

FOR SALE
EXCEPTIONAL FLEX/LIFE SCIENCE
CAMPUS WITH ACREAGE!

1101 HAMLIN ROAD
DURHAM, NC 27704



NATRI PROPERTIES

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NAI TRI PROPERTIES

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NAI Tri Properties
5425 Page Road, Suite 100
Durham, NC 27703
triprop.com

Executive Summary

NAI Tri Properties is pleased to present for your consideration this highly adaptable campus in the heart of North Durham featuring versatile industrial zoning and expansive acreage that provide substantial opportunity for future development.

1101 Hamlin Road offers robust electrical capacity, with existing buildings featuring 2,500–3,200 amps (120–480V) of service, making the site ideal for power intensive users such as advanced manufacturing, semiconductor operations, R&D, and flex industrial tenants. Existing infrastructure reduces upfront costs for potential tenants or owner occupants and accelerates time to occupancy.

Partially leased to a long term credit tenant with additional space vacant and available for new tenants, this property offers both current cash flow and future development potential or a scalable, infrastructure ready space for an owner occupant. Additionally, the campus is surrounded by an established and highly technical workforce that a buyer could capitalize on immediately. The abundance of skilled workforce has drawn some of the largest drug companies in the world, including Merck, Novo Nordisk, Corning, and more to have locations in the immediate vicinity. Novo Nordisk has shown further commitment to the area with its partnership with Durham Tech to open a 35,000 SF biotechnical training center in North Durham to ensure a long term supply of highly skilled, technical workers.

This property offers a diverse mix of building sizes with divisible suites ranging from 18,189 SF to 172,899 SF. This flexibility empowers developers to pursue multi-tenant, single-tenant, or phased redevelopment strategies depending on market demand. Additionally, with just over 34 acres of land and in proximity to a variety of flex and life science users, there is significant potential upside for developers looking to create a dynamic flex/life sciences campus in a prime location close to major regional arteries.

1101 Hamlin Road offers the scale, power infrastructure, and functional versatility industrial investors and developers seek, with the added advantage of being located in one of the Southeast's fastest-growing logistics, life science, and advanced manufacturing markets.



Property Highlights Overview

OFFERING OVERVIEW

STREET ADDRESS: 1101 Hamlin Road, Durham, NC 27704

COUNTY: Durham

CAMPUS SIZE: 341,298 RSF

LOT SIZE: 34.70 acres

YEAR BUILT/RENOVATED: 1984 (1996)

NUMBER OF FLOORS: Two (2)

AVAILABLE SPACE: 172,899 RSF (divisible)

PERCENT LEASED: 57%

POWER: 1,000 kW with 480/277 Voltage

GENERATORS:
1- Caterpillar 3412 500kW
2- Detroit/Cummins 7083-7305 275W

SPRINKLERS:
Simplex Fire Alarm System
500,000 gallon fire suppression tank

PARKING: 549 spaces (1.86:1,000 SF)

PROPERTY USE
& ZONING: IL- Light Industrial

SALE PRICE: Contact Broker



TRIANGLE REGION Overview



EXPONENTIAL POPULATION GROWTH

Considered the fastest-growing region in the state, the Raleigh/Durham/Research Triangle region has a population of over 2 million and has grown by more than 40% in the last 20 years. The area is expected to grow at an even faster rate in the next decade. Within the Triangle region, Wake County is the largest and fastest-growing area with a population of more than 1,072,000, adding approximately 65 people per day.

DIVERSIFIED EMPLOYMENT BASE

At the heart of the region's success lies a diverse and growing blend of people and cultures from every corner of the globe. The region's quality growth and ability to mix native traditions and newcomer influences have shaped a population full of vitality, diversity, and prosperity. This talent-attractive environment boasts one of the most highly educated and diverse workforces in the nation. With more than 46 percent of its 25-or-older population holding a bachelor's degree or higher, it's no wonder Forbes magazine ranked Raleigh as one of the best cities for new college grads.

INNOVATION

As the home of three nationally renowned research universities, the Triangle has garnered a reputation for innovation and entrepreneurship. The Research Triangle region utilizes a triple helix business model in which leaders from the area's businesses, government, and major research universities work together to transform business practices; acquire and develop the latest technology to enable new companies and industries to thrive.

