

DURHAM FLEX BUILDING FOR SALE



± 4,939 SF ON 0.74 AC
1015 ELLIS RD, DURHAM



50051 GOVERNORS DRIVE
CHAPEL HILL, 27517
BOLDCRE.COM

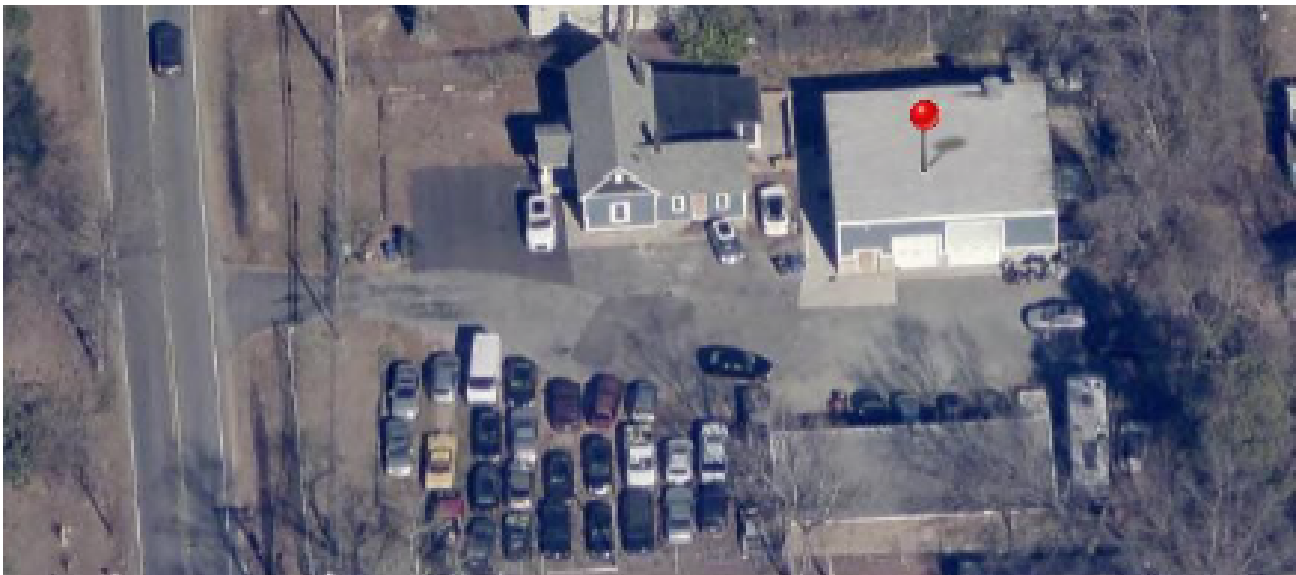


LISTING AGENT
CHELA TU
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OFFERING MEMORANDUM

PROPERTY OVERVIEW

Discover an exceptional investment opportunity in the heart of South Durham's industrial corridor. This versatile flex property, spanning 4,939 square feet across three buildings, sits on a 0.74-acre lot. Renovated in 2021, the complex offers modern look while retaining its industrial functionality. Strategically located minutes from Research Triangle Park and RDU Airport, with easy access to I-40, I-885, and the Durham Freeway, this property offers great connectivity in the Triangle region. The site features a renovated house converted into office space. Two warehouse buildings garages, 6 bays, complete with lifts and a spray booth, making it an ideal turnkey solution for automotive businesses. However, its industrial zoning and flexible layout open doors to a variety of commercial applications. Security is ensured with perimeter fencing. Whether you're an auto service provider or a business seeking adaptable industrial space, this South Durham property presents a rare blend of location, functionality, and growth potential in a rapidly growing area of the Triangle.



