

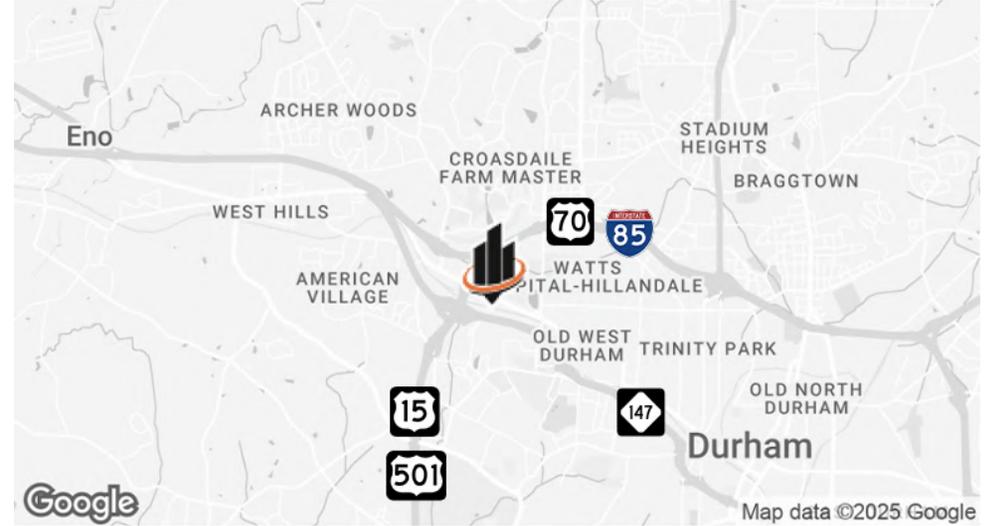


FOR LEASE

121 S. LASALLE STREET

DURHAM, NC 27705

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±24,000 SF
LOT SIZE	±1.88 Acres
ZONING:	Light Industrial (LI)
PARCEL ID:	125246
AVAILABLE:	July 2025
TICAM:	\$1.25/SF
LEASE RATE/TYPE:	Negotiable (NNN)
VIDEO:	View Here

PROPERTY OVERVIEW

SVN | Real Estate Associates, as exclusive listing agent, is pleased to offer this **±24,000 SF industrial building in close proximity to Duke University/Hospital and downtown Durham**, a submarket with very limited opportunities of this type. The property is conveniently located near US 15-501 (0.3 miles), I-85 (0.5 miles), NC-147/Durham Freeway (1 mile), Duke University/Hospital (1 mile), and downtown Durham (3 miles).

PROPERTY HIGHLIGHTS

- Fully heated and cooled warehouse featuring two dock high doors
- Warehouse ceiling heights range from 10' - 15'
- Approximately 20% office/showroom (±2,000 SF built out offices)
- Gas available in building
- 15+ designated parking spaces

JOHNNY WEHMANN

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INDUSTRIAL WAREHOUSE IN WEST DURHAM | 121 S. LaSalle Street Durham, NC 27705



