

INDUSTRIAL PROPERTY FOR SALE

806 E RAMSEUR STREET

Durham, NC 27701

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CITYPLAT
COMMERCIAL REAL ESTATE

806 E. RAMSEUR STREET

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PROPERTY DESCRIPTION

Introducing 806 E Ramseur Street, Durham, NC - a prime industrial offering for savvy investors. This 12,500 SF building presents a compelling opportunity for a single user with a fully fenced in property and outdoor storage opportunity. Zoned I-2, this property is excellently positioned for industrial, warehouse, or distribution use. With its ample space and strategic location in Durham directly off the exit to the Freeway, it's an ideal asset for those seeking a promising commercial investment.

OFFERING SUMMARY

Sale Price:	\$2,200,000
Number of Units:	Single
Lot Size:	0.77 Acres
Building Size:	12,500 SF

PROPERTY HIGHLIGHTS

- Offered 30% below tax value
- 12,500 SF industrial building
- Zoned I-2
- Fully fenced in laydown yard
- First parcel immediately off the Durham Freeway
- Spacious warehouse/distribution space
- Standalone single tenant facility
- Direct access to major highways throughout the Triangle region
- Multiple loading and unloading options

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STERLING BAY
PROJECT \$94M

DPAC

WALL
HOUSE

VENERB

BORDEN BRICK

FAYETTEVILLE ST. (17,000 VPD)

FUTURE
DEVELOPMENT

RAMSEUR ST.

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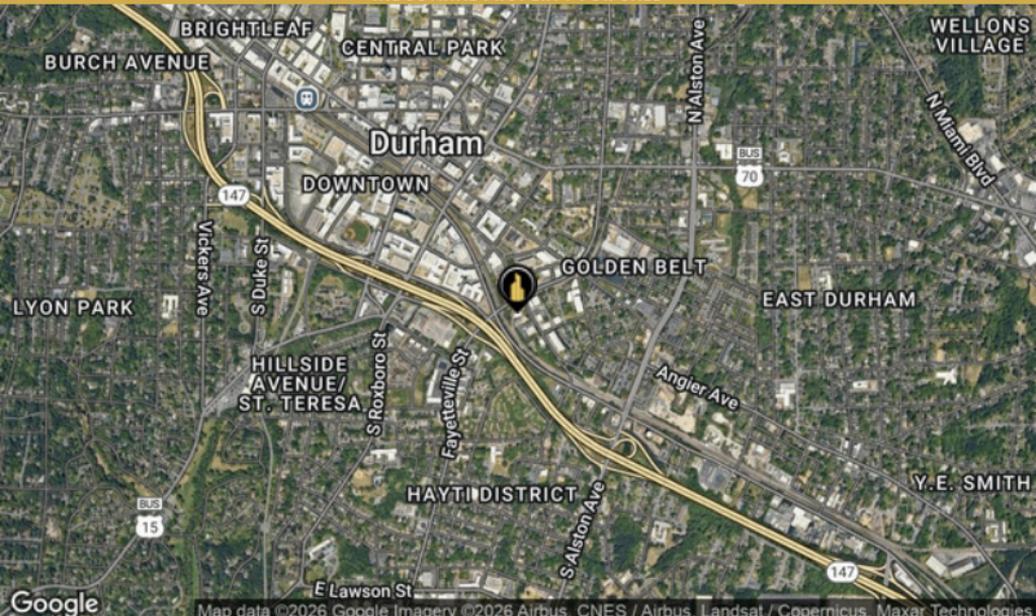
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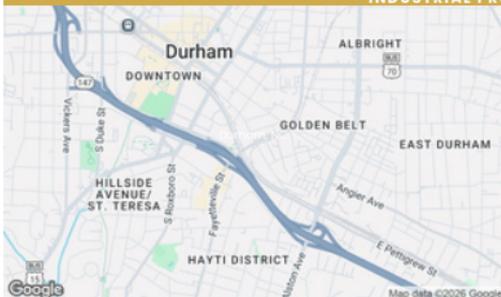
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LOCATION DESCRIPTION

Introducing an exceptional investment opportunity in Durham's thriving industrial sector. This 12,500 sqft single-tenant industrial building boasts 2 docks, a drive-in door, and a fully-fenced laydown area, offering versatile functionality for a range of industrial operations. Situated as the first parcel off the Durham Freeway, the property provides unparalleled access to major highways, with proximity to downtown Durham's burgeoning rental market.

The area's remarkable rent growth, coupled with numerous ongoing development projects, positions this property as an enticing prospect for investors seeking long-term value and growth potential. With a new tax value significantly exceeding the asking price, this property presents a compelling opportunity for astute industrial real estate buyers.

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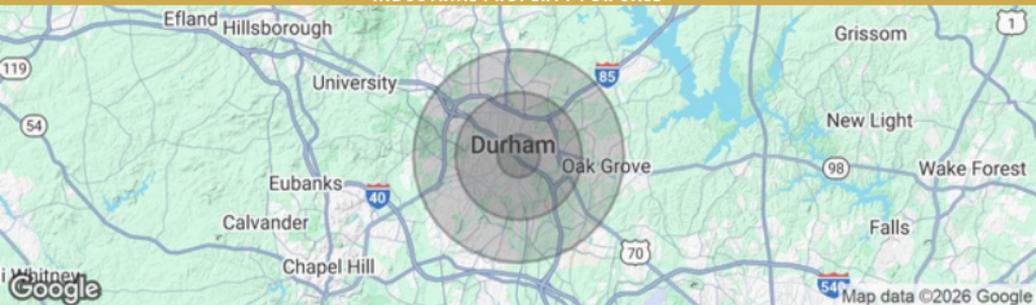
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,185	96,892	199,395
Average Age	36	35	37
Average Age (Male)	35	35	36
Average Age (Female)	36	36	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households # of Persons per HH	7,426	36,742	80,410
Average HH Income Average House	2.4	2.6	2.5
Value	\$78,819	\$81,709	\$93,701
Demographics data derived from AlphaMap	\$439,315	\$414,650	\$397,137

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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