PROPERTY HIGHLIGHTS	
Sale Price	\$1.4M
Zoning	I - Industrial
Building Size	4,939 SF
Year Built	Office built in 1945, Warehouse in 1956, both renovated in 2021
Lot Size	0.74 AC
Clear Ceiling Height Roll Up Doors	Garage B: 16' clear height, one 12' x 10' roll up door, one 12' x 13.5' roll up door Garage C-D: 13' clear height, each unit has two bays each with 12' x 10' roll up doors
Power	3 Phase Power



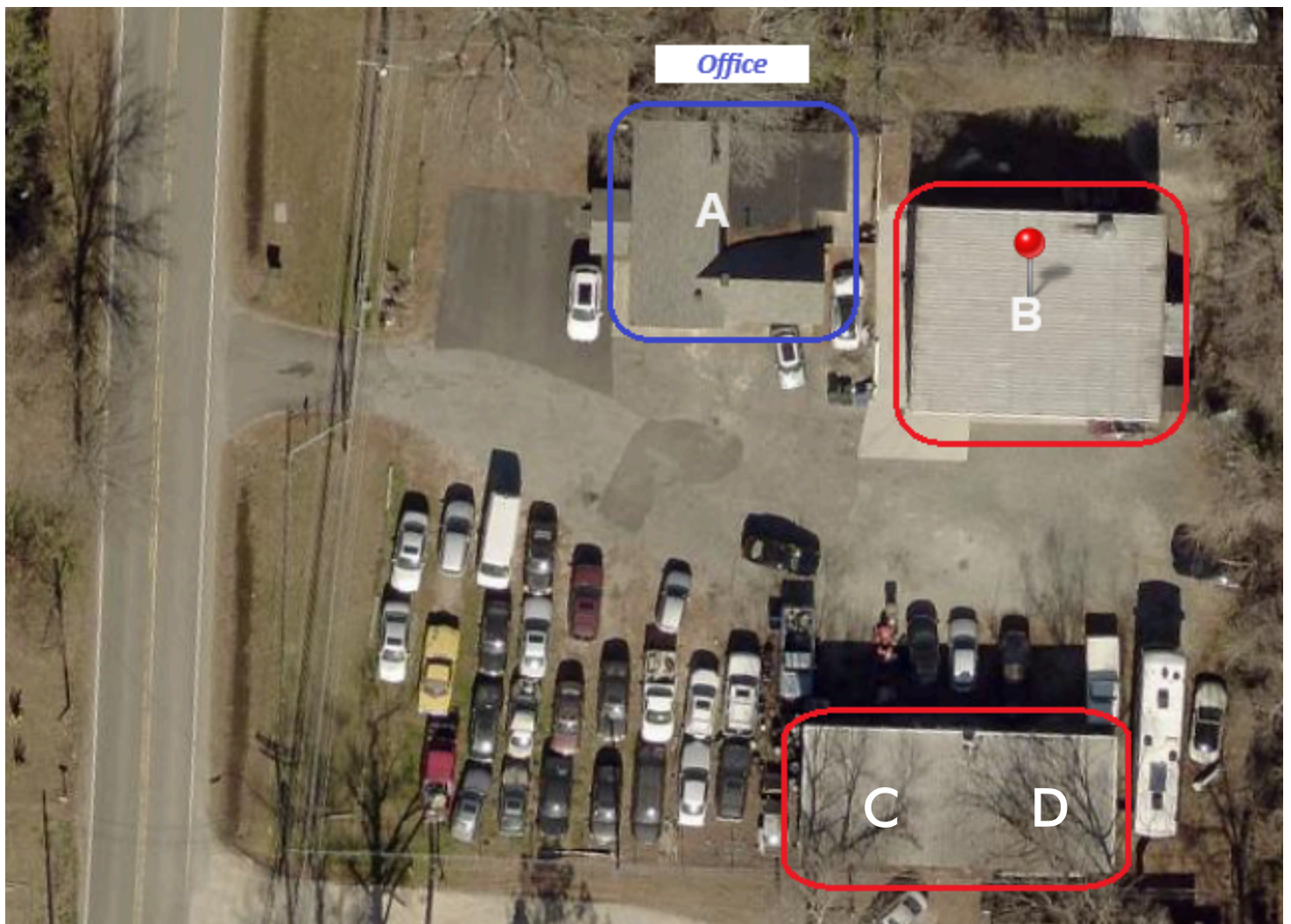
Spray Booth



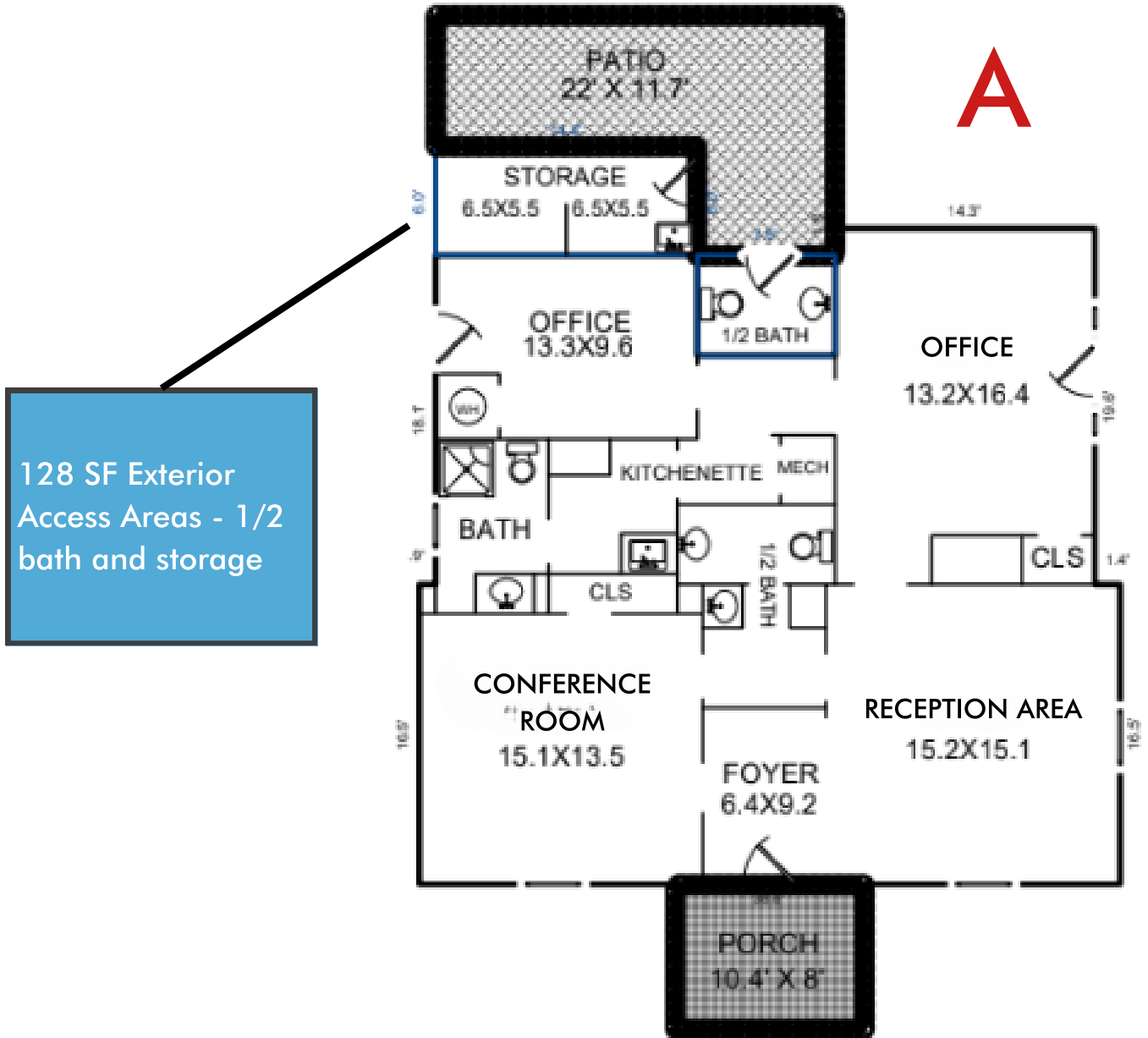
1,402 SF Finished Office

SITE PLAN 4,939 SF

- A: 1,402 SF office
- B: 1,943.5 SF garage
- C: 797 SF garage
- D: 797 SF garage

