

MERRITT TW CROSSING

FLEX/LIGHT INDUSTRIAL BUILDINGS
ADJACENT TO RESEARCH TRIANGLE PARK



MERRITT-TWCROSSING.COM

PROPERTY OVERVIEW

- Located on +/- 51 acres in Durham County
- Situated on the corner of TW Alexander Drive (25,000 VPD) and S. Miami Boulevard (30,000 VPD)
- Four light industrial buildings totaling 284,240 SF
 - Building 1: 106,100 SF, 180' deep, 24' clear height
 - Building 2: 91,170 SF, 120' deep, 18' clear height
 - Building 3: 38,320 SF, 90' deep, 18' clear height
 - Building 4: 48,650 SF, 90' deep, 18' clear height
- Convenient access to I-40, I-540, US-70 and NC-147
- Ability to build a customized space utilizing our in-house design and construction teams
- Building signage opportunities
- Positioned in a premier location, adjacent to Research Triangle Park, 11 miles from downtown Durham and within 15 minutes of three major North Carolina universities
- Eight miles from Raleigh Durham International Airport

BUILDING TYPES

Class A flex & light industrial park consisting of brick and concrete tilt-up buildings

SQUARE FOOTAGE

284,240 SF Development
38,320 - 106,100 SF Buildings

LOCATION

Corner of TW Alexander Drive and S. Miami Boulevard

CLEAR HEIGHTS

18'-24'