QUALITY OF LIFE

The low cost of living, quality health care, and ready access to abundant recreational activities make the Triangle region a desirable place to start or relocate a business. Centrally located between the majestic Blue Ridge Mountains to the west and the legendary Outer Banks/Atlantic coast to the east, the Triangle enjoys a favorable climate year-round. Tropical air in the summer and mild temperatures in the winter keep the mean annual temperature at a comfortable 60 degrees.

TOP BUSINESS CLIMATE

Anchored by one of the nation's largest research parks and three nationally renowned research universities, the Research Triangle area consistently ranks among the nation's best economies year after year. Industry giants in pharmaceuticals, computer software, telecommunications, cleantech, and biotechnology dot the landscape, helping to fuel thriving retail sales and entrepreneurial success. In 2021, Apple, Google, and Nike announced headquarter expansion plans into the Triangle market.

CONSISTENT EMPLOYMENT GROWTH

The Triangle area has had consistently low unemployment rates and high job growth rates. The area's unemployment is consistently below the state and national rates. The metro area's economic success is most evident in the rising incomes of its residents. The region's per capita income has long outstripped the state's per capita income, and this solid economic performance is projected to continue to increase over the next 15 years.

TRIANGLE REGION Accolades & Research Hubs

Three Tier One Universities (Duke, UNC-CH, NCSU), ten colleges and universities and 7 nationally renowned community colleges attract 176,000 students and produce 42,000 graduates each year. More than \$2.72 billion in R&D Research is conducted at the Tier One Universities alone.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

\$1.14 billion in research annually
#5 ranked public university nationally (US News and World Report)
#5 for federal research among universities
12th largest US research university in volume and annual expenditures

Duke UNIVERSITY

#8 ranked university nationally (US News and World Report)
\$1 billion+ annually invested in research and development

NC STATE UNIVERSITY

Largest four-year institution in NC
8th largest recipient of industry-sponsored research among public universities without a medical school
Centennial Campus - 1,000+ acre campus with 60 corporate, nonprofit and government partners and over 2,500 employees

