



DURHAM

LOGISTICS CENTER



90,000 - 351,030 Square Feet Available

1716 Camden Avenue, Durham, NC 27704

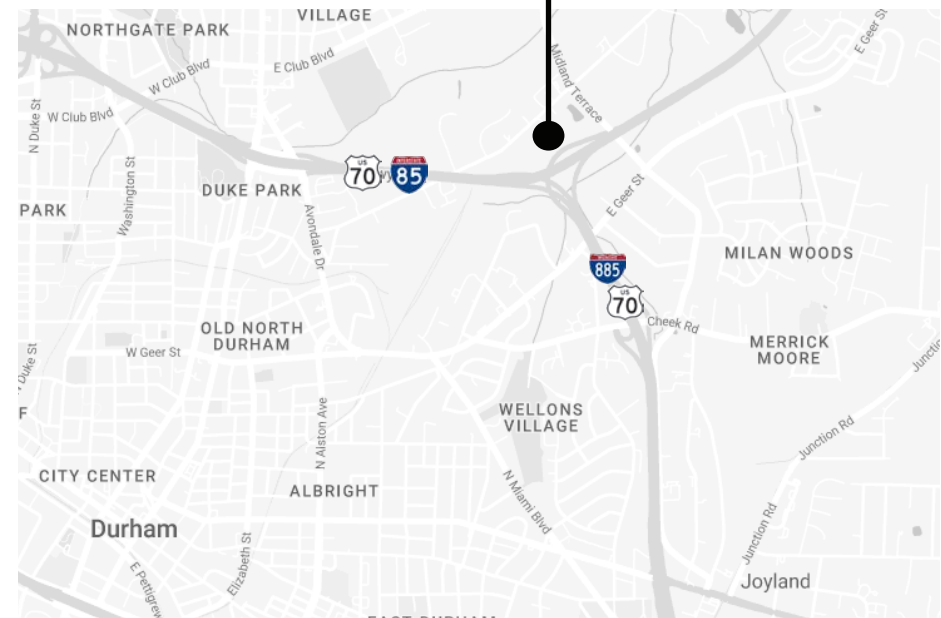
LOVETT
INDUSTRIAL

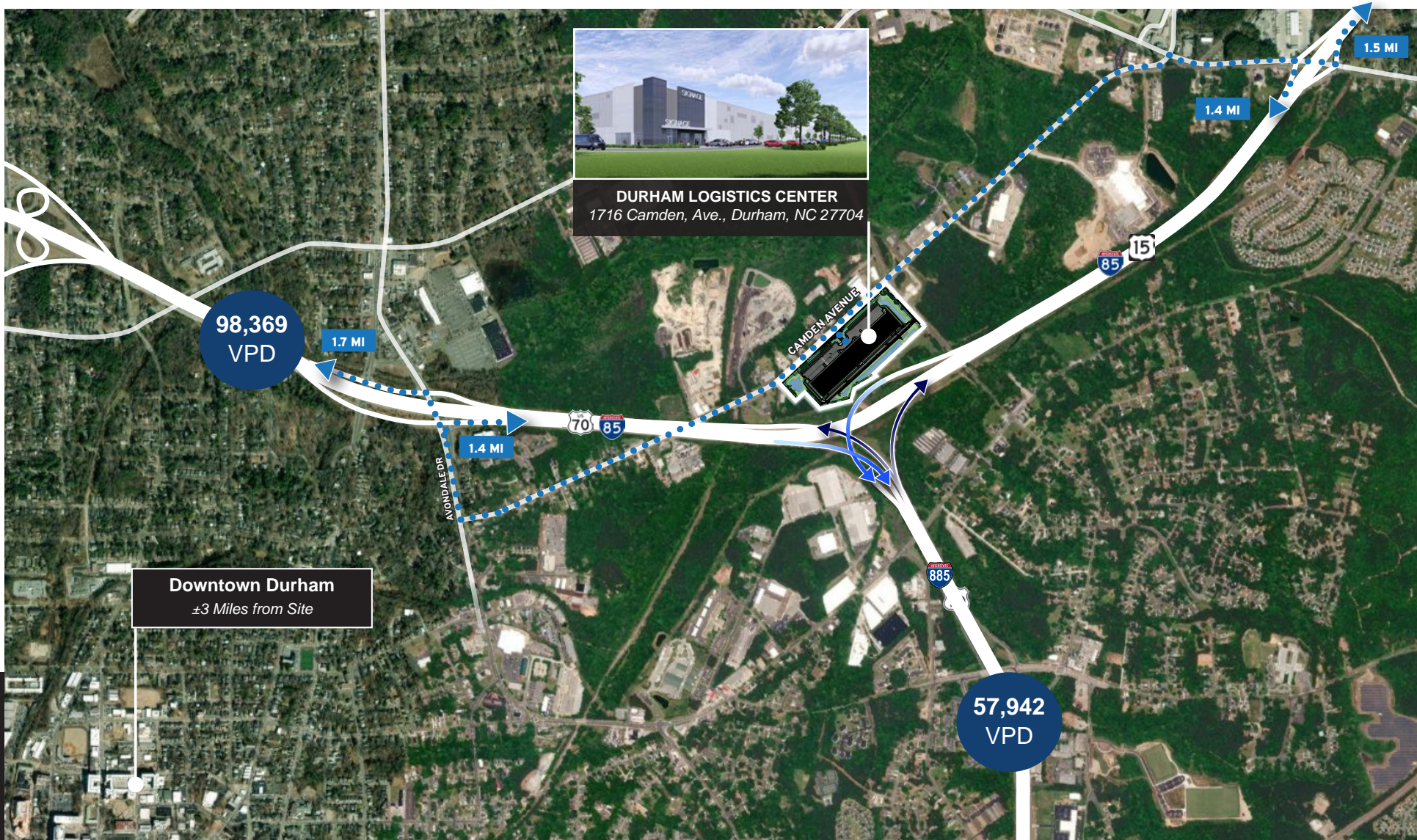




Property Features.

