

# 2710 WECK DRIVE

2710 WECK DRIVE DURHAM, NORTH CAROLINA 27709

±54,000 - 108,750 SF FULLY CONDITIONED INDUSTRIAL SPACE FOR LEASE

# 2710 WECK DRIVE

## INDUSTRIAL SPACE FOR LEASE

### BUILDING FEATURES

|                        |                                                  |
|------------------------|--------------------------------------------------|
| ADDRESS                | 2710 Weck Drive                                  |
| CITY                   | Durham                                           |
| STATE                  | North Carolina                                   |
| COUNTY                 | Durham                                           |
| DATE AVAILABLE         | Immediately                                      |
| LEASE RATE             | Call for Details                                 |
| TICAM                  | Estimate \$1.87/SF                               |
| TAX PARCEL ID #        | 157271                                           |
| BUILDING TYPE          | Warehouse                                        |
| ZONING                 | Industrial Park (IP) <a href="#">ZONING LINK</a> |
| NUMBER OF BUILDINGS    | One (1)                                          |
| BUILDING DIMENSIONS    | 241'8" x 450'                                    |
| TOTAL SF               | 108,750 SF                                       |
| AVAILABLE SF           | 54,000 - 108,750 SF                              |
| OFFICE SF              | 3,349 SF                                         |
| BAY SIZE               | 10,845 SF                                        |
| EXTERIOR WALL MATERIAL | Reinforced concrete                              |

|                              |                              |
|------------------------------|------------------------------|
| ROOFING MATERIAL             | White TPO (installed 2026)   |
| FENCING                      | Fenced in truck court        |
| YEAR BUILT                   | 1983                         |
| NO. OF ACRES                 | 7.4 acres                    |
| AUTO PARKING                 | 48 spaces                    |
| TRUCK COURT DEPTH            | 110' (50' concrete apron)    |
| CEILING HEIGHT               | 23'                          |
| AIR CONDITIONING             | Entire building              |
| LIGHTING                     | LED                          |
| COLUMN SPACING               | 40' x 45'                    |
| SPRINKLER SYSTEM/TYPE        | Wet                          |
| LOADING DOCK                 | Seven (7) Dock-High Doors    |
|                              | One (1) Drive-In (12' x 14') |
|                              | Three (3) Knockout Panels    |
| ELECTRICAL CAPACITY          | 3 phase, 277/480 volt        |
| NATURAL GAS SERVICE PROVIDER | Dominion Energy              |
| WATER AND SEWER PROVIDER     | City of Durham               |
| ELECTRICAL PROVIDER          | Duke Energy                  |