RTP RESEARCH TRIANGLE PARK

60,000+ Employees
300+ Companies
\$300 million invested annually

#3
BEST
PERFORMING CITIES:
RALEIGH-CARY
Milken Institute
2023

#3
BEST PLACES TO
LIVE IN US:
RALEIGH-DURHAM
US News & World Report
2023

#4
BEST US CITY FOR
WORK/LIFE BALANCE
& MENTAL HEALTH:
RALEIGH
Coworking Cafe | 2023

#2
SMALLEST GENDER
WAGE GAP IN THE
NATION: **DURHAM**
GoodHire
2022

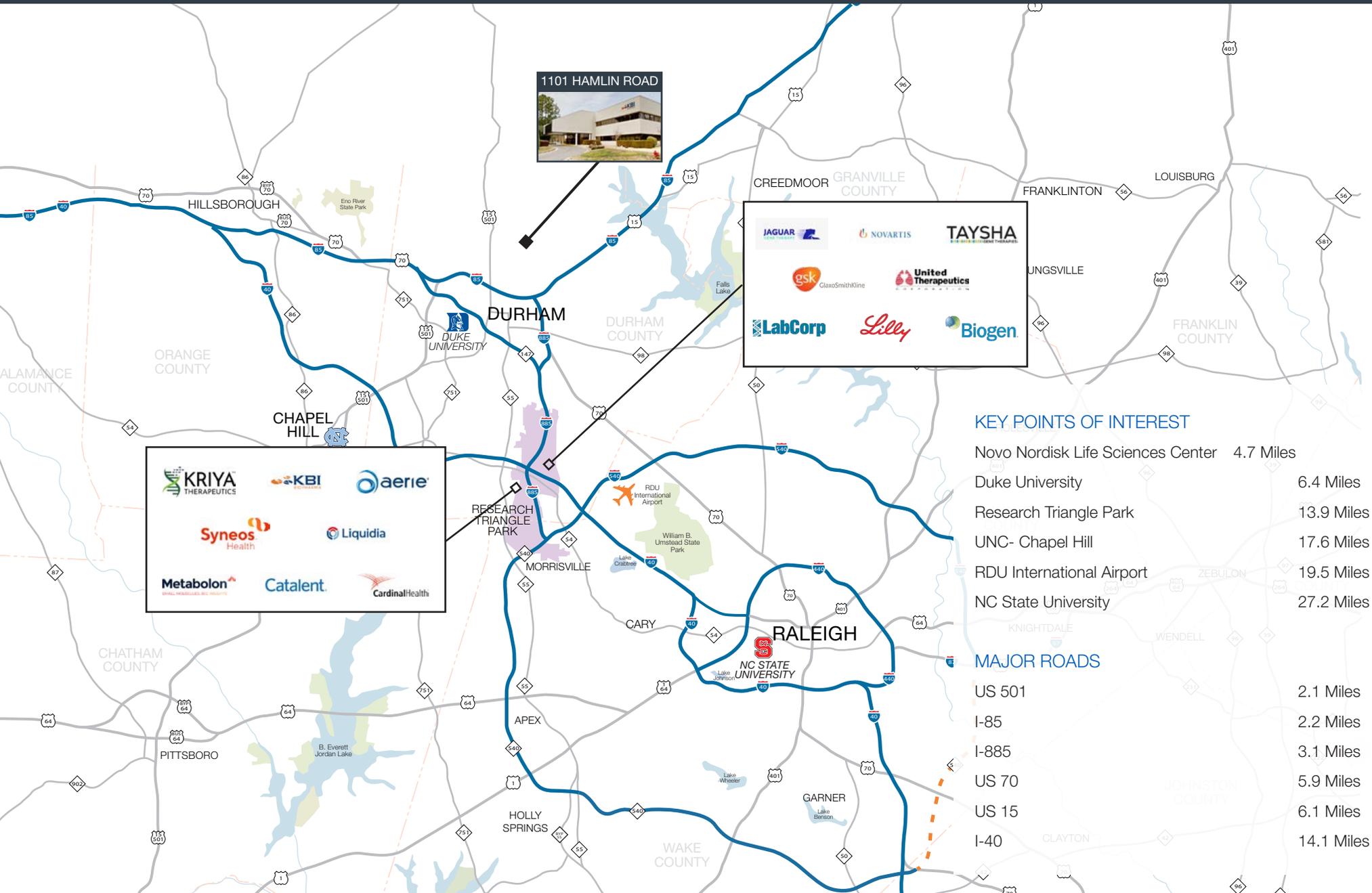
#3
HOTTEST JOB MARKETS
IN AMERICA: **RALEIGH**
WSJ & Moody's Analysis
2022

#4
BEST PLACES TO
START A BUSINESS:
DURHAM
Wallethub
2022

#2
FASTEST-GROWING
METRO FROM 2016-2021
Inspection Support Network
2022

**TOP 10 CITY
BEST POSITIONED
TO RECOVER FROM
CORONAVIRUS
(RALEIGH + DURHAM)**
Forbes
2020

Triangle Region Map



1101 HAMLIN ROAD



Logos for pharmaceutical and biotech companies located in Research Triangle Park:

- JAGUAR
- NOVARTIS
- TAYSHA
- gsk GlaxoSmithKline
- United Therapeutics
- LabCorp
- Lilly
- Biogen

Logos for pharmaceutical and biotech companies located in Research Triangle Park:

- KRIYA THERAPEUTICS
- KBI
- aerie
- Syneos Health
- Liquidia
- Metabolan
- Catalent
- CardinalHealth

KEY POINTS OF INTEREST

Novo Nordisk Life Sciences Center	4.7 Miles
Duke University	6.4 Miles
Research Triangle Park	13.9 Miles
UNC- Chapel Hill	17.6 Miles
RDU International Airport	19.5 Miles
NC State University	27.2 Miles

MAJOR ROADS

US 501	2.1 Miles
I-85	2.2 Miles
I-885	3.1 Miles
US 70	5.9 Miles
US 15	6.1 Miles
I-40	14.1 Miles

North Durham Flex & Life Science Where Research Become Reality



NC Biotechnical Park
1101 Hamlin Road

Downtown Durham
13 minute drive

Research Triangle Park
19 minute drive

RDU Airport
28 minute drive

HAMLIN ROAD

1101 Hamlin Road Campus

The Annex
KBI Biopharma (22,996 SF)