- Irreplaceable location fronting the I-85 and I-885 intersection in Durham, North Carolina
- 36' modern clear height
- 77 trailer storage spaces
- \$4.7 billion consumer spending within a 10-mile radius
- 10 miles (15-minute drive) to Research Triangle Park
- 13.3 miles (22-minute drive) to Raleigh-Durham International Airport





167K

2023 POPULATION
WITHIN 5 MILES

10,982

SERVICE-PRODUCING INDUSTRIES
WITHIN 5 MILES

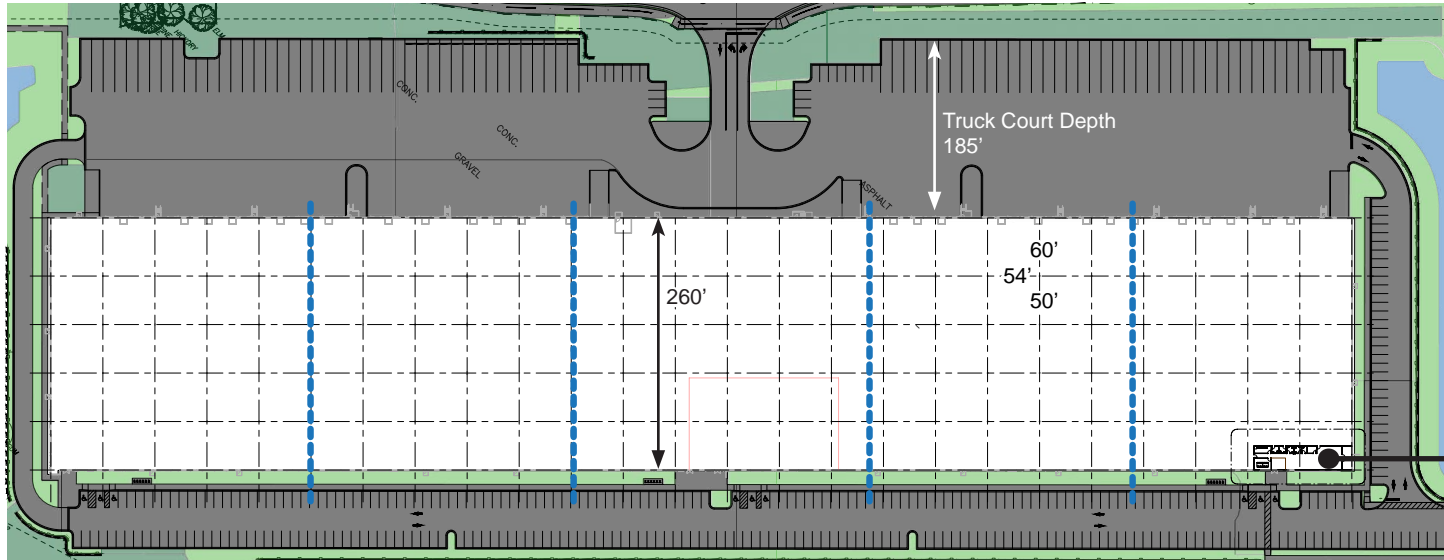
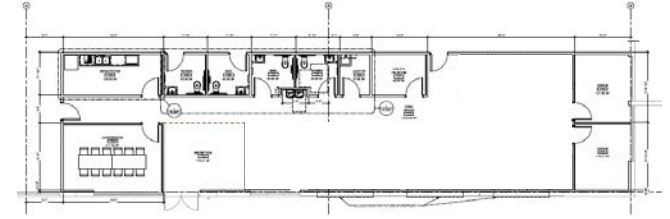
\$4.7B

CONSUMER SPENDING
WITHIN 10 MILES

* 2023 COUNT YEAR

Building 1 Overview.

351,030 SF



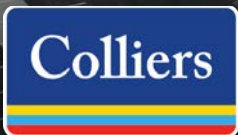
**Spec Office
2,500 SF**

Highlights.

| | | | | | |
|---------------------|------------|-----------------|------------------|------------------------|---|
| Available for Lease | 351,030 SF | Slab Thickness | 7" | Dock Doors | 66 available with 26 mechanical pit levelers in place |
| Spec Office | 2,500 SF | Available Power | 4,000amp service | Drive-in Doors | 4 |
| Configuration | Rear load | Sprinklers | ESFR | Trailer Parking Spaces | 77 |
| Building Depth | 260' | Clear Height | 36' | Auto Parking Spaces | 351 |
| Speed Bay | 60' | Column Spacing | 54' x 50' | | |
| Truck Court Depth | 185' | | | | |



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