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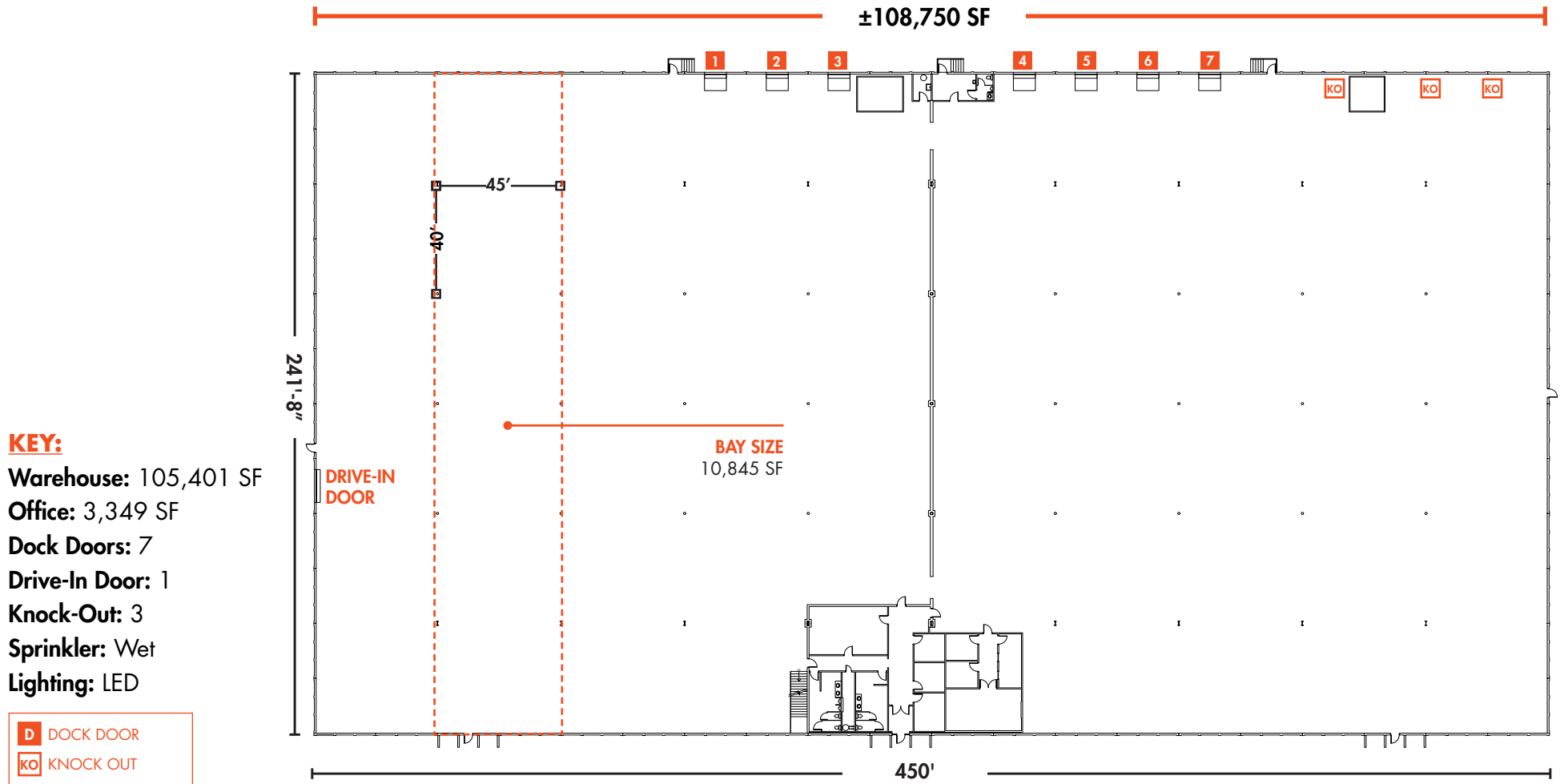
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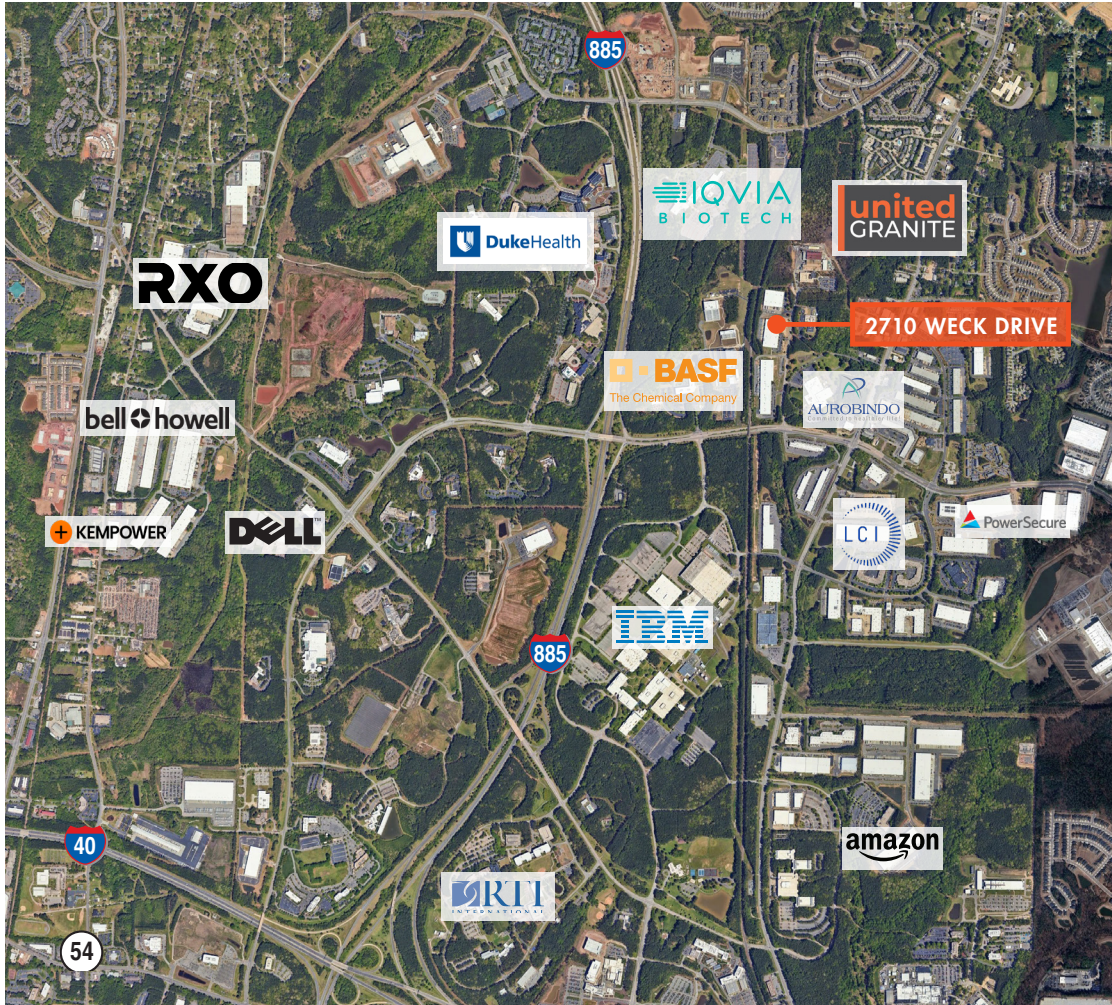
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### AREA EMPLOYERS



