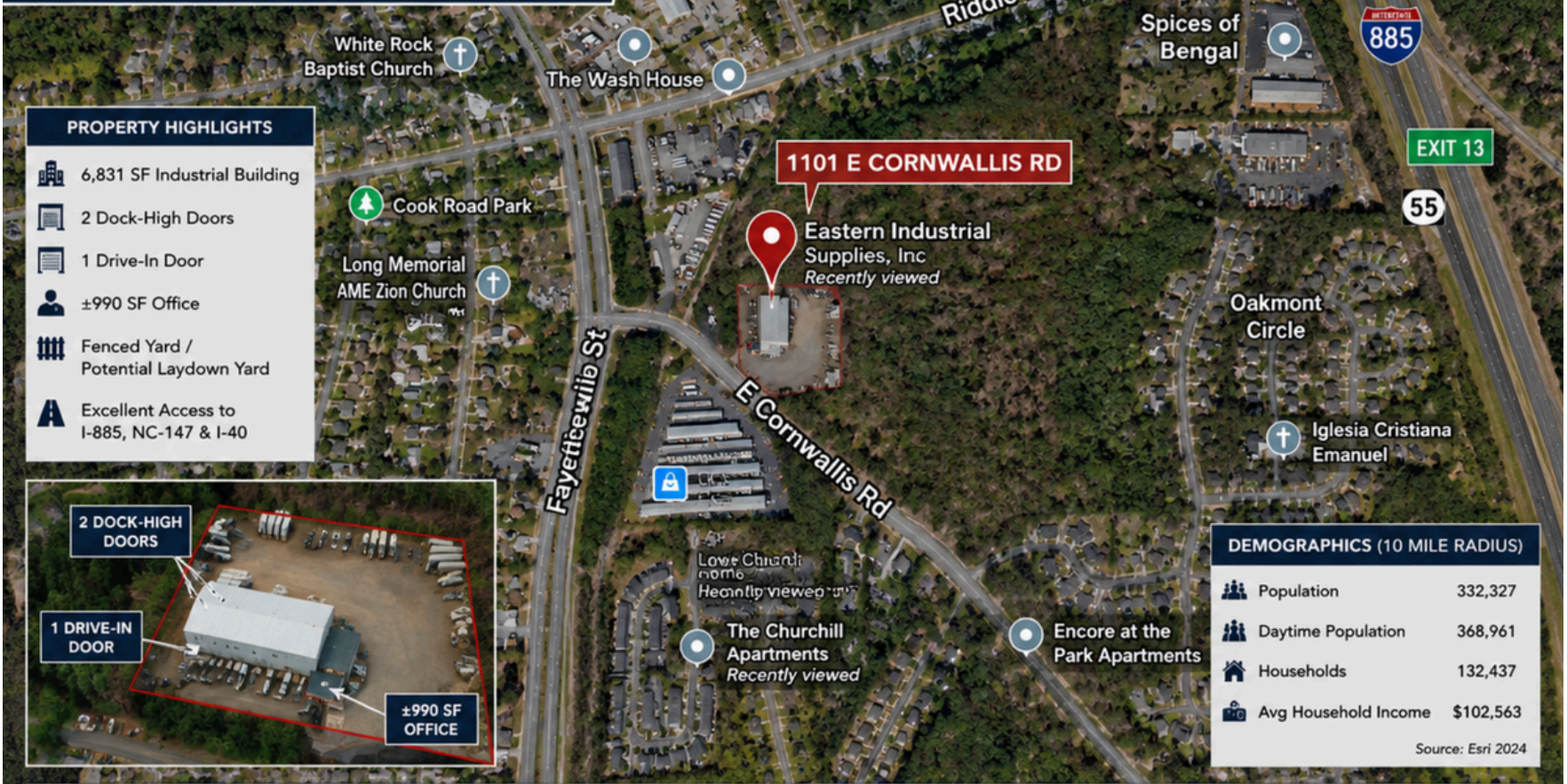
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# AREA OVERVIEW

## 1101 E CORNWALLIS ROAD DURHAM, NC 27713



**PROPERTY HIGHLIGHTS**

- 6,831 SF Industrial Building
- 2 Dock-High Doors
- 1 Drive-In Door
- ±990 SF Office
- Fenced Yard / Potential Laydown Yard
- Excellent Access to I-885, NC-147 & I-40



**DEMOGRAPHICS (10 MILE RADIUS)**

Population	332,327
Daytime Population	368,961
Households	132,437
Avg Household Income	\$102,563