Back Building
Vacant (96,386 SF)

Main Building
KBI Biopharma (145,000 SF)

Utility Plant
(Chillers & Boilers)

Peninsula Building
Vacant (36,378 SF)

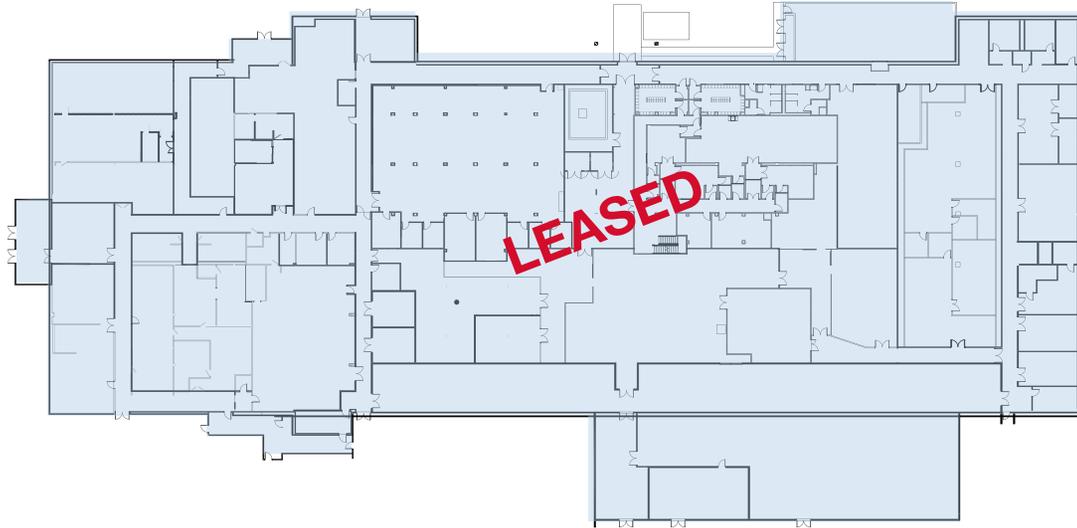
Link Building
Vacant (40,135 SF)



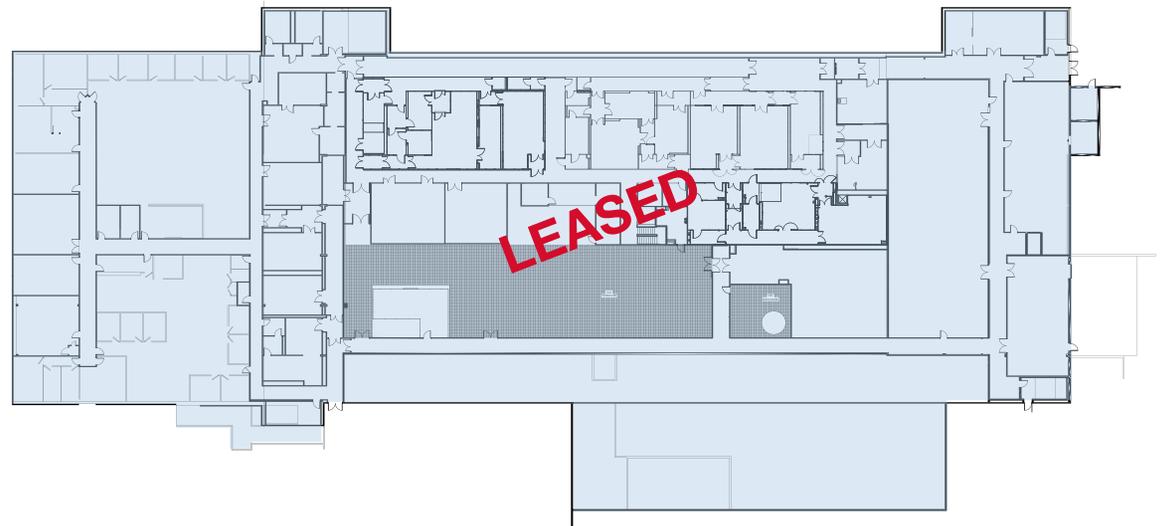
Main Building - KBI Biopharma, Inc. Floor Plans