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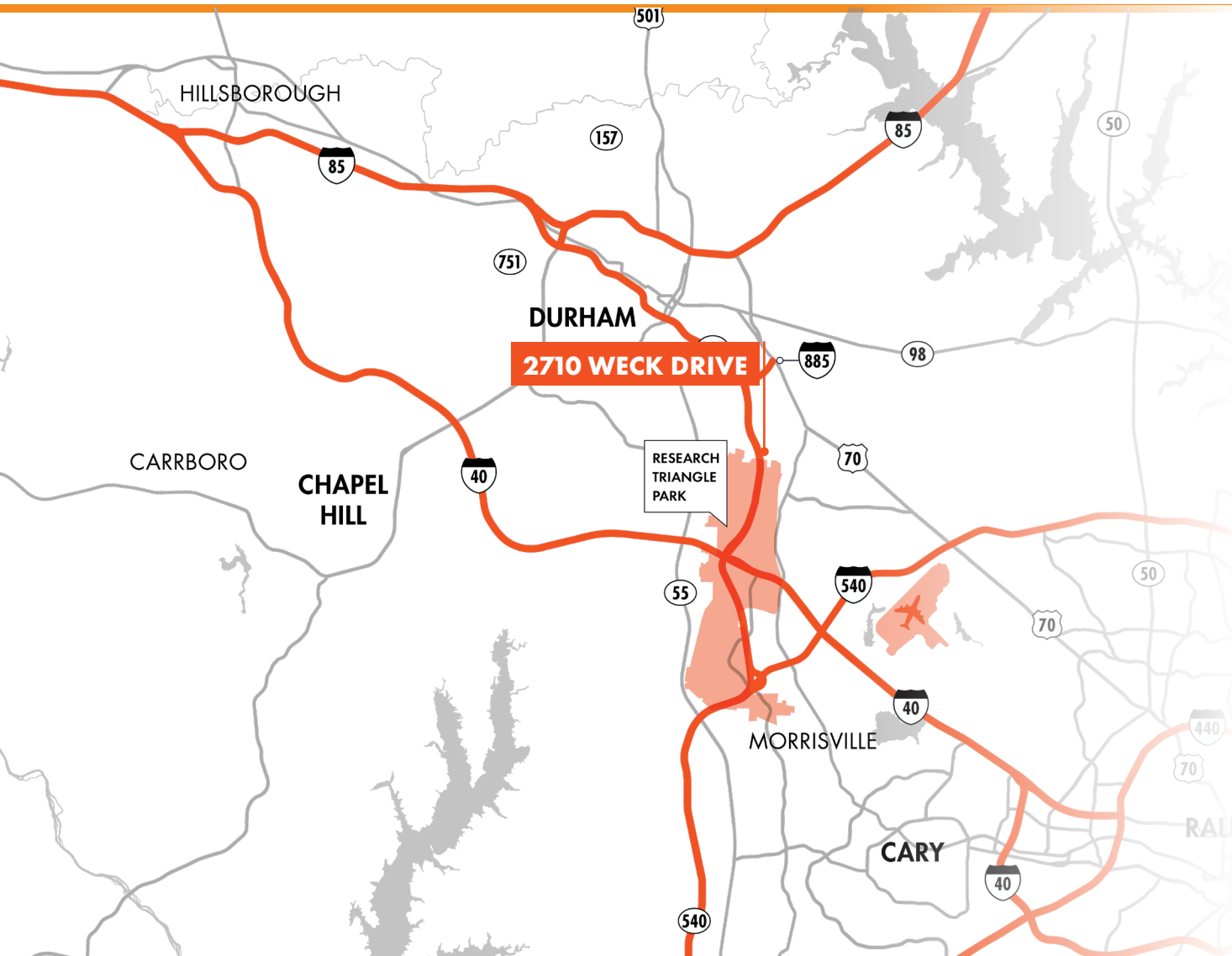
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### LOCATION & ACCESS