Source: Esri 2024

### EXCELLENT ACCESS TO MAJOR DESTINATIONS

I-885 / NC-147 0.6 Miles 2 Minutes	NC-147 0.8 Miles 2 Minutes	I-40 2.0 Miles 5 Minutes	DOWNTOWN DURHAM 5 Miles 12 Minutes	RESEARCH TRIANGLE PARK 7 Miles 15 Minutes	RDU AIRPORT 10 Miles 18 Minutes	THE STREETS AT SOUTHPPOINT 4 Miles 8 Minutes
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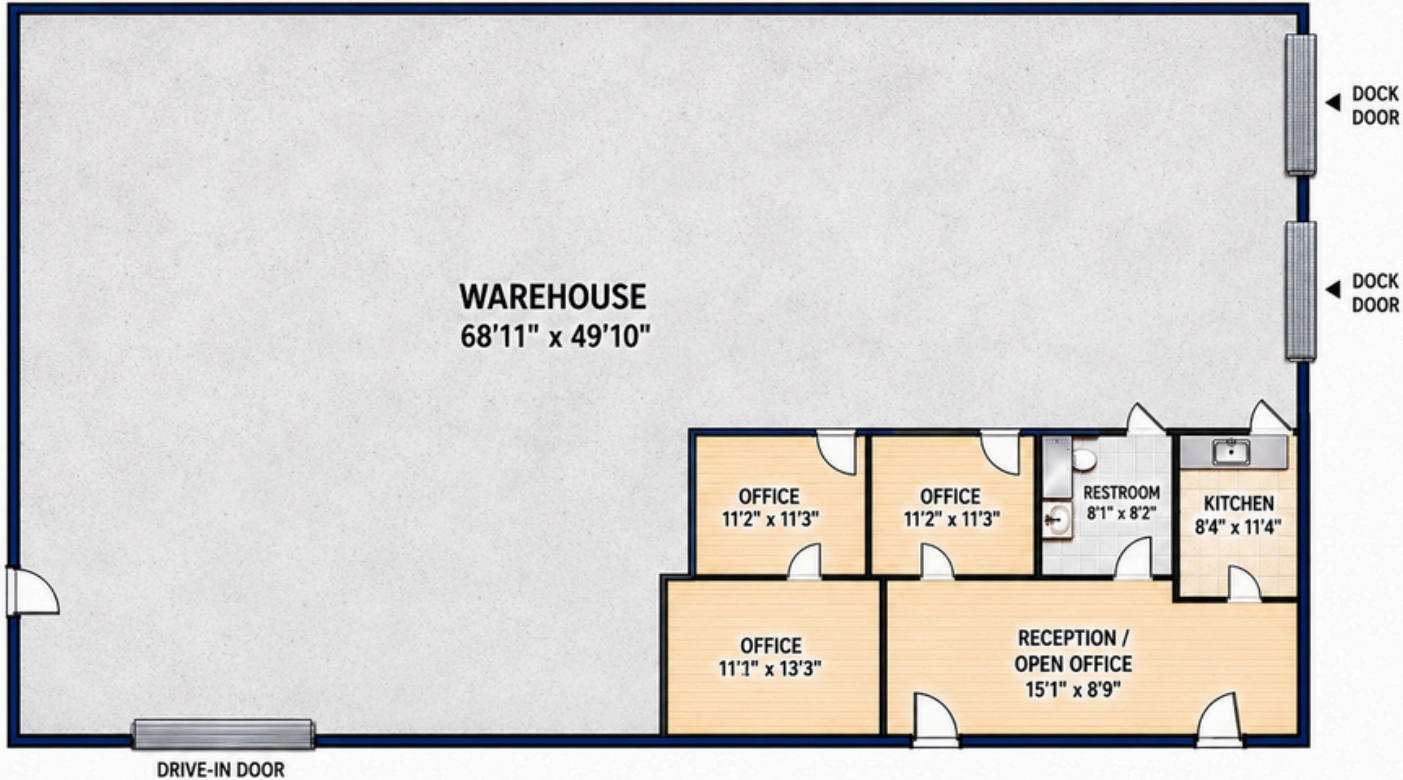





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# Floor Plan

## FLOOR PLAN SKETCH

Property Address:	1101 E Cornwallis Road			File No.:	160739
City:	Durham	State:	NC	Zip Code:	27713
Lender:	David Morgan Tranelle Real Estate Services				



AREA CALCULATIONS SUMMARY		BUILDING AREA BREAKDOWN			LEGEND	
NET BUILDING AREA		Description	Dimensions (approx.)	Square Feet		Dock Door
First Floor (Warehouse & Office)	6,831.00 sq ft	Warehouse	68'11" x 49'10"	5,831.00 sq ft		Drive-In Door
Office Area (Included Above)	990.08 sq ft	Office Area	(see plan)	990.08 sq ft		Personnel Door
<b>Net Building Area (Rounded)</b>	<b>6,831 sq ft</b>	<b>Total (Rounded)</b>		<b>6,831 sq ft</b>		

- ✓ 2 Dock Doors on Right Side
- ✓ 1 Drive-In Door on Front
- ✓ Office Suite with Reception, 3 Offices, Restroom & Kitchen
- ✓ Open Warehouse Space
- ✓ Dimensions Approximate
- ✓ Not to Scale

All dimensions are approximate. Sketch is not to scale and for visual reference only.

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