

Industrial | For Sale

CBRE

2714 S. Miami Boulevard

Durham, North Carolina 27703

±21,700 SF Industrial/Lab Building Available for Sale in RTP Submarket



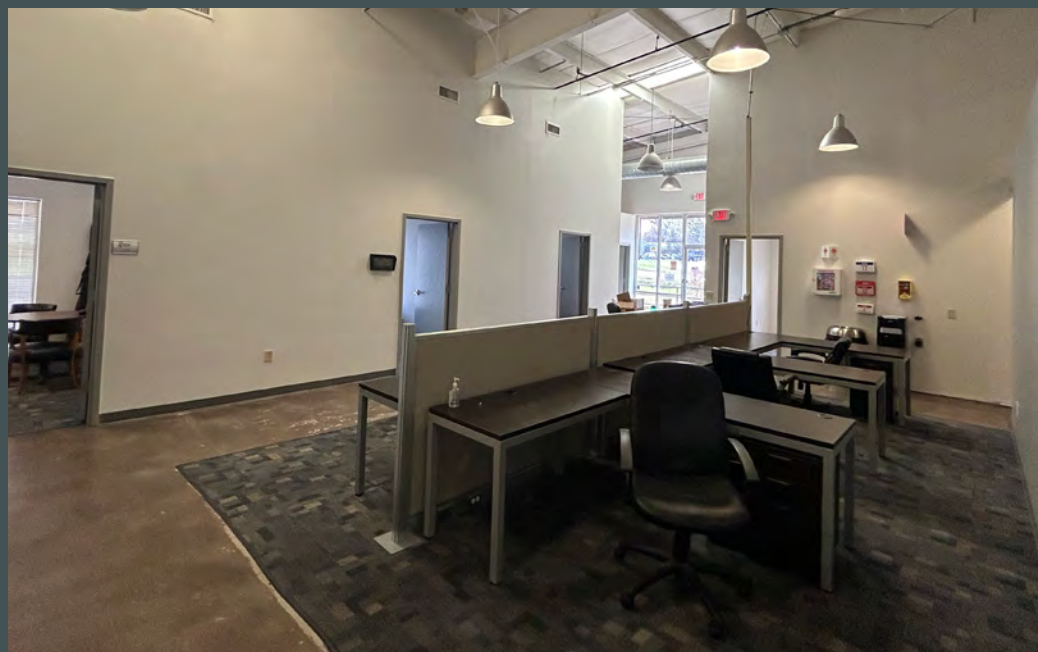
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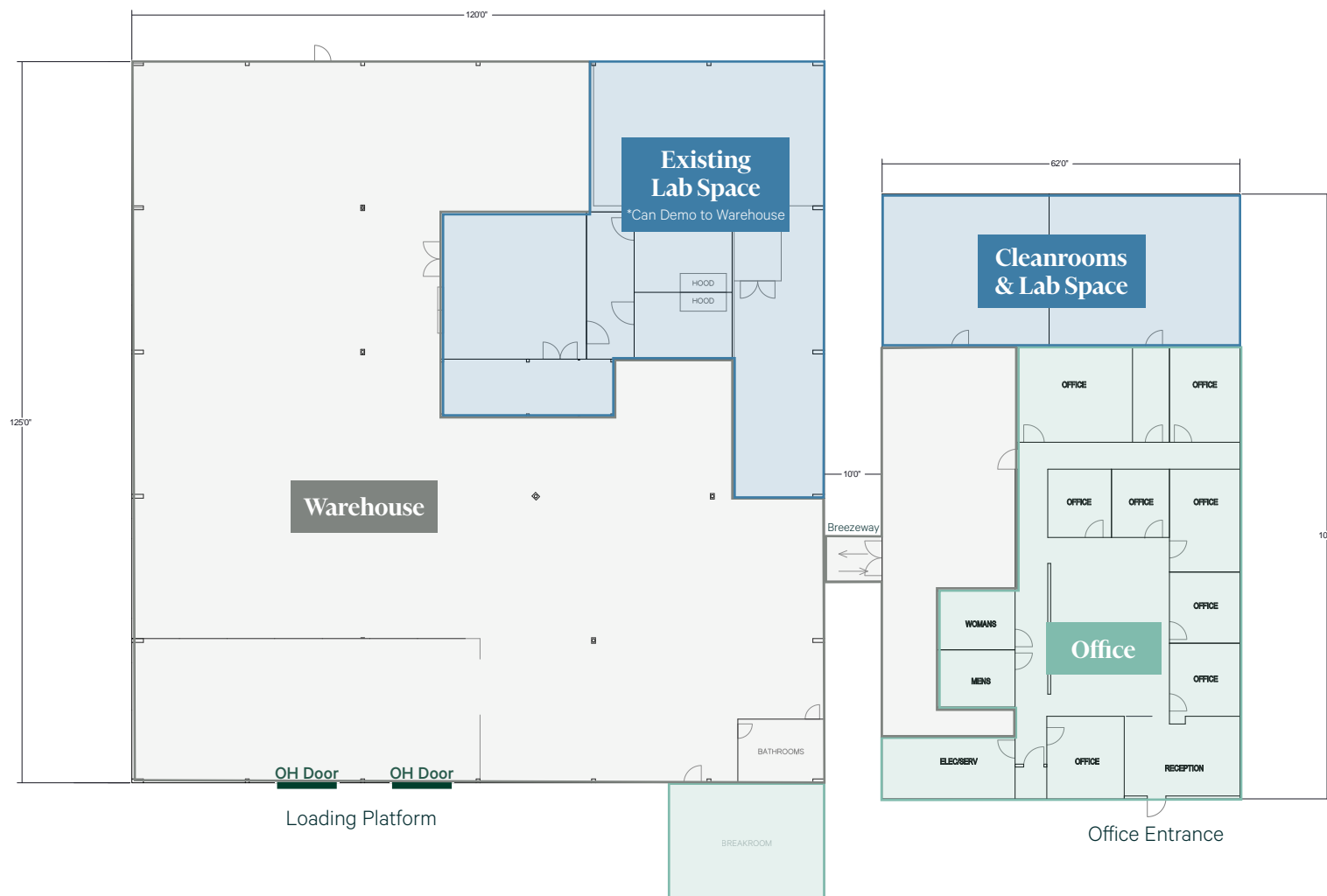
Building Highlights

