



FOR SALE | ±46,094 SF
1111 NEVILLE STREET
DURHAM, NC 27701

PRESENTED BY:



CAREY GREENE

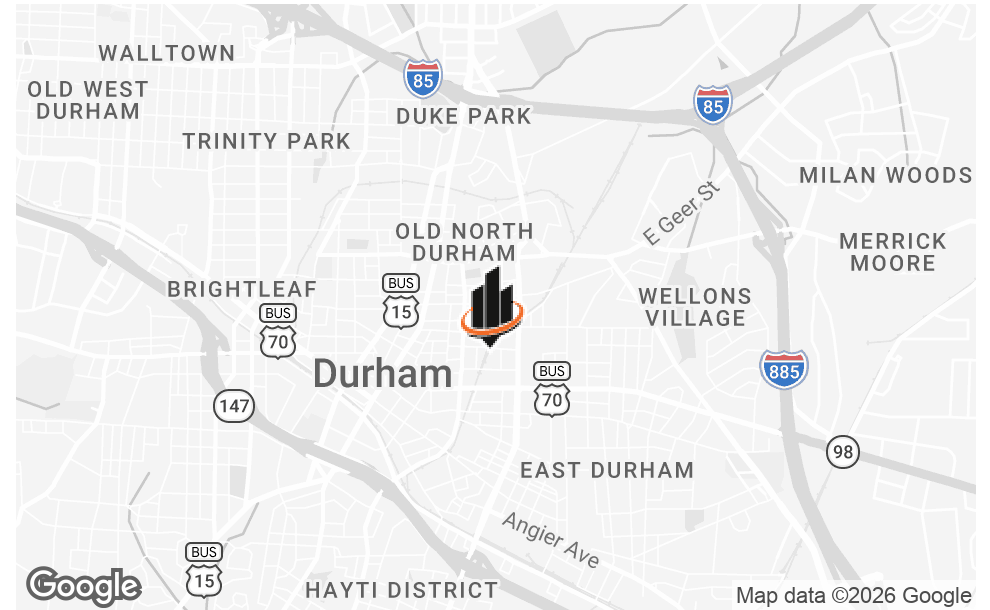
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PROPERTY SUMMARY



SALE PRICE

\$6,200,000

OFFERING SUMMARY

BUILDING SIZE:	±46,094 SF
LOT SIZE:	±1.64 Acres
PARCEL ID:	110695
ZONING:	Industrial Light (IL)
NOI:	±\$403,196
CAP RATE:	±6.5%
PRICE/SF:	\$135.00/SF

PROPERTY OVERVIEW

1111 Neville Street offers a **rare opportunity to acquire a ±46,094 SF urban infill industrial warehouse** in one of Durham's fastest-evolving corridors.

Approximately 23,000 SF is leased long-term to anchor tenant, Counter Culture Coffee, on a NNN lease with tiered rent and accelerated annual escalations, providing a strong income base. The remaining space is occupied by multiple tenants with short-term leases, allowing for owner-user occupancy or repositioning in the near term.

The property is **adjacent to the City of Durham's planned \$42M redevelopment of East End and Long Meadow Parks**, further enhancing the area's long-term growth trajectory. The surrounding neighborhood continues to see impressive home sale numbers, often exceeding prices of \$900,000.

Located **just minutes from downtown Durham (±1.5 miles) and Duke University (±3.5 miles)**, 1111 Neville is well positioned for a buyer seeking an asset in the direct path of growth.

Financials are available upon request with execution of an NDA.

