



FOR LEASE
121 S. LASALLE STREET
DURHAM, NC 27705

PRESENTED BY:



CAREY GREENE

919.287.2135 | carey.greene@svn.com



BRIAN ALONSO

919.287.3217 | brian.alonso@svn.com

PROPERTY SUMMARY



LEASE RATE	NEGOTIABLE
-------------------	-------------------

OFFERING SUMMARY

BUILDING SIZE:	±24,000 SF
LOT SIZE:	±1.88 Acres
ZONING:	Light Industrial (LI)
PARCEL ID:	125246
TICAM:	\$1.25/SF
LEASE RATE/TYPE:	Negotiable (NNN)

PROPERTY OVERVIEW

SVN | Real Estate Associates, as exclusive listing agent, is pleased to offer this **±24,000 SF industrial building in close proximity to Duke University/Hospital and downtown Durham**, a submarket with very limited opportunities of this type. The property is conveniently located near US 15-501 (0.3 miles), I-85 (0.5 miles), NC-147/Durham Freeway (1 mile), Duke University/Hospital (1 mile), and downtown Durham (3 miles).

PROPERTY HIGHLIGHTS

- Fully heated and cooled warehouse featuring two dock high doors
- Warehouse ceiling heights range from 10' - 15'
- Approximately 20% office/showroom (±2,000 SF built out offices)
- Gas available in building
- 15+ designated parking spaces

CAREY GREENE O: 919.287.2135 carey.greene@svn.com	BRIAN ALONSO O: 919.287.3217 brian.alonso@svn.com
--	--

INDUSTRIAL WAREHOUSE IN WEST DURHAM | 121 S. LaSalle Street Durham, NC 27705



EXTERIOR PHOTOS



CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

BRIAN ALONSO
O: 919.287.3217
brian.alonso@svn.com

OFFICE PHOTOS



CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

BRIAN ALONSO
O: 919.287.3217
brian.alonso@svn.com

INDUSTRIAL WAREHOUSE IN WEST DURHAM | 121 S. LaSalle Street Durham, NC 27705



WAREHOUSE PHOTOS



CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

BRIAN ALONSO
O: 919.287.3217
brian.alonso@svn.com

INDUSTRIAL WAREHOUSE IN WEST DURHAM | 121 S. LaSalle Street Durham, NC 27705



WAREHOUSE PHOTOS



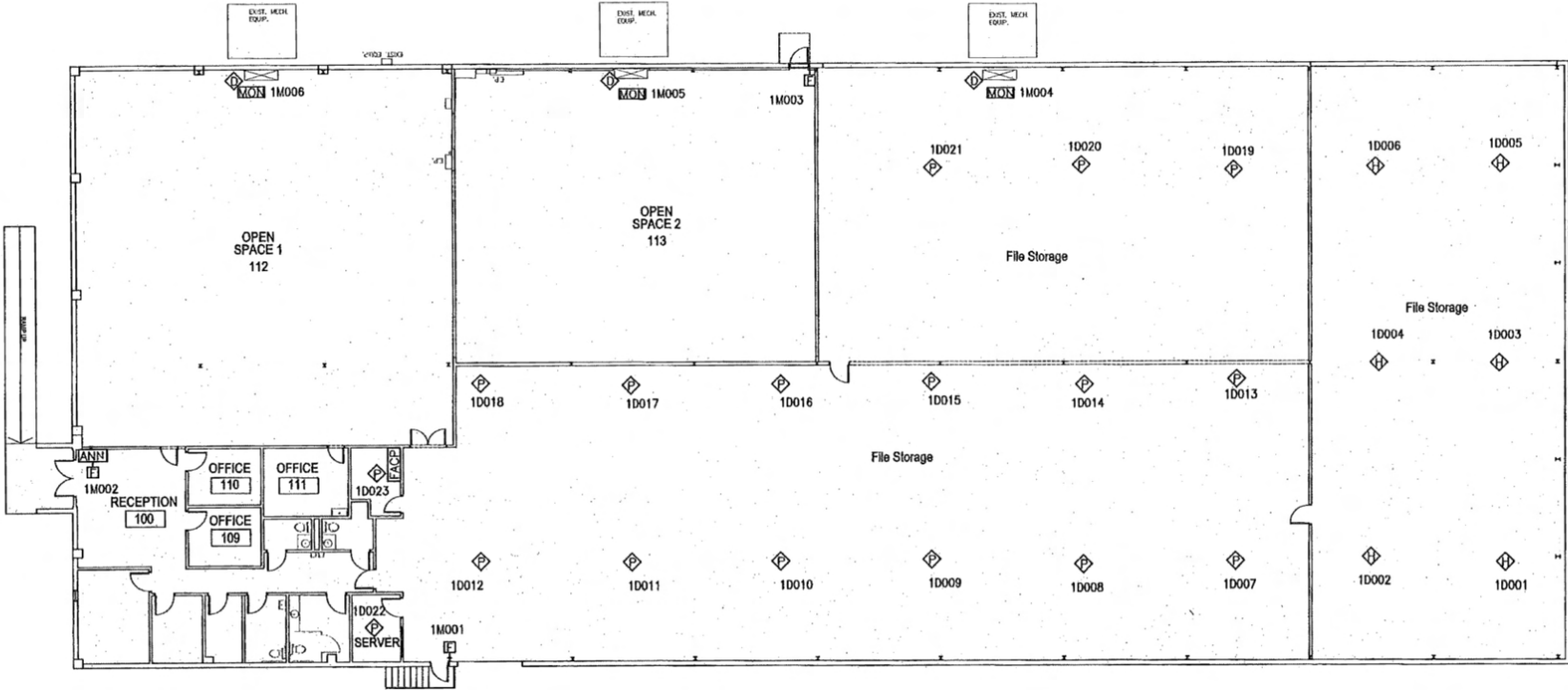
CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