LOADING

Rear-loaded docks and drive-in capabilities

PARKING

1.8-2.9/1,000 SF

BLDG
1

BLDG
2

S. MIAMI BOULEVARD

BLDG
3

BLDG
4

TW ALEXANDER DRIVE



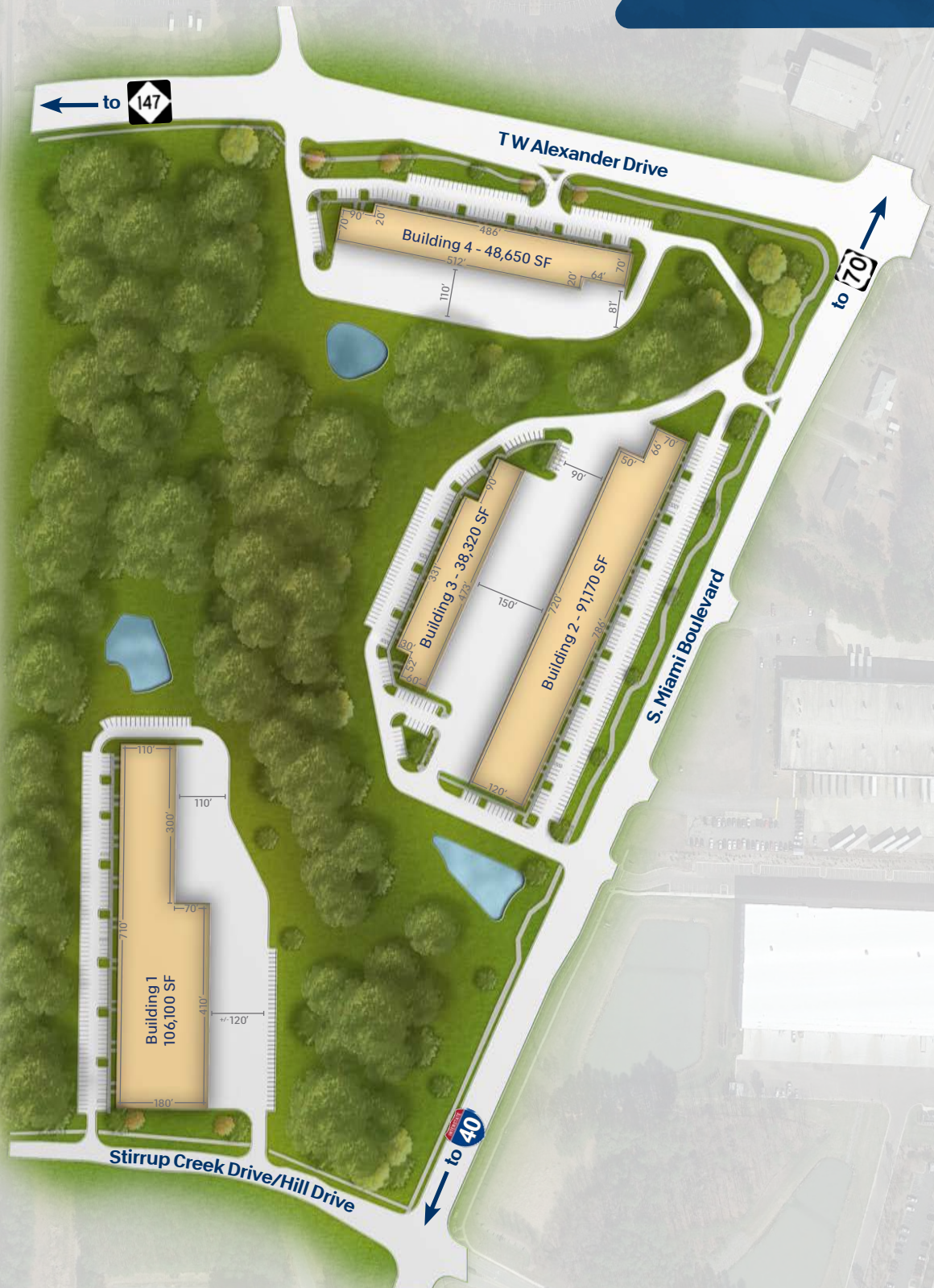


WHAT'S IT LIKE TO WORK WITH MERRITT?

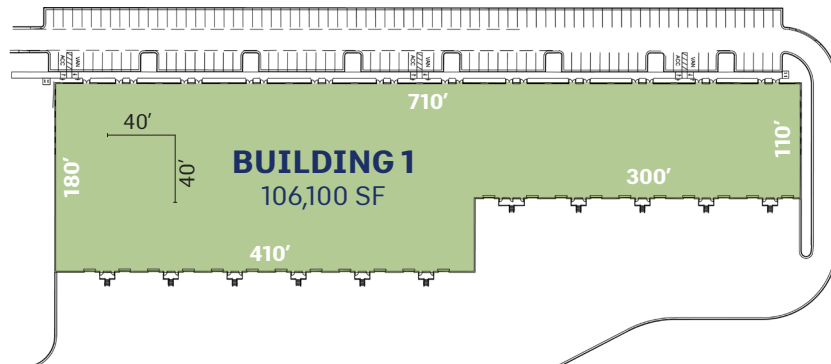
"It was always a positive experience with Merritt. In our entire experience with Merritt 'no' was not in their vocabulary. It was always 'we can make that work' or 'we can find solutions to your needs' and that sets Merritt apart."

GEORGE CARACOST - Vice President and General Manager, Saab Defense and Security USA

SITE PLAN



BUILDING 1



BUILDING SIZE 106,100 SF

TRUCK COURT 110' - 120'

**WAREHOUSE/
OFFICE SF** Per Tenant
Specifications

**LIGHTING &
POWER** Per Tenant
Specifications

BAY SIZE ± 3,300 SF to
± 7,200 SF

PARKING RATIO 1.8/1,000 SF

COLUMN SPACING 40' x 40' (typical)

**SPRINKLER
SYSTEM** Wet System

**EXTERIOR
CONSTRUCTION** Concrete Tilt-Up

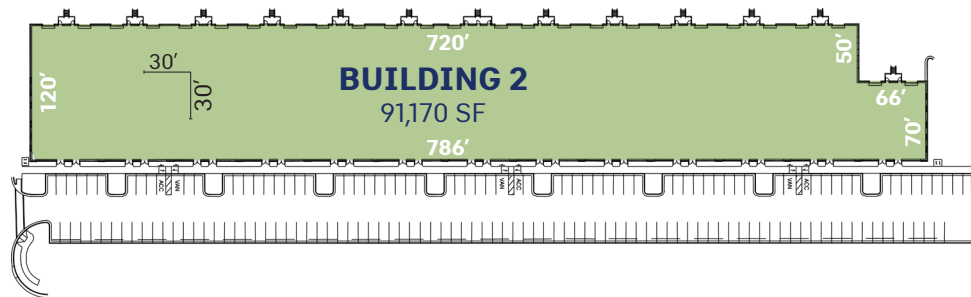
**DOCK-HIGH
DOORS** Twenty-Two (22)

CEILING HEIGHT 24' clear

DRIVE-IN DOORS Ramped Drive-In
Doors Available



BUILDING 2



BUILDING SIZE 91,170 SF

TRUCK COURT 90' - 150'

**WAREHOUSE/
OFFICE SF** Per Tenant
Specifications

**LIGHTING &
POWER** Per Tenant
Specifications

BAY SIZE ± 2,100 SF to
± 3,600 SF

PARKING RATIO 1.9/1,000 SF

COLUMN SPACING 30' x 30' (typical)

