

FOR SALE

±3.05 Acre Industrial Development Site in Durham



3415 INDUSTRIAL DRIVE, DURHAM, NC 27704

PROPERTY OVERVIEW

ACREAGE	±3.05
ADDRESS	3415 Industrial Drive
CURRENT ZONING	IL
FUTURE ZONING	HC - Heavy Commercial
UTILITIES	All utilities present on site
PARCEL NUMBER	0844107833
PRICE	\$299,000

±3.05 acres of Industrial-zoned land located in one of Durham's most active industrial corridors near the new Welcome Venture Park Industrial Complex. The site offers convenient access to I-85 and US-70, providing strong connectivity throughout the Triangle region.

Zoning permits a broad range of industrial and commercial uses including manufacturing and assembly, contractor offices with equipment storage, flex / small-bay industrial development, vehicle fleet services, and outdoor storage.

Currently Zoned IL. Proposed Zoning with new UDO Commercial Heavy which is intended to accommodate intensive commercial and industrial uses, providing long-term zoning alignment with logistics, industrial, service commercial, and related employment uses.







NEARBY POINTS OF INTEREST

OLD OXFORD ROAD

FREUDENBURG
PERFORMANCE
MATERIALS

HORNER
INTERNATIONAL

TRUEFAB

SUBJECT

INDUSTRIAL DRIVE

BECKMANN
TECHNOLOGIES

SKYLINE GLASS
COMPANY

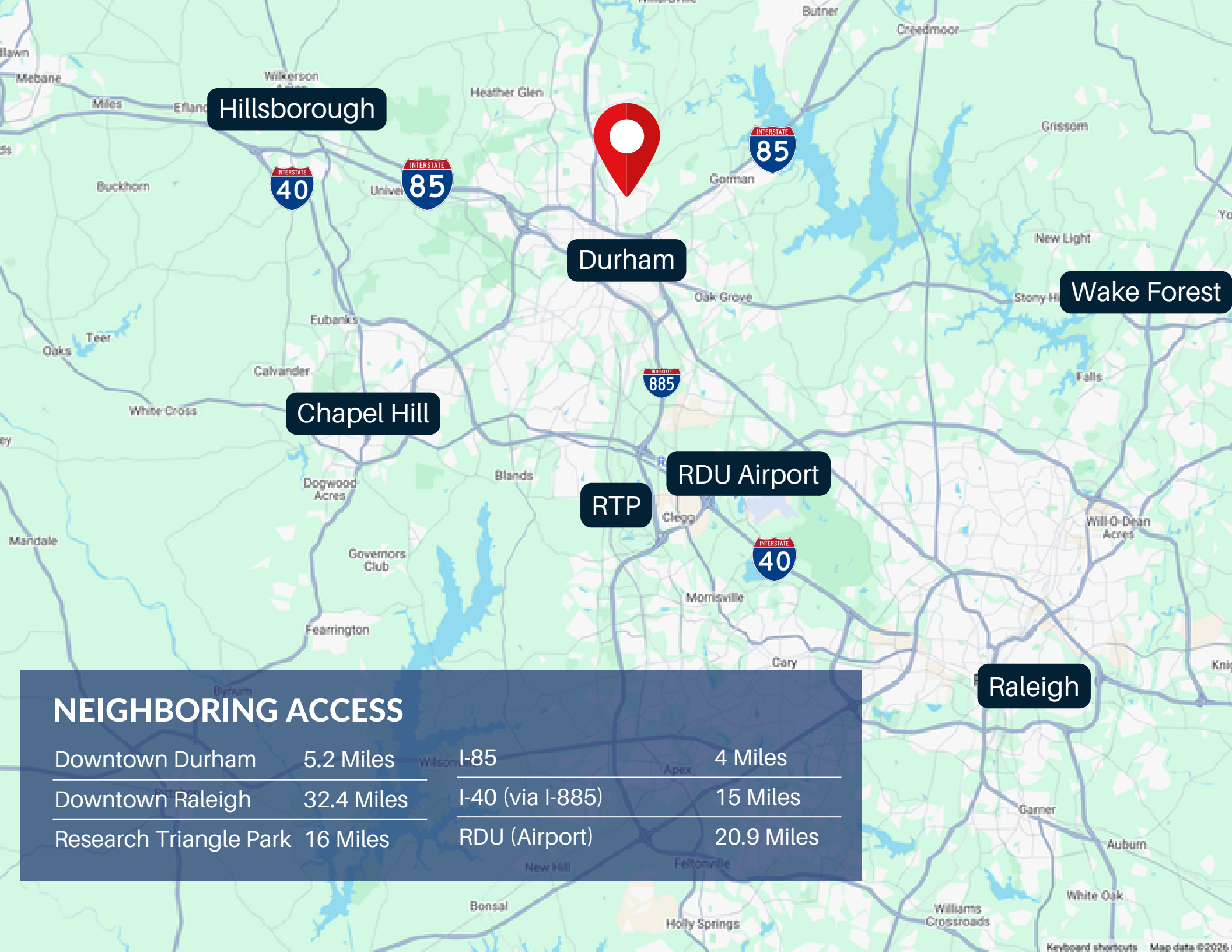
VENTURE PARK

HAMLIN ROAD

KBI BIOPHARMA

ALUMINUM COMPANY
OF NORTH CAROLINA

DOWNTOWN DURHAM
5.3 MILES



Hillsborough

Durham

Wake Forest

Chapel Hill

RDU Airport

RTP

Raleigh

NEIGHBORING ACCESS

Downtown Durham	5.2 Miles	I-85	4 Miles
Downtown Raleigh	32.4 Miles	I-40 (via I-885)	15 Miles
Research Triangle Park	16 Miles	RDU (Airport)	20.9 Miles



BULL CITY NORTH
RESIDENTIAL

This is an aerial photograph of a landscape featuring a mix of industrial, residential, and natural areas. A large body of water is visible in the upper left. Several white callout boxes with black text and leader lines point to specific locations. One box, labeled 'SUBJECT', is highlighted in yellow. The other boxes are white with black text. The labels identify various future development projects: Bull City North Residential, Food Bank of Eastern and Central North Carolina Industrial, Guardian Logistic Solutions Industrial, Old Oxford Road Self Storage Facility Industrial, and Durham Diagnostic Imaging Medical. The terrain is a combination of cleared land, existing buildings, and wooded areas.

SUBJECT

**FOOD BANK OF EASTERN
AND CENTRAL NORTH
CAROLINA**
INDUSTRIAL

**GUARDIAN LOGISTIC
SOLUTIONS**
INDUSTRIAL

**OLD OXFORD ROAD
SELF STORAGE FACILITY**
INDUSTRIAL

**DURHAM DIAGNOSTIC
IMAGING**
MEDICAL

MAJOR PLAYERS COMING TO THE TRIANGLE

Corporate giants are reshaping the Triangle, creating jobs and driving demand for housing, signaling an era of rapid growth in the area. Here are some recent corporate announcements bringing growth to Chapel Hill and beyond.



VINFAST

7,500 Jobs



1,801 Jobs

Catalent

201 Jobs



3,000 Jobs



725 Jobs

Science 37

725 Jobs



374 Jobs

AMGEN

355 Jobs



PENNYMAC

322 Jobs



275 Jobs

BioAgilytix

878 Jobs

Lilly

462 Jobs

amazon

500 Jobs

SMART WIRES

250 Jobs



1,165 Jobs



592 Jobs

TOP State For Business

CNBC



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