BRIAN ALONSO
O: 919.287.3217
brian.alonso@svn.com

INDUSTRIAL WAREHOUSE IN WEST DURHAM | 121 S. LaSalle Street Durham, NC 27705



FLOOR PLAN



CAREY GREENE
 O: 919.287.2135
 carey.greene@svn.com

BRIAN ALONSO
 O: 919.287.3217
 brian.alonso@svn.com

INDUSTRIAL WAREHOUSE IN WEST DURHAM | 121 S. LaSalle Street Durham, NC 27705



AREA OVERVIEW



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

BRIAN ALONSO

O: 919.287.3217

brian.alonso@svn.com

INDUSTRIAL WAREHOUSE IN WEST DURHAM | 121 S. LaSalle Street Durham, NC 27705



RETAILER MAP



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

BRIAN ALONSO

O: 919.287.3217

brian.alonso@svn.com

INDUSTRIAL WAREHOUSE IN WEST DURHAM | 121 S. LaSalle Street Durham, NC 27705



DEMOGRAPHICS MAP & REPORT

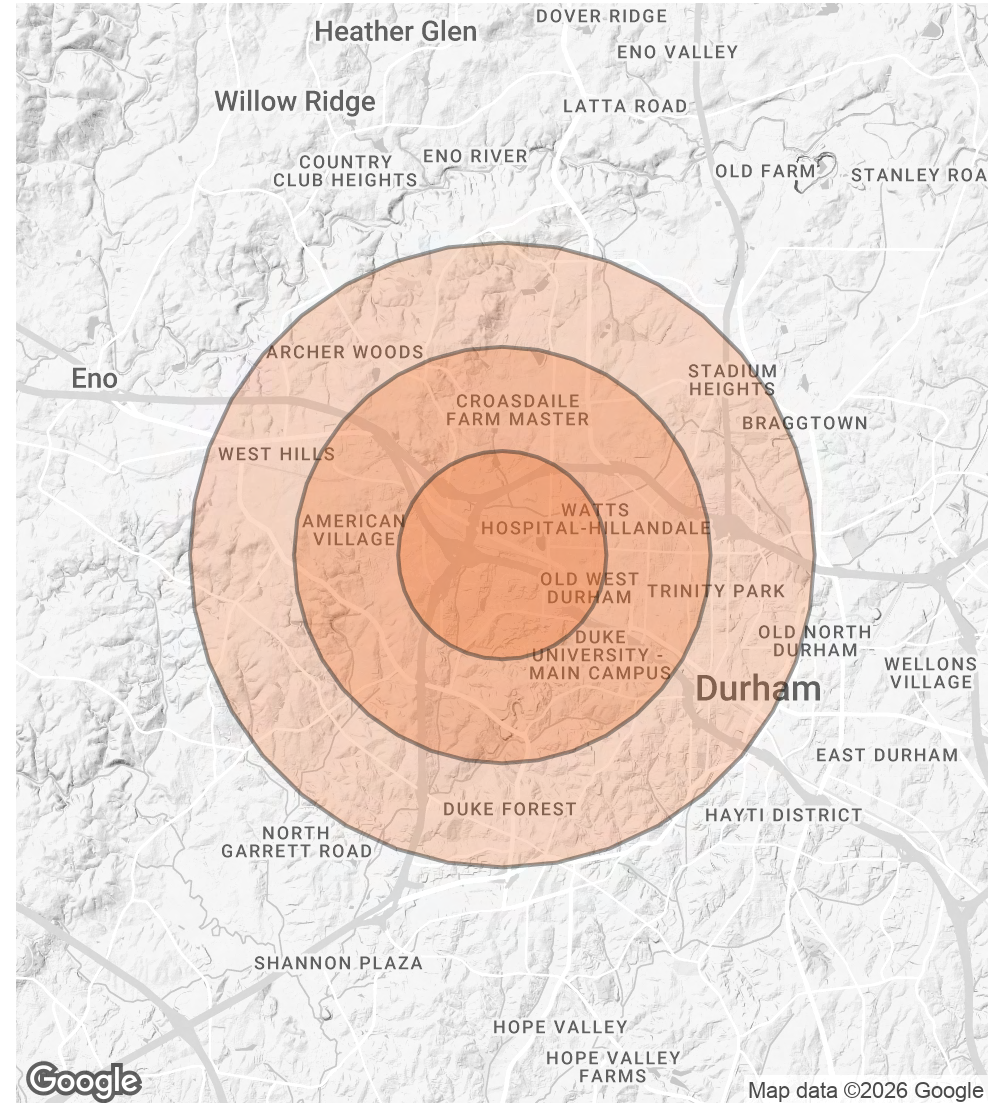
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	10,955	34,189	65,287
AVERAGE AGE	30.2	31.8	34.6
AVERAGE AGE (MALE)	29.6	31.3	33.8
AVERAGE AGE (FEMALE)	29.9	32.7	35.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,431	15,097	31,063
# OF PERSONS PER HH	2.0	2.3	2.1
AVERAGE HH INCOME	\$50,840	\$65,796	\$75,841
AVERAGE HOUSE VALUE	\$118,533	\$210,223	\$261,014

2020 American Community Survey (ACS)



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

BRIAN ALONSO

O: 919.287.3217

brian.alonso@svn.com

INDUSTRIAL WAREHOUSE IN WEST DURHAM | 121 S. LaSalle Street Durham, NC 27705

