



TRIANGLE 55

COMMERCE CENTER

BUILDING 4 | 238,680 SF

3375 HOPSON ROAD | DURHAM, NC 27713

1.0 MILLION SQUARE FOOT DEVELOPMENT

FOUNDRY
COMMERCIAL



SCANNELL
PROPERTIES

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INDUSTRIAL SPACE FOR LEASE



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INDUSTRIAL SPACE FOR LEASE

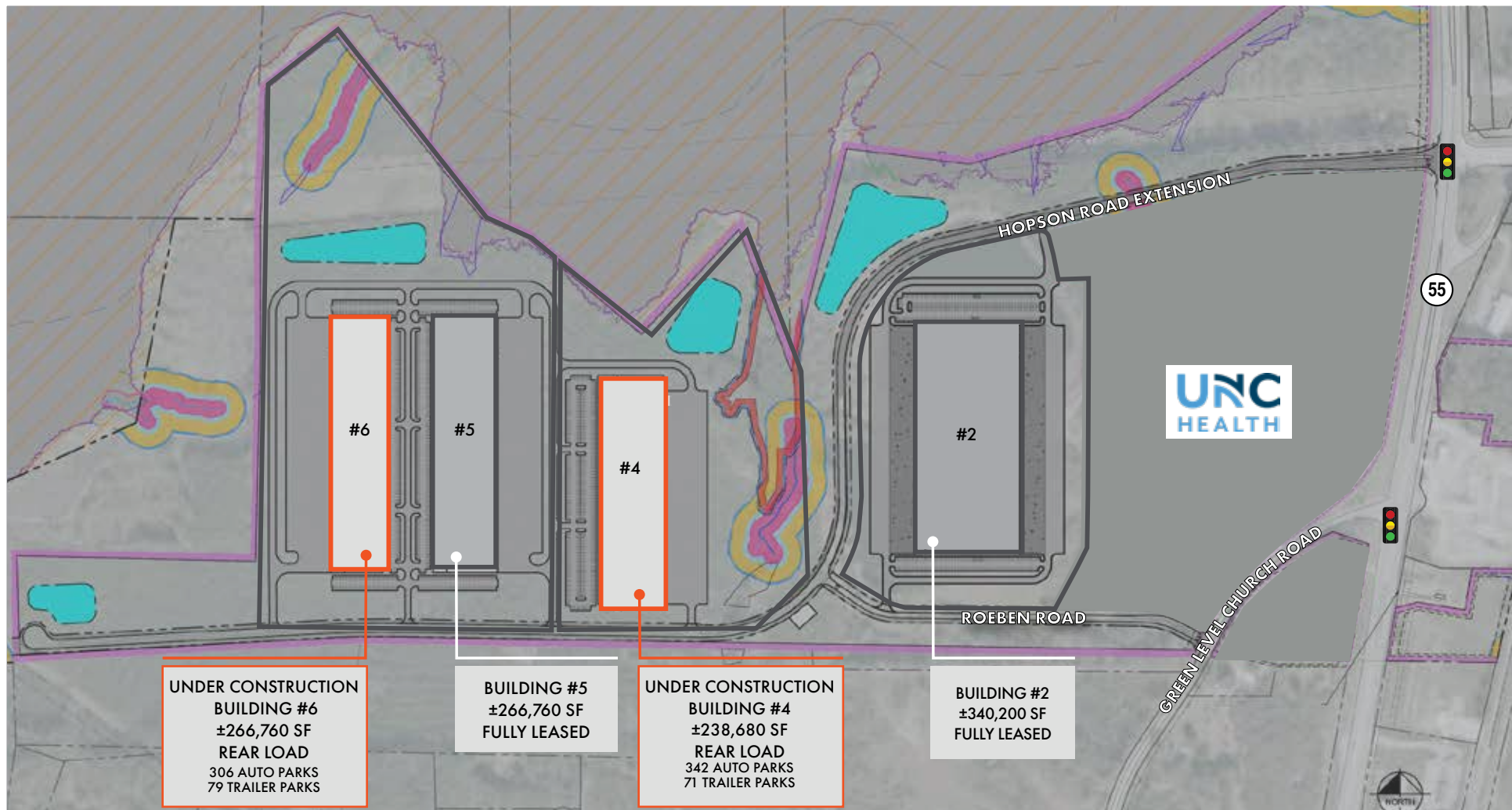
RTP/I-40 SUBMARKET | TRIANGLE55 SITE



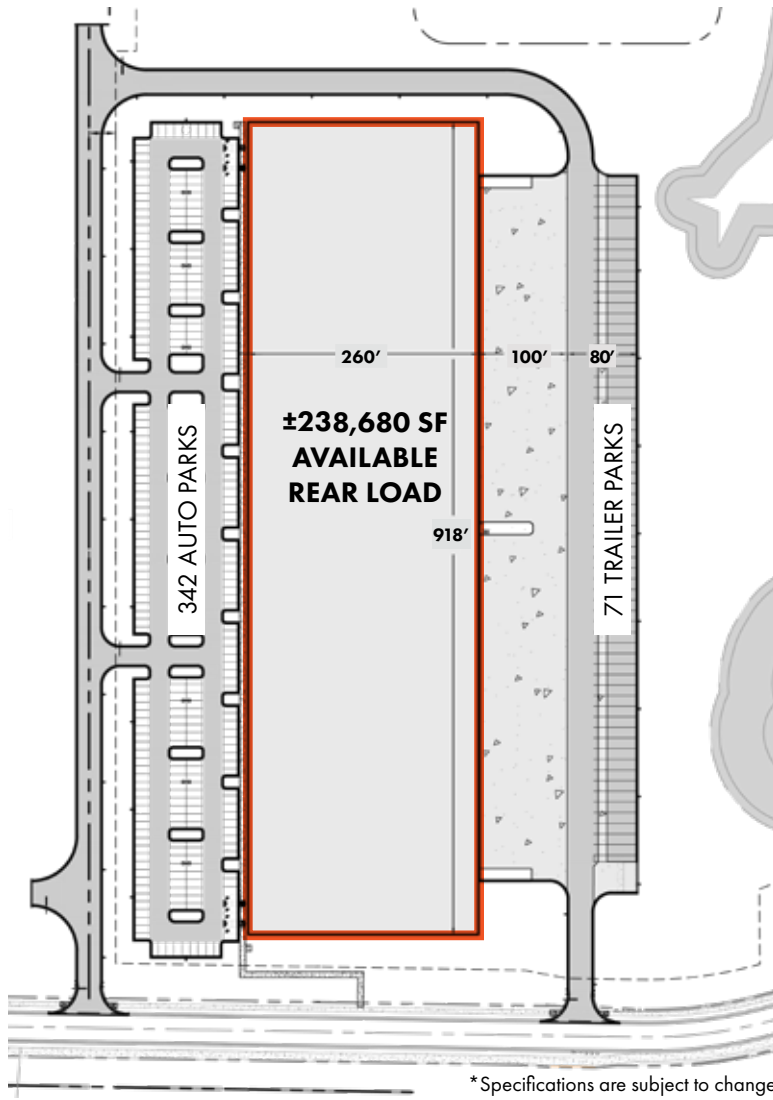
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INDUSTRIAL SPACE FOR LEASE