**SPRINKLER
SYSTEM** Wet System

**EXTERIOR
CONSTRUCTION** Brick Masonry

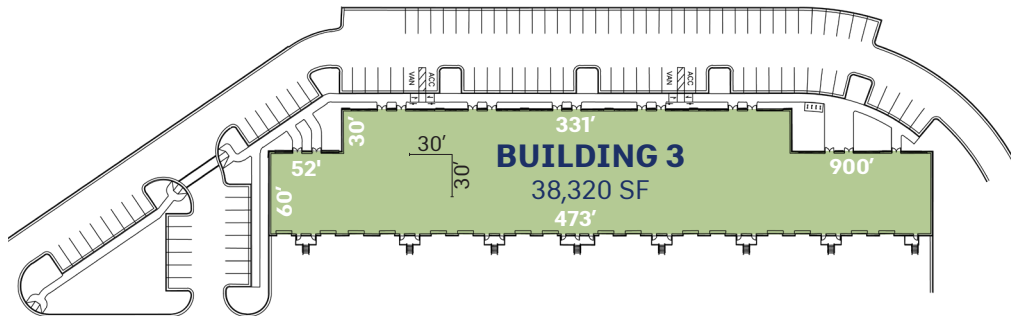
**DOCK-HIGH
DOORS** Twenty-Six (26)

CEILING HEIGHT 18' clear

DRIVE-IN DOORS Ramped Drive-In
Doors Available



BUILDING 3



BUILDING SIZE 38,320 SF

TRUCK COURT 90' - 150'

**WAREHOUSE/
OFFICE SF** Per Tenant
Specifications

**LIGHTING &
POWER** Per Tenant
Specifications

BAY SIZE ± 1,800 SF to
± 2,700 SF

PARKING RATIO 2.9/1,000 SF

COLUMN SPACING 30' x 30' (typical)

**SPRINKLER
SYSTEM** Wet System

**EXTERIOR
CONSTRUCTION** Brick Masonry

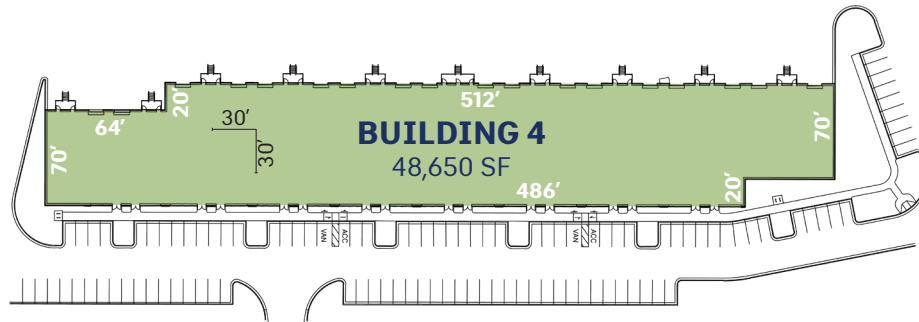
**DOCK-HIGH
DOORS** Sixteen (16)

CEILING HEIGHT 18' clear

DRIVE-IN DOORS Ramped Drive-In
Doors Available



BUILDING 4



BUILDING SIZE	48,650 SF	TRUCK COURT	81' - 110'
WAREHOUSE/ OFFICE SF	Per Tenant Specifications	LIGHTING & POWER	Per Tenant Specifications
BAY SIZE	± 2,100 SF to ± 2,700 SF	PARKING RATIO	2.1/1,000 SF
COLUMN SPACING	30' x 30' (typical)	SPRINKLER SYSTEM	Wet System
EXTERIOR CONSTRUCTION	Brick Masonry	DOCK-HIGH DOORS	Nine (9)
CEILING HEIGHT	18' clear	DRIVE-IN DOORS	Ramped Drive-In Doors Available



LOCATION



DOWNTOWN DURHAM
8 MILES | 11 MINUTES

WAKE FOREST
22 MILES | 33 MINUTES

MERRITT TW CROSSING

RDU INT'L AIRPORT
8 MILES | 10 MINUTES

RESEARCH TRIANGLE PARK
3 MILES | 6 MINUTES

CARY
12 MILES | 16 MINUTES

DOWNTOWN RALEIGH
18 MILES | 25 MINUTES

PREMIER LOCATION & ACCESSIBILITY

Merritt TW Crossing is positioned in a premier location, adjacent to Research Triangle Park and 8 miles from downtown Durham and the RDU International Airport.

INTERSTATES

-  **Interstate 40** 3.5 Miles
-  **Interstate 540** 6.5 Miles
-  **US Route 70** 4.5 Miles
-  **Interstate 440** 15 Miles

AIRPORTS

- Raleigh Durham International** 8 Miles

AREA AMENITIES



Raleigh-Durham is one of the fastest-growing markets in the nation. Adjacent to Merritt TW Crossing is Research Triangle Park, one of the world's largest and most successful research and development centers, which drives the area's thriving economy. To learn more about the Research Triangle region, visit www.raleigh-wake.org.



CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in Maryland, Virginia, North Carolina and Florida. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

For additional information, contact:

Keith Wallace | kwallace@merrittproperties.com

Riley Burke | rburke@merrittproperties.com

919.526.0070 | Merritt-TWCrossing.com



merritt
PROPERTIES