Property Overview

Available SF	±21,700 SF
Acreage	1.61 Acres
Office/Lab Space	±6,510 SF
Loading Doors	Two (2) over head doors at loading platform
Ceiling Height	18.5' clear on center
Power	240 v and 480 v power two meters
Sprinkler	Wet
HVAC	Fully conditioned
Parking	±29 auto spaces
Zoning	Light Industrial (IL-D) Durham County
Year Built	1972
Exterior	Masonry
Sale Price	Contact for pricing



Floor Plan



Interior Photos



Warehouse



Cleanrooms



Lab Space



Lab Space



Breakroom

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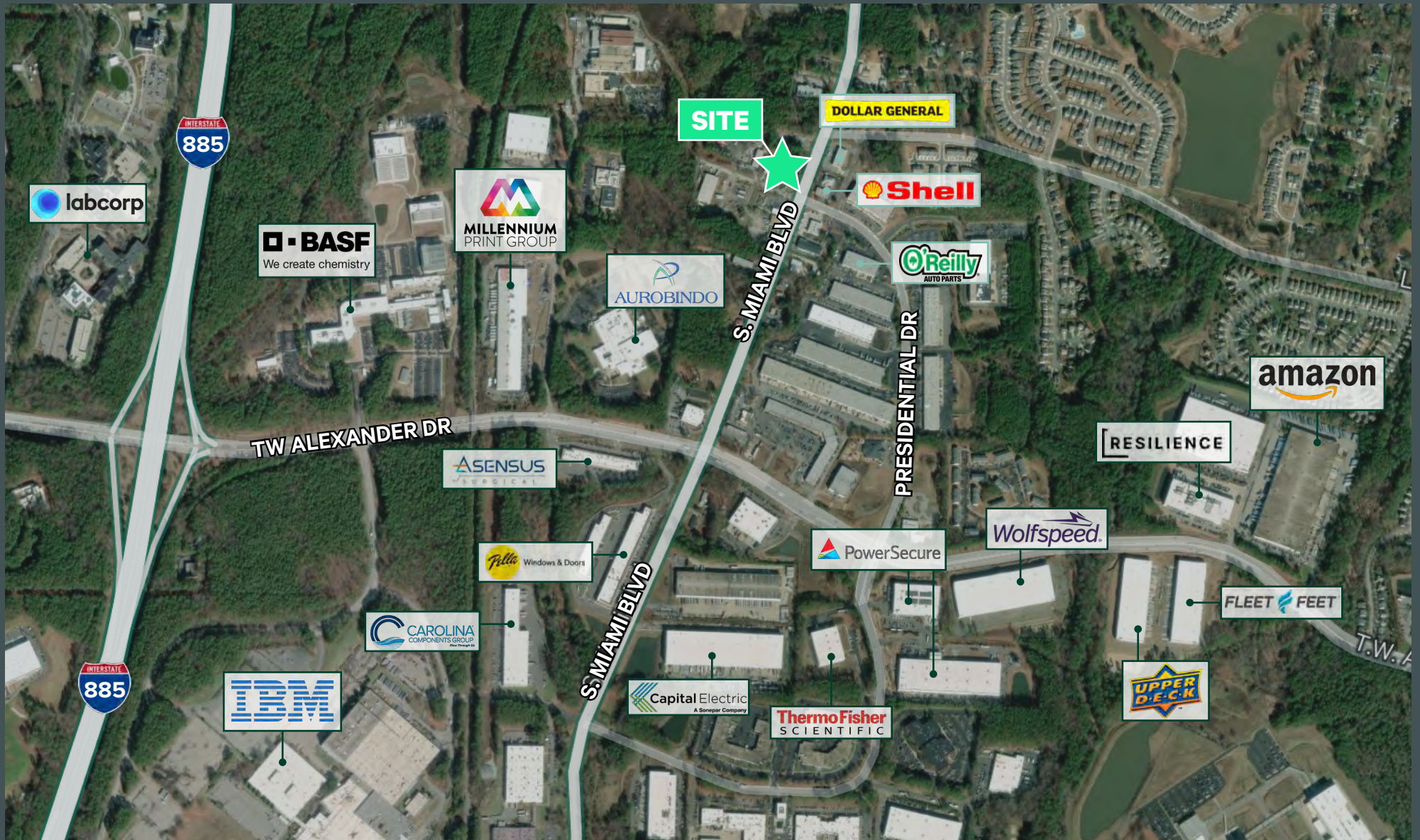
Aerial Overview