TWO REAR LOAD BUILDINGS



BUILDING #4 SITE PLAN



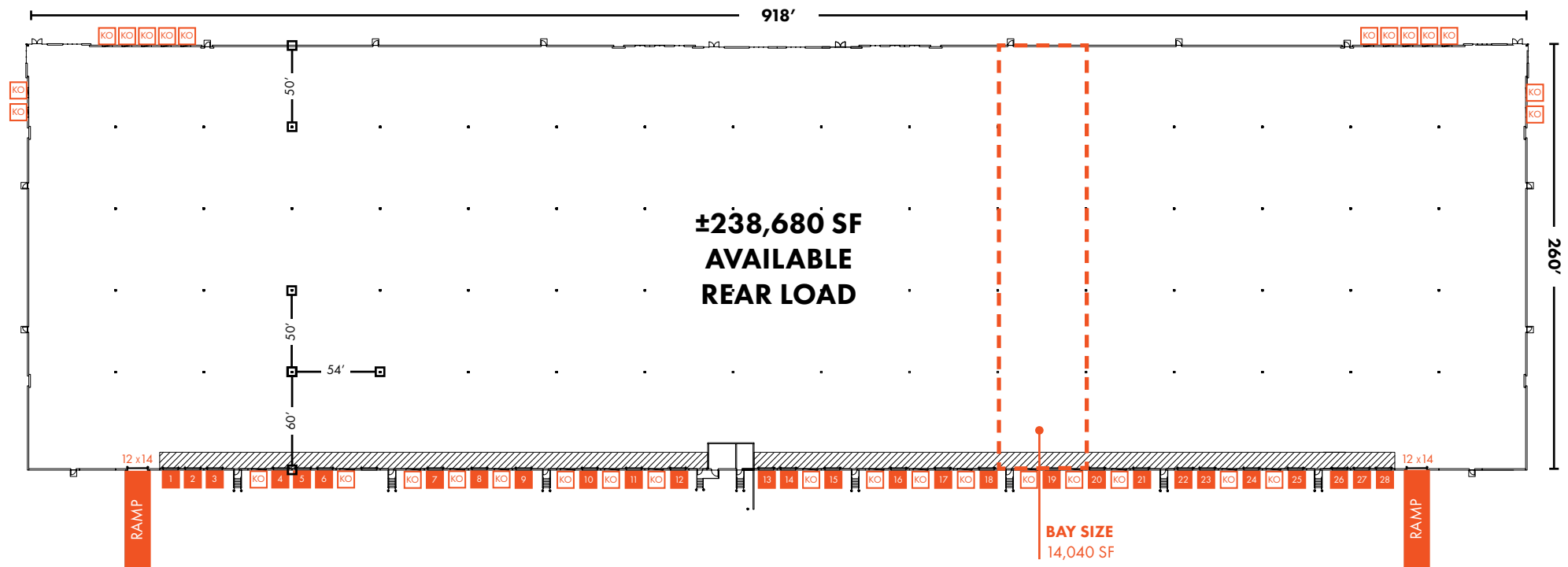
BUILDING #4 FEATURES

ADDRESS	3375 Hopson Road Durham, NC 27713
COUNTY	Durham
LEASE RATE	Call for details
ZONING	Light Industrial (IL) ZONING INFO
EST. DELIVERY	December 2025
NO. OF ACRES	±32.12 acres
TOTAL SF	±238,680 SF
BUILDING DIMENSIONS	260' x 918'
EXTERIOR WALLS	Load bearing concrete wall panels
ROOFING MATERIAL	Fully adhered .60 mil TPO with R-30 insulation
FLOOR THICKNESS	7" un-reinforced, 4,000 psi concrete on 4" aggregate base
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 54' with 60' x 54' speed bays
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV Commodities
LOADING	29 dock-high doors (9' x 10') with 21 knockouts for additional doors 2 ramps with motorized roll-up doors (12' x 14')
DOCK EQUIPMENT	29 35,000 lb. mechanical levelers, seals, bumpers and swing lights
PAVED PARKING	342 auto spaces (1.43/1,000 SF)
TRAILER PARKING	71 stalls
TRUCK COURT DEPTH	180' with 60' concrete apron and heavy duty asphalt
LIGHTING	LED high bay with motion sensors, 30FC
ELECTRICAL CAPACITY	One (1) 480v/277, 1,600 Amp service (upgradable)