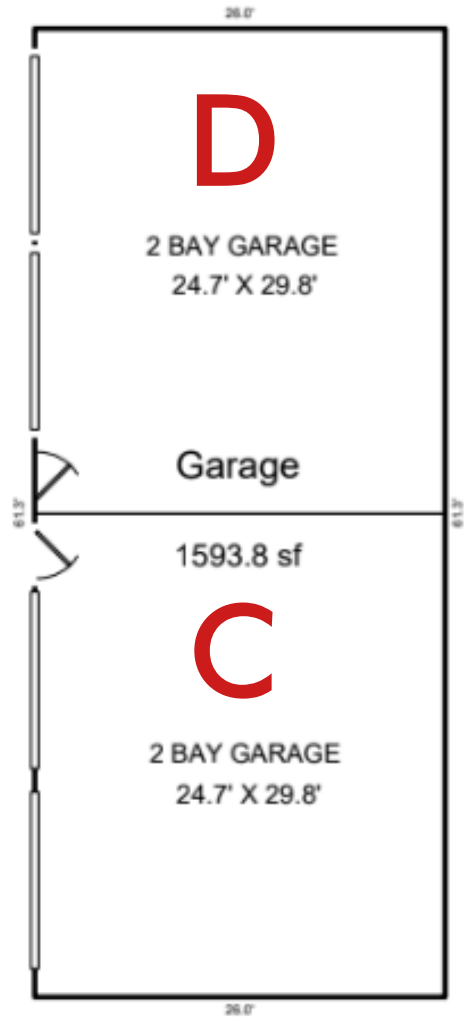
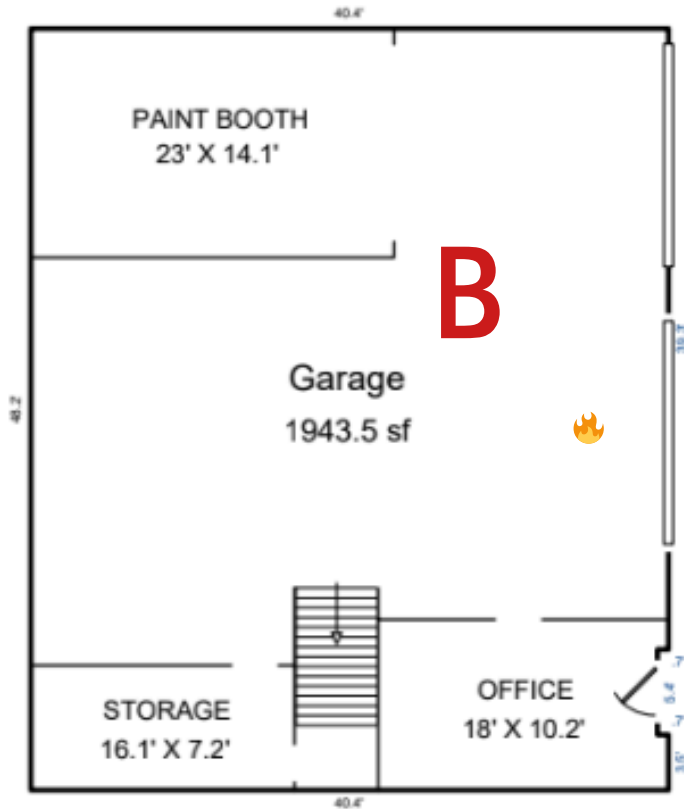