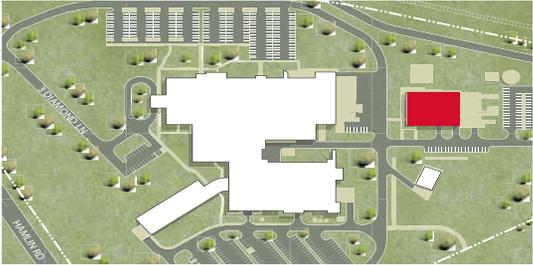
1st Floor
80,000 SF
LED: 12/31/2030



2nd Floor
65,000 SF
LED: 12/31/2030



The Annex - KBI Biopharma, Inc. Floor Plans



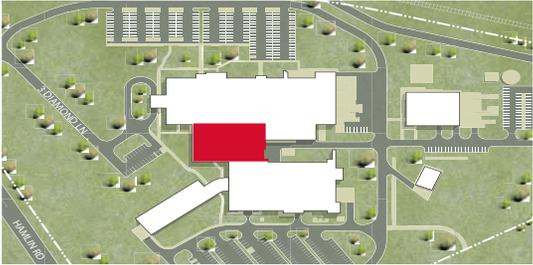
1st Floor
11,498 SF
LED: 12/31/2030



2nd Floor
11,498 SF
LED: 12/31/2030



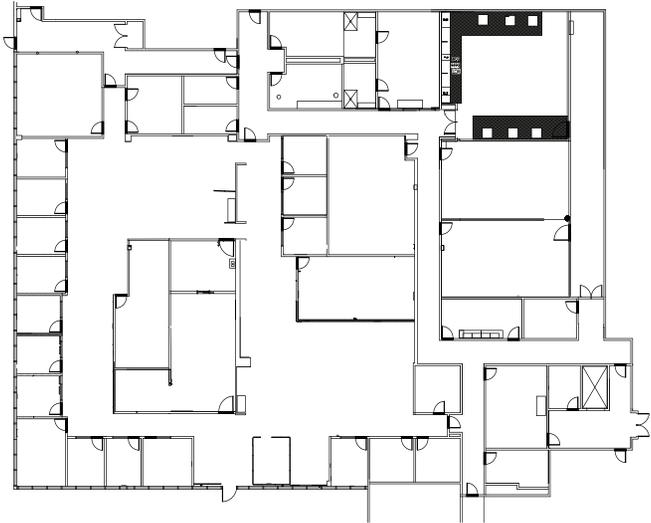
Link Building - Vacant Floor Plans



1st Floor
20,068 SF



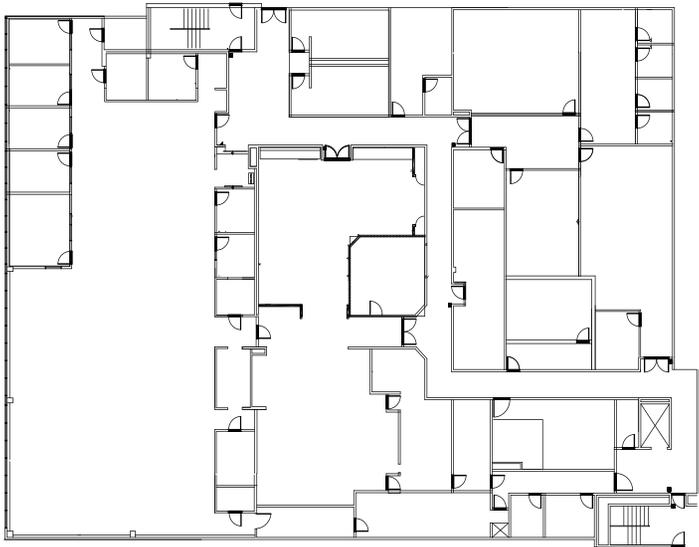
Click or
Scan for
Virtual Tour



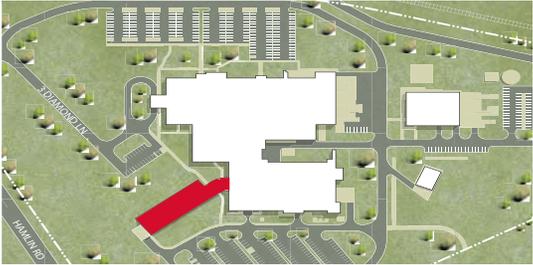
2nd Floor
20,068 SF



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Scan for
Virtual Tour



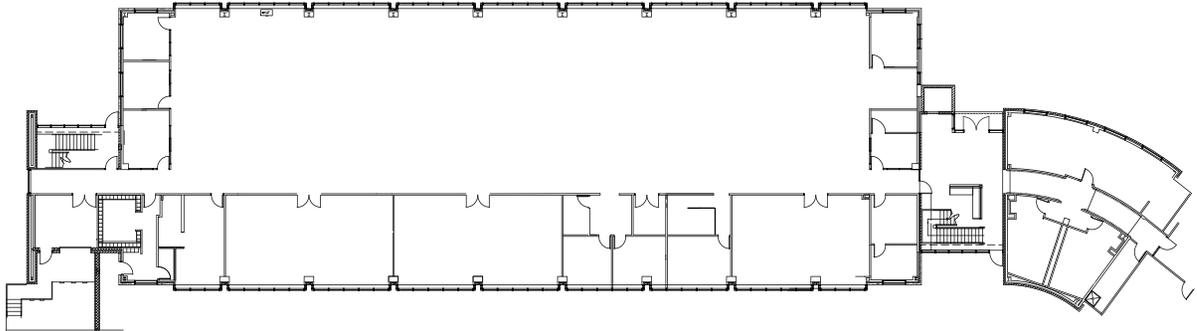
Penninsula Building - Vacant Floor Plans