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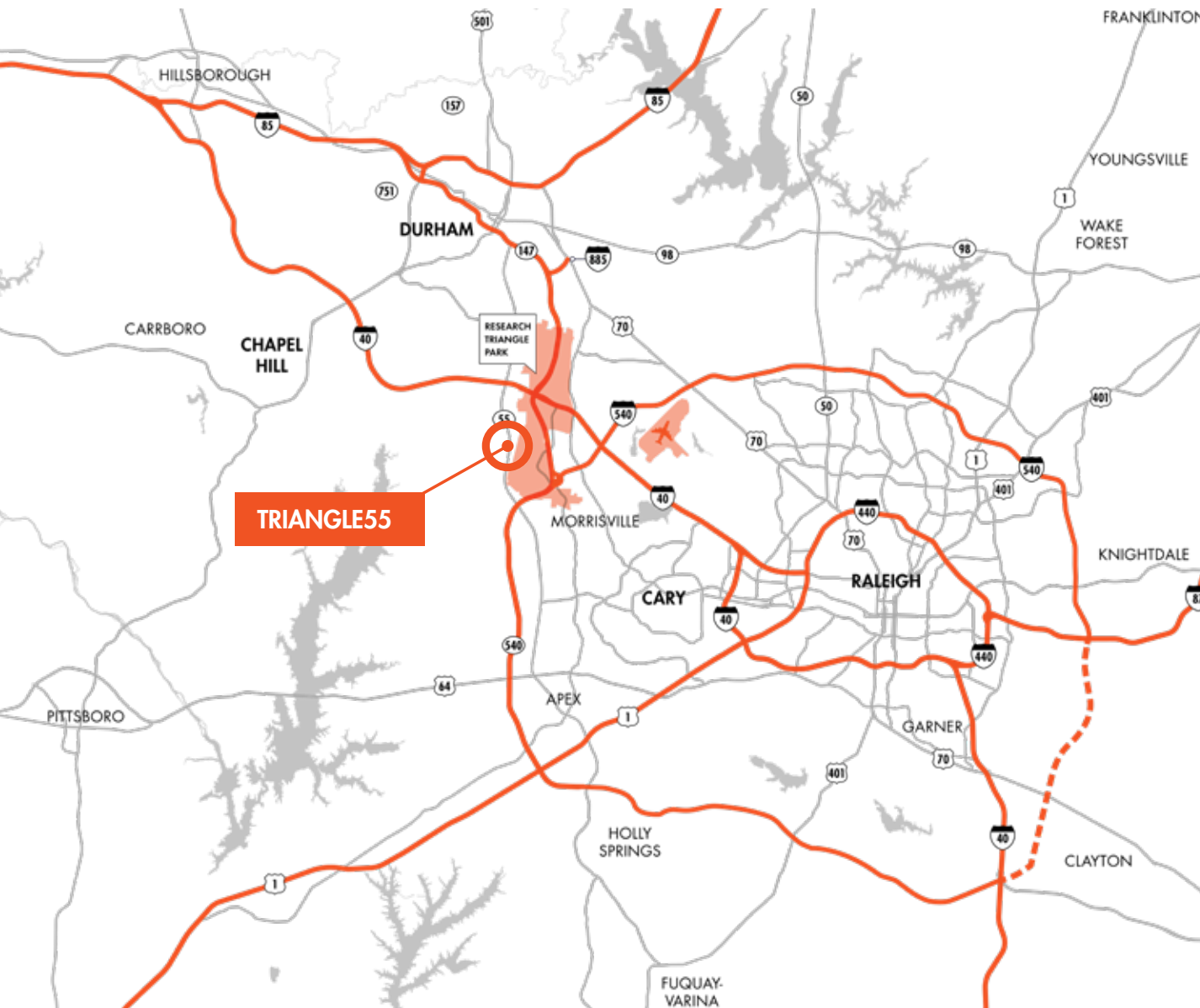
BUILDING #4 FLOOR PLAN



- D** DOCK DOOR
- K** KNOCK OUT PANEL

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INDUSTRIAL SPACE FOR LEASE



LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Highway 540	2.3 miles
	Durham Freeway	3.9 miles
	Interstate 40	5.0 miles
	US-70	7.4 miles
	Interstate 85	12.4 miles