FLOOR PLAN 1,402 SF Finished Office



FLOOR PLAN

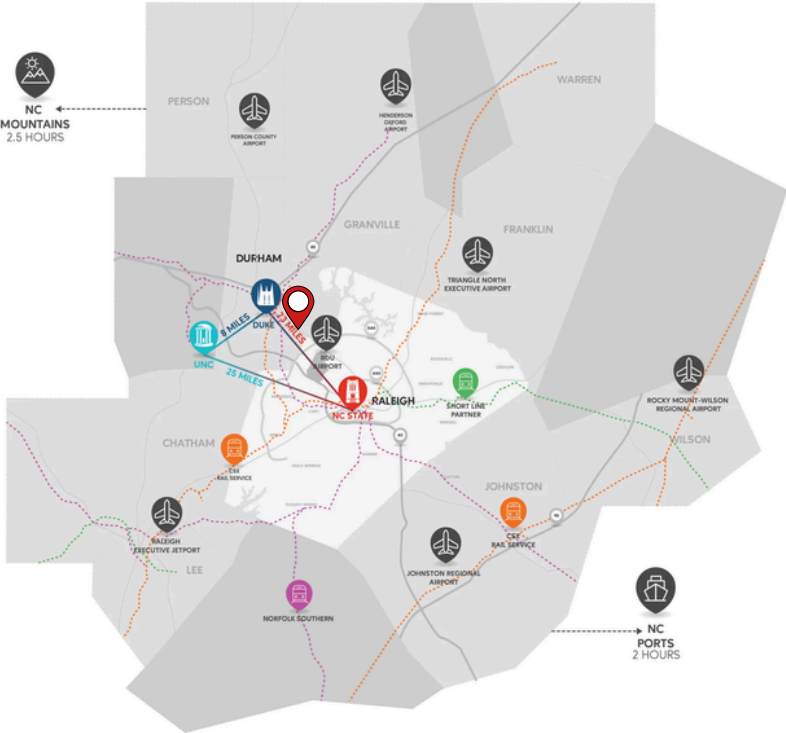
1,943 SF Garage



FLOOR PLAN

1,593.8 SF Garage

PROPERTY LOCATION

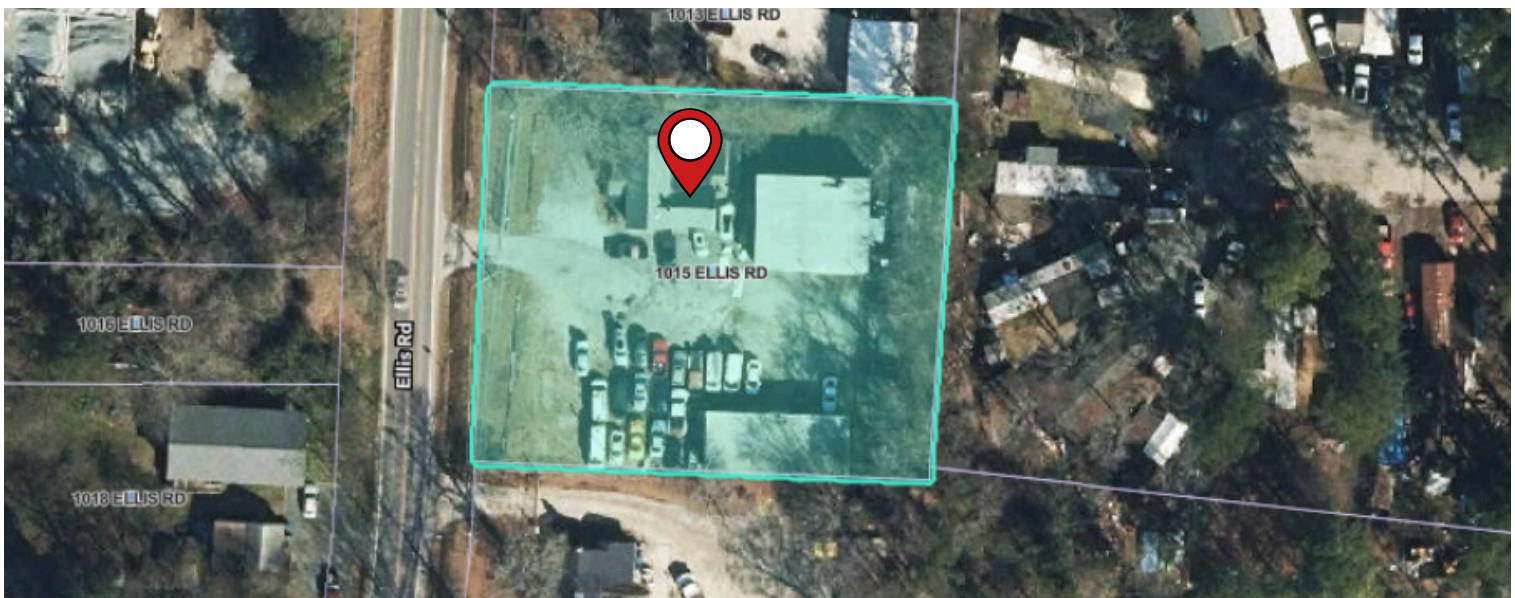


Source: researchtriangle.org



PROPERTY LOCATION

- 10 min North of Research Triangle Park
- 15 minutes to Raleigh-Durham International Airport



PHOTOS



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