#### INTERSTATES

Uninterrupted distribution to every major market in the United States

|                                                                                     |                |            |
|-------------------------------------------------------------------------------------|----------------|------------|
|  | Interstate 40  | 3 miles    |
|  | Interstate 540 | 4.6 miles  |
|  | Interstate 440 | 16.5 miles |
|  | Interstate 85  | 17 miles   |
|  | US Highway 1   | 17.5 miles |
|  | Interstate 87  | 32 miles   |

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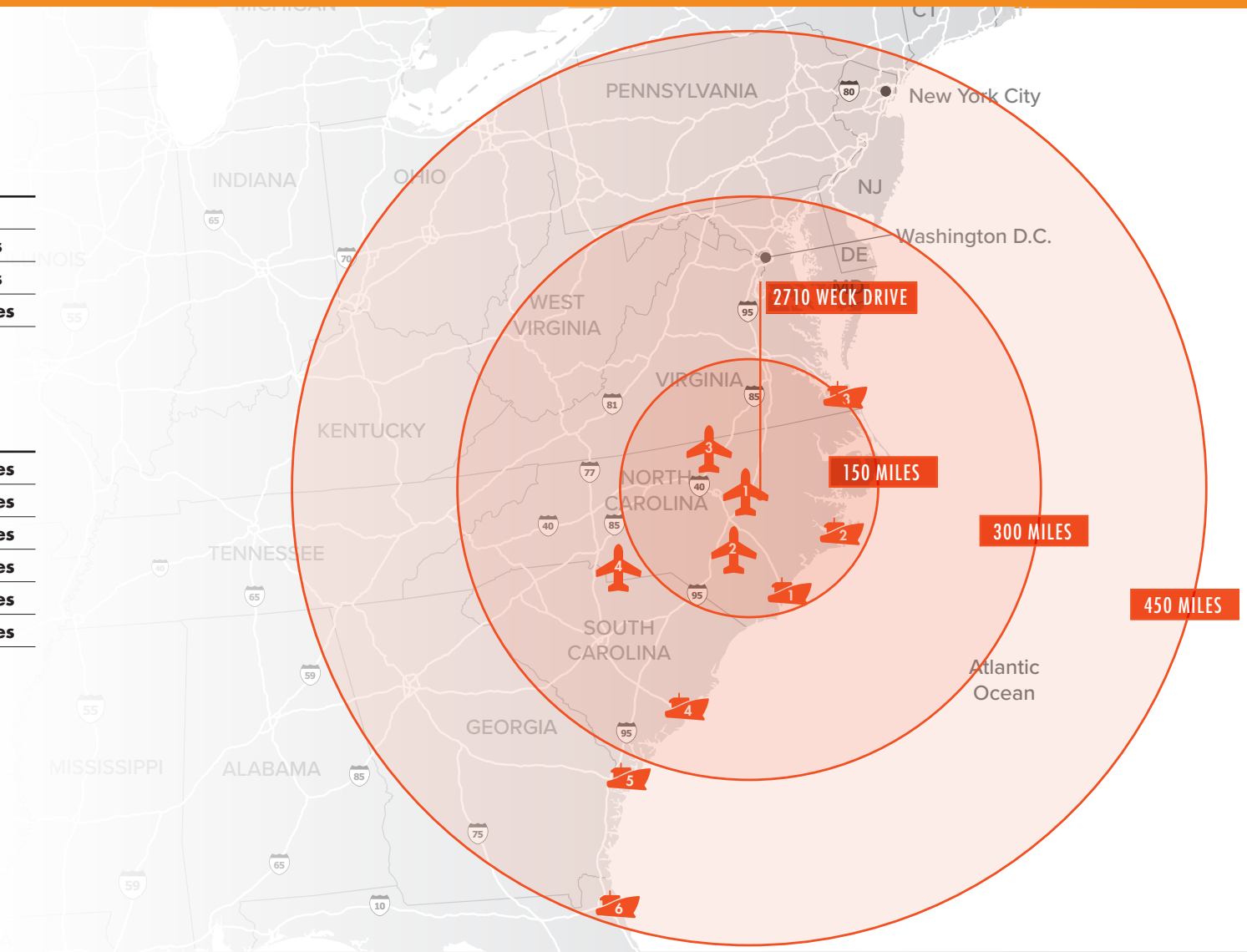
#### AIRPORTS

|   |                                 |           |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International    | 7 miles   |
| 2 | Fayetteville Regional           | 92 miles  |
| 3 | Piedmont Triad International    | 76 miles  |
| 4 | Charlotte Douglas International | 153 miles |



#### SEAPORTS

|   |                   |           |
|---|-------------------|-----------|
| 1 | Wilmington, NC    | 155 miles |
| 2 | Morehead City, NC | 182 miles |
| 3 | Norfolk, VA       | 187 miles |
| 4 | Charleston, SC    | 303 miles |
| 5 | Savannah, GA      | 332 miles |
| 6 | Jacksonville, FL  | 478 miles |



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