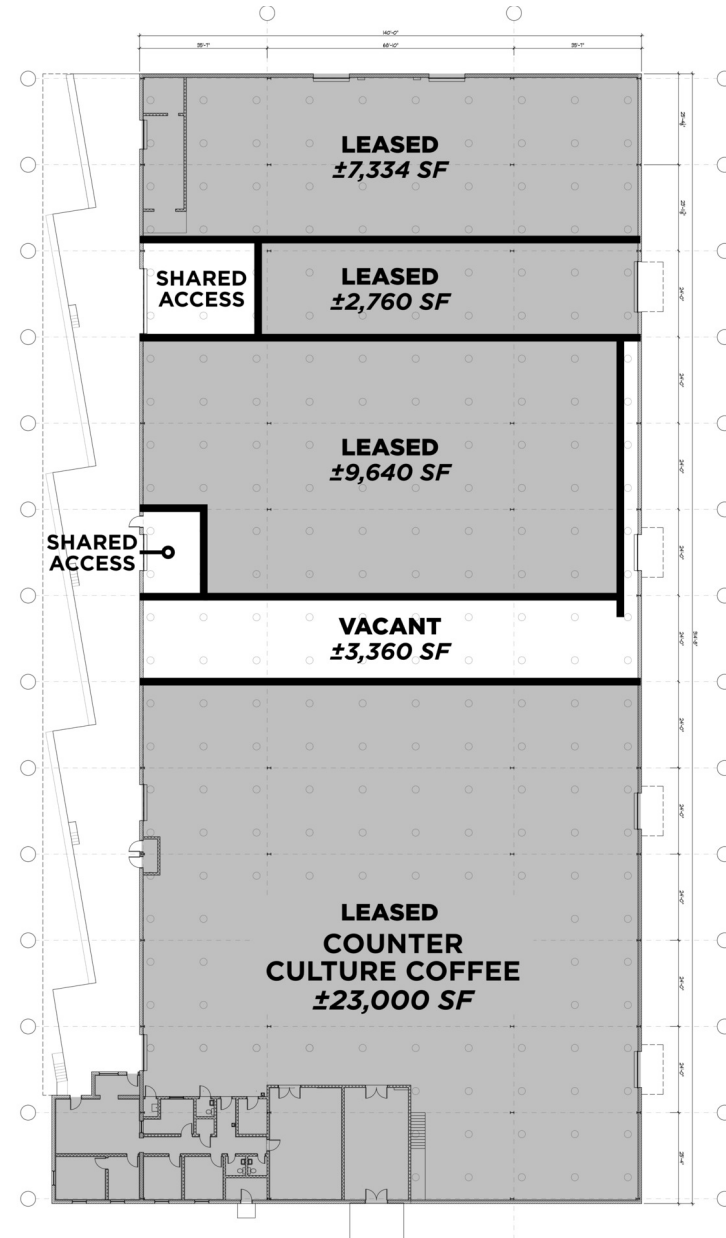
PROPERTY DETAILS & HIGHLIGHTS

DETAILS

PROPOSED FUTURE ZONING	IX (Industrial Mixed Use)
OCCUPANCY	Multi-Tenant (50% leased long-term)
TENANCY	Counter Culture Coffee (NNN, long-term) + multiple short-term tenants
DOCK-HIGH DOORS	4 (Covered)
CONSTRUCTION	Steel Structure/CMU Walls & Brick Facade
SPRINKLER	Wet System (2021)
ROOF	TPO (2018, 15-year warranty)
CEILING HEIGHTS	18' at eaves, 30' to deck at center

HIGHLIGHTS

- **Investment + Owner-User Opportunity:** ±23,000 SF leased long-term to Counter Culture Coffee (NNN) with remaining space providing near-term occupancy or lease-up potential
- **Functional Industrial Asset:** ±46,094 SF warehouse with 4 dock-high loading positions and covered loading area
- **Urban Infill Location:** Surrounded by residential neighborhoods where renovated and new construction homes routinely sell for \$800,000 - \$1,000,000
- **Proximity to Growth Drivers:** Immediate access to downtown amenities, Duke University & Medical Center, and key transportation corridors
- **Adjacent to \$42MM Public Investment:** Directly across from East End & Long Meadow Parks redevelopment
- **Value-Add Potential:** Short-term leases provide opportunity to increase rents or reposition space
- **Recent Capital Improvements:** New TPO roof + wet sprinkler system
- Future adaptive reuse or redevelopment potential