EXTERIOR PHOTOS



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OFFICE PHOTOS



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WAREHOUSE PHOTOS



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WAREHOUSE PHOTOS

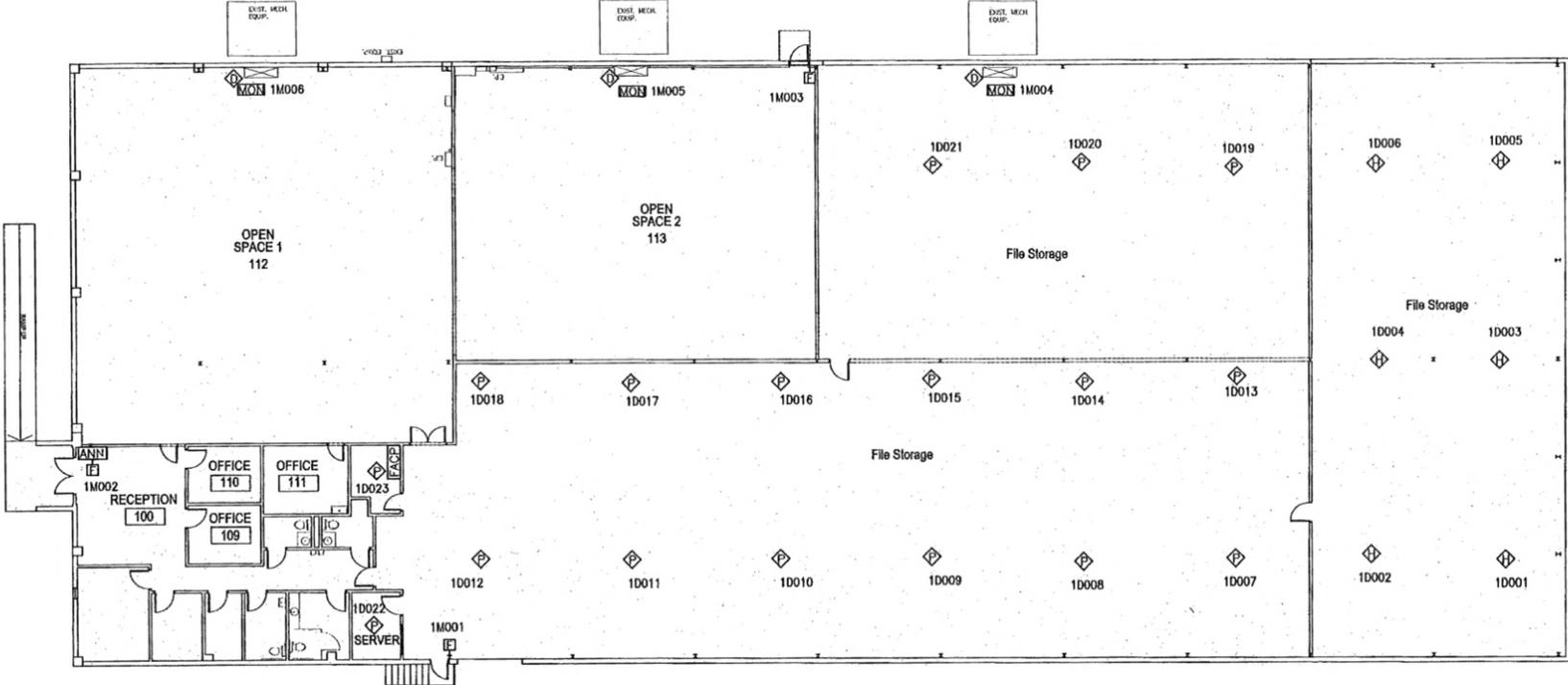


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FLOOR PLAN



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AREA OVERVIEW



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DEMOGRAPHICS MAP & REPORT

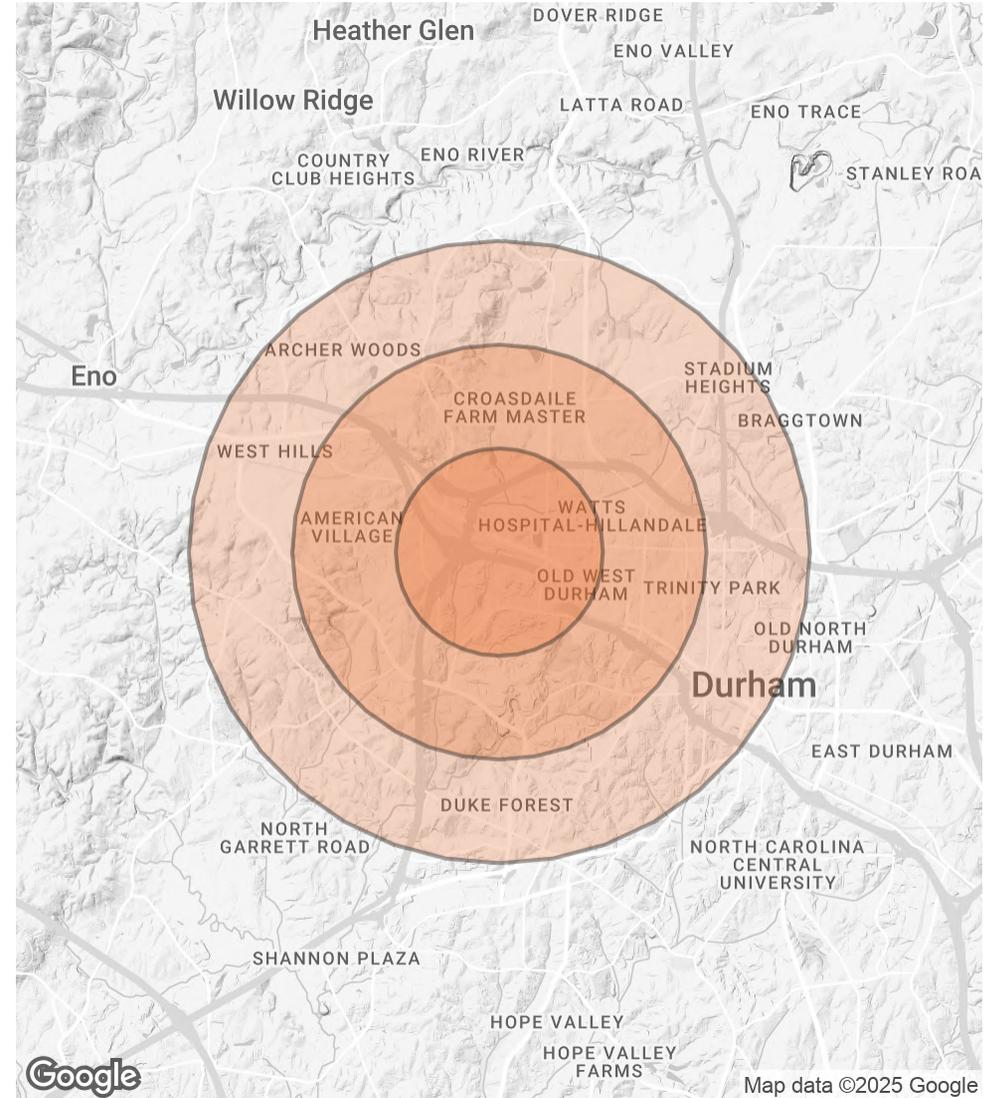
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	10,955	34,189	65,287
AVERAGE AGE	30.2	31.8	34.6
AVERAGE AGE (MALE)	29.6	31.3	33.8
AVERAGE AGE (FEMALE)	29.9	32.7	35.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,431	15,097	31,063
# OF PERSONS PER HH	2.0	2.3	2.1
AVERAGE HH INCOME	\$50,840	\$65,796	\$75,841
AVERAGE HOUSE VALUE	\$118,533	\$210,223	\$261,014

2020 American Community Survey (ACS)



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ADVISOR BIO



JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

PROFESSIONAL BACKGROUND

Johnny Wehmann is a Senior Advisor with SVN | Real Estate Associates, specializing in retail leasing services for landlords across North Carolina's Triangle region. With a deep understanding of the local market and a hands-on, proactive approach, Johnny delivers results that stand out in an industry increasingly dominated by automation and AI. His commitment to building genuine connections and picking up the phone ensures his clients receive personalized, strategic solutions tailored to their unique needs.

Johnny brings 19 years of diverse real estate experience in North Carolina. Before transitioning to commercial brokerage, he worked in commercial property management at Meridian Realty with a focus on retail and office properties. His client base ranged from local landlords to private equity fund managers, giving him a broad perspective on ownership needs and investment strategies. Johnny also served as a property manager and broker-in-charge (BIC) at Ticon Properties, where he focused on multi-family housing for a prominent developer/owner.

Outside of work, Johnny enjoys spending time with friends and family. He can often be found at live music venues and sporting events around the Triangle and especially loves outdoor adventures with his wife, daughters, and their two dogs, Dash and Emmie.

EDUCATION

- Bachelor of Science in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

MEMBERSHIPS

- Board Member, Triangle Commercial Association of Realtors®
- Member, ICSC (International Council of Shopping Centers)
- Member, Orange-Chatham Association of Realtors®
- Licensed Real Estate Broker, North Carolina

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