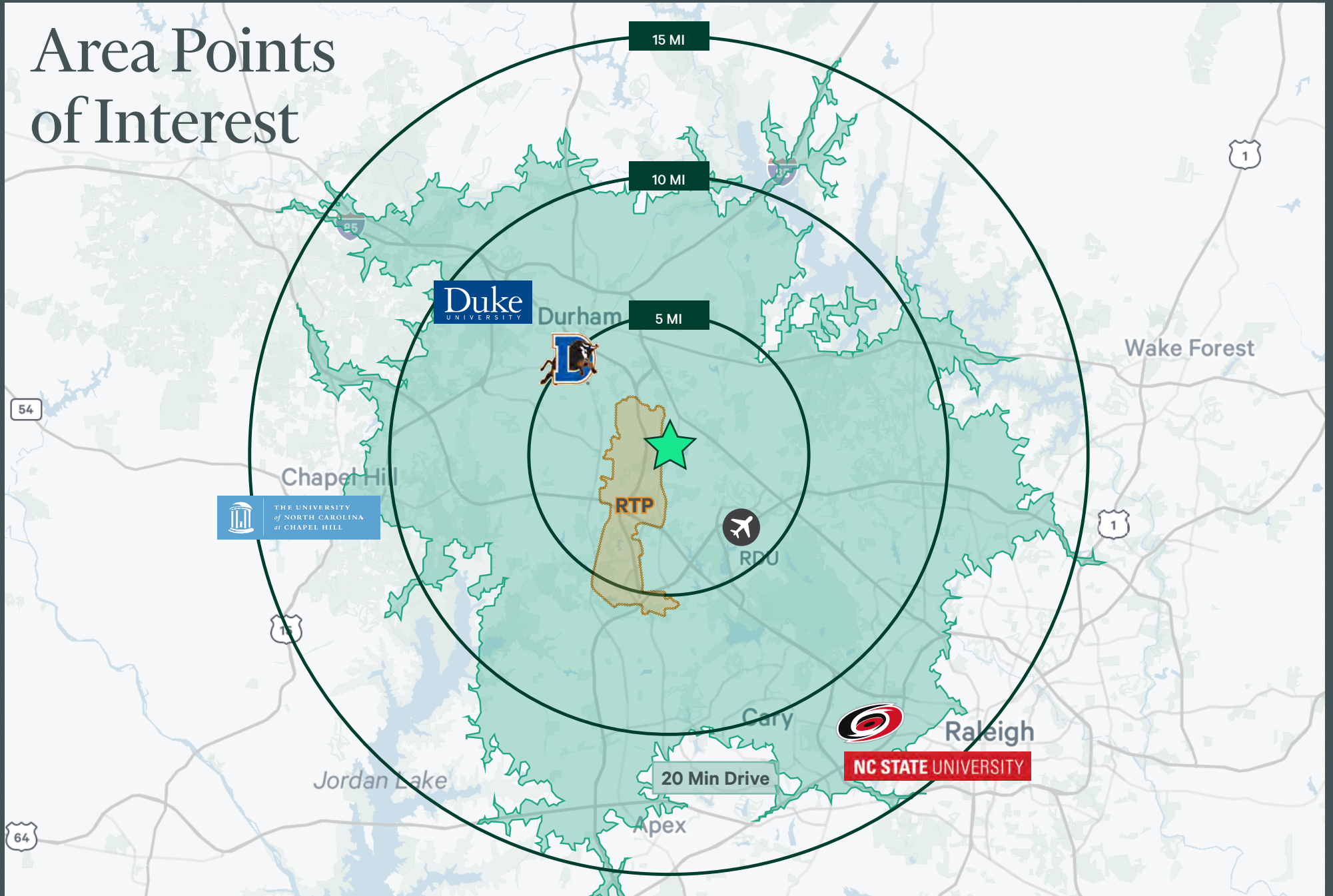
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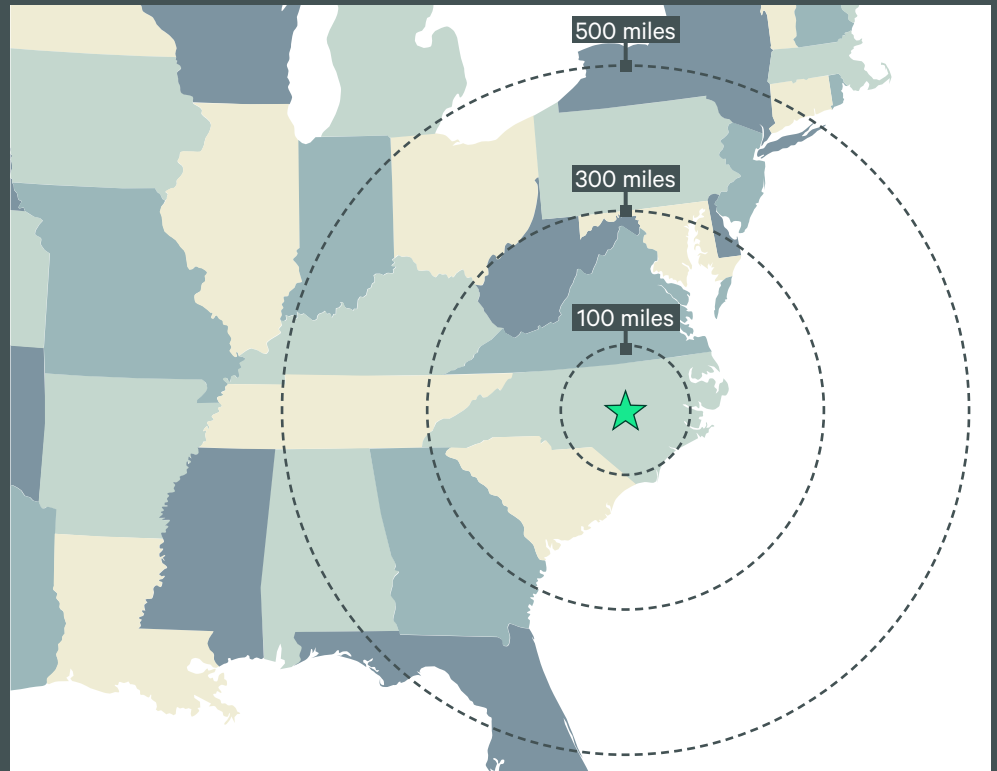
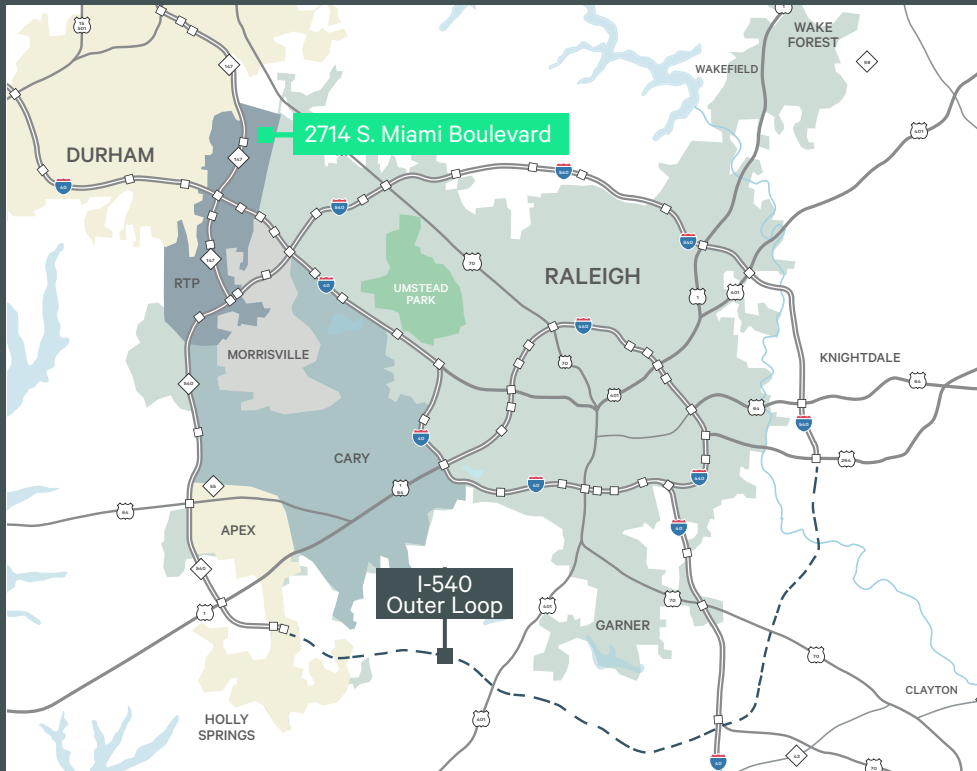
Neighborhood Aerial



Area Points of Interest



Location & Access



Interstates	Miles
+ US-70 Highway	1.5 Miles
+ Interstate 885	1.5 Miles
+ Interstate 40	3.0 Miles
+ Interstate 540	5.0 Miles
+ Interstate 440	15 Miles

Airports	Miles
+ Raleigh-Durham International	8.0 Miles
+ Piedmont Triad International	74 Miles
+ Charlotte Douglas International	153 Miles

Sea Ports	Miles
+ Wilmington, NC	153 Miles
+ Morehead City, NC	169 Miles
+ Norfolk, VA	193 Miles

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Contact Us

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