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INDUSTRIAL SPACE FOR LEASE

LOCATION & ACCESS



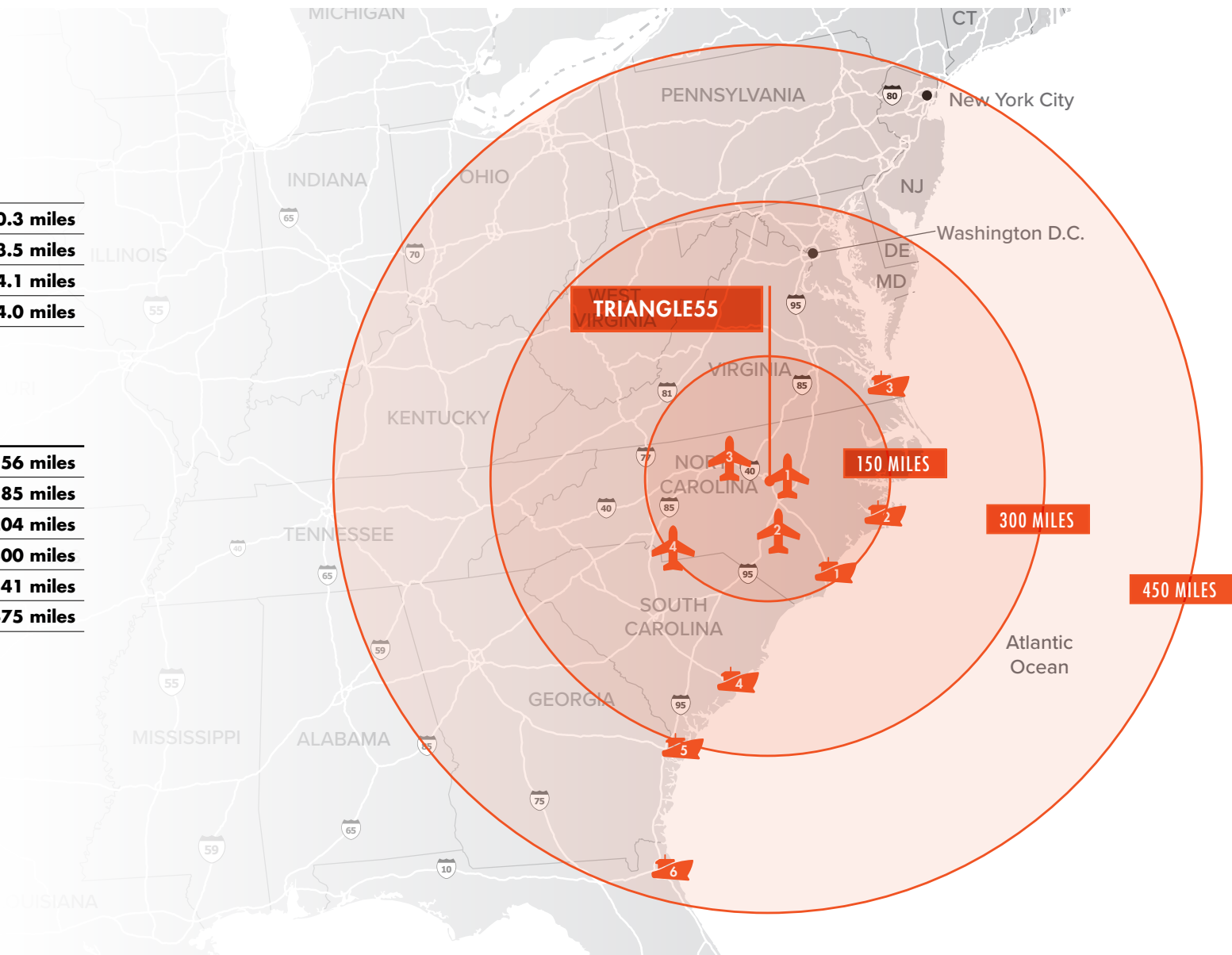
AIRPORTS

1	Raleigh-Durham International	10.3 miles
2	Fayetteville Regional	73.5 miles
3	Piedmont Triad International	74.1 miles
4	Charlotte Douglas International	164.0 miles



SEAPORTS

1	Wilmington, NC	156 miles
2	Morehead City, NC	185 miles
3	Norfolk, VA	204 miles
4	Charleston, SC	300 miles
5	Savannah, GA	341 miles
6	Jacksonville, FL	475 miles



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