1st Floor
18,189 SF



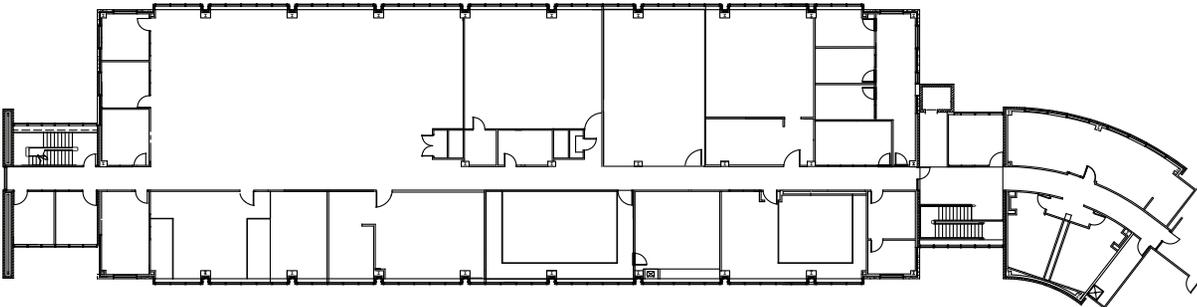
Click or
Scan for
Virtual Tour



2nd Floor
18,189 SF



Click or
Scan for
Virtual Tour



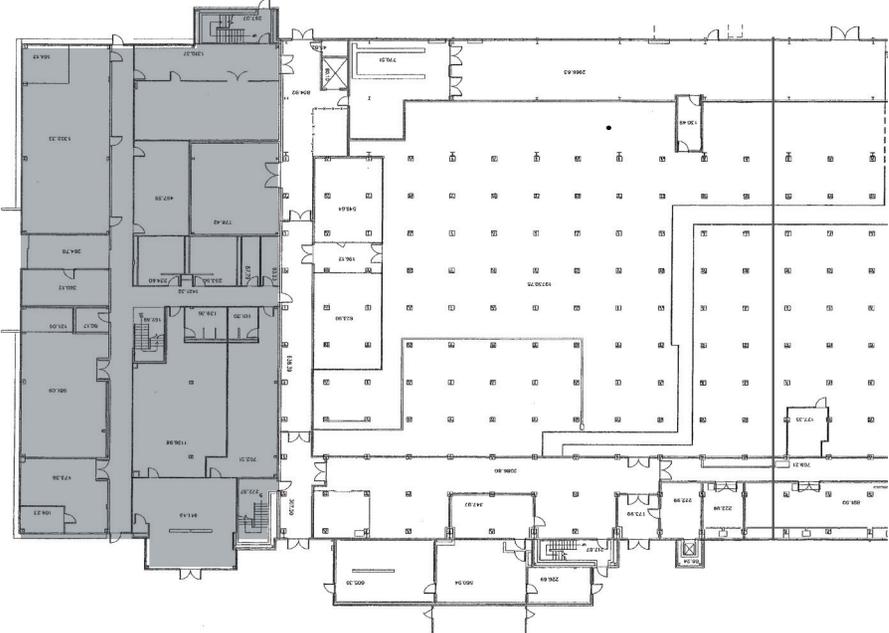
Back Building - Vacant Floor Plans



1st Floor
45,749 SF



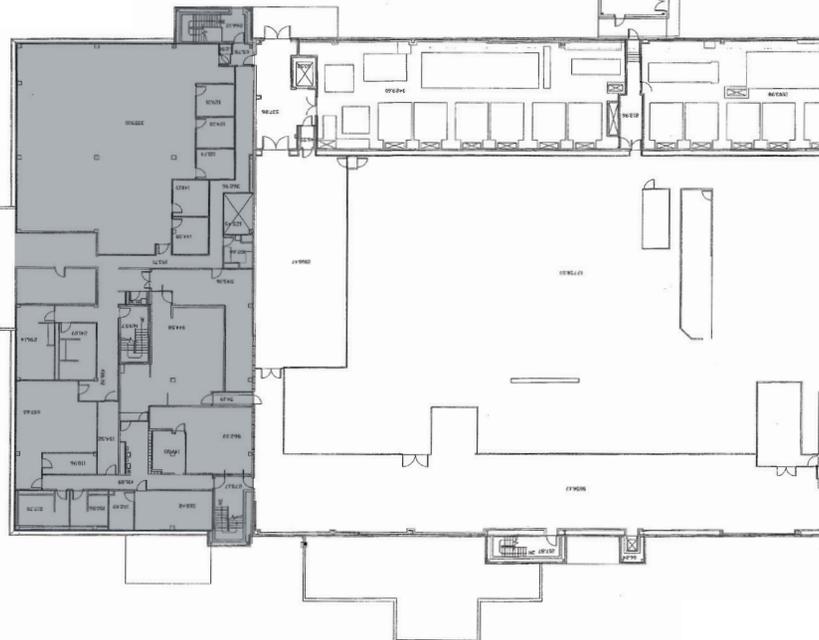
Click or
Scan for
Virtual Tour



2nd Floor
45,749 SF



Click or
Scan for
Virtual Tour









Tenant Overview



KBI Biopharma, a subsidiary of JSR Life Sciences, is an award-winning global contract development and manufacturing organization (CDMO) specializing in biologics with annual revenues of over \$500 million. They provide fully integrated services including drug development, analytical testing, cell line development, and both clinical and commercial cGMP manufacturing for mammalian and microbial programs

Founded in 1996 and headquartered in Durham, the company is part of JSR Life Sciences and supports more than 500 global client partners, ranging from early-stage biotech firms to major pharmaceutical companies.

The site at 1101 Hamlin Road serves as a critical hub for advanced biologics development, supporting both early-stage and late-stage manufacturing needs. KBI Biopharma has been located at this site since 2009 showcasing their long term commitment to Hamlin Road and the North Durham Market. Their existing lease extends until 2030 and includes renewal options.

Area Demographics

KEY FACTS	1 Miles	3 Miles	5 Miles
Population	3,769	36,268	122,988
Average Household Size	2.8	2.6	2.3
Median Age	33.5	36.7	35.8
Median Household Income	\$70,010	\$67,450	\$72,707
Median Net Worth	\$136,595	\$120,607	\$108,173
EDUCATION			
Bachelor's/Grad/Prof Degree	34%	38%	47%
Some College	27%	26%	21%
High School Graduate	27%	24%	20%
No High School Diploma	12%	12%	11%
EMPLOYMENT			
Unemployment Rate	12.1%	4.6%	3.7%
White Collar	56%	57%	64%
Blue Collar	21%	22%	19%
Services	23%	21%	17%
BUSINESS			
Total Businesses	78	1,076	4,719
Total Employees	623	14,560	52,443



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