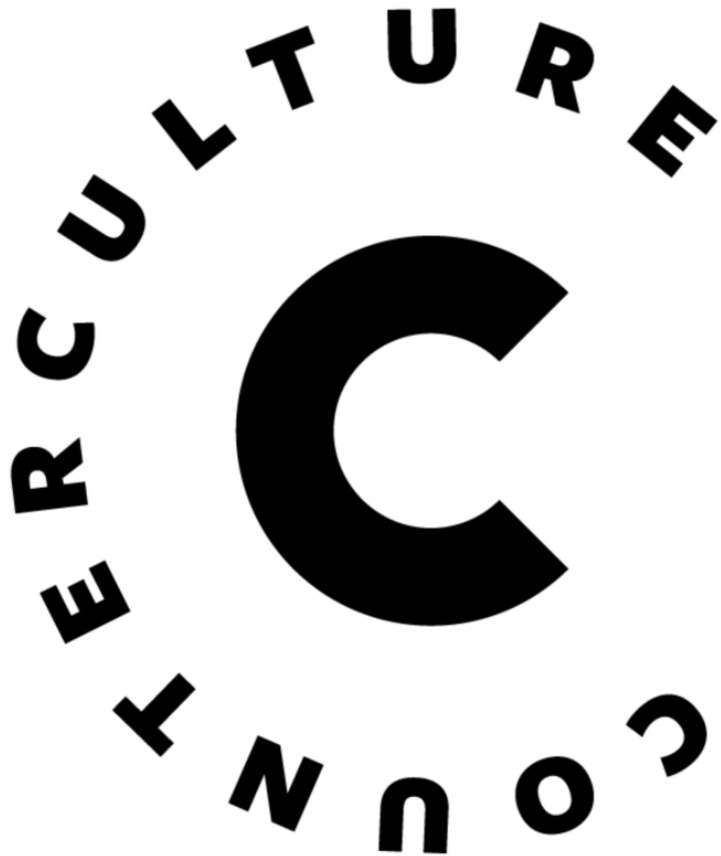


INTERIOR PHOTOS



EXTERIOR PHOTOS





Founded in 1995 and headquartered in Durham, North Carolina, Counter Culture Coffee is a nationally recognized specialty coffee roaster known for its commitment to quality, sustainability, and education.

The company sources high-quality beans directly from small-scale producers around the world, emphasizing transparency and long-term partnerships through its industry-leading direct trade practices.

Over the past three decades, Counter Culture has grown from a local roaster serving restaurants in the Triangle to a leading independent coffee company with production facilities and training centers across major U.S. markets.

In addition to roasting and distribution, the company operates nationally recognized education programs for coffee professionals and consumers, reinforcing its reputation as a leader in the “third wave” coffee movement focused on craftsmanship and sustainability.

NEARBY HOME SALES & PARK RENOVATIONS



NEARBY HOME SALES SNAPSHOT

- 1. 610 N. Roxboro Street (5 Condo Units)**
Sale Prices: \$1,195,000 - \$1,730,630 (2025)
- 2. 606 Mallard Street**
Sale Price: \$1,005,000 (April 2024)
- 3. 401 Canal Street**
Sale Price: \$925,000 (April 2024)
- 4. 1210 Hanover Street**
Sale Price: \$919,000 (July 2024)
- 5. 506 Gray Avenue**
Sale Price: \$917,000 (Jan. 2025)
- 6. 1212 Hanover Street**
Sale Price: \$915,000 (March 2024)
- 7. 701 Holloway Street**
Sale Price: \$815,000 (July 2025)

LONG MEADOW & EAST END PARKS RENOVATIONS

Major upgrades include a new pool, play areas, athletic fields and courts. The historic project will connect the two parks on Alston Ave, improving amenities and neighborhood access (\$42M investment).

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