



FOR LEASE |  $\pm 7,000$  SF

**907 RAMSEUR STREET**

DURHAM, NC 27701

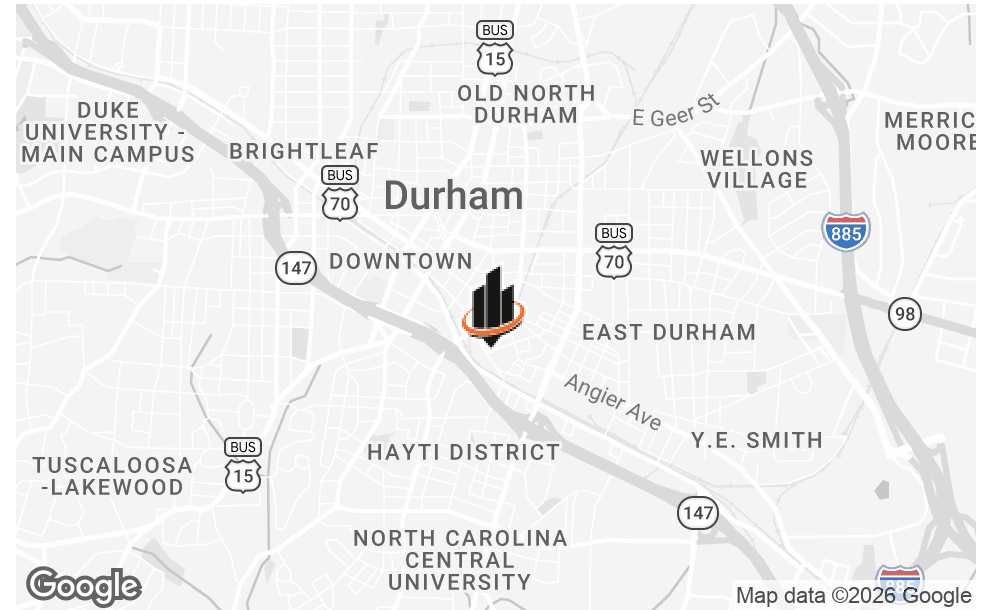
PRESENTED BY:



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# PROPERTY SUMMARY



**LEASE RATE**

**NEGOTIABLE**

## OFFERING SUMMARY

**BUILDING SIZE:** ±33,000 SF

**AVAILABLE SF:** ±7,000 SF

**SPACE TYPE:** Industrial Flex

**ZONING:** Industrial Light (IL)

**TICAM:** \$2.43/SF

## PROPERTY OVERVIEW

This end-unit flex industrial warehouse offers an excellent opportunity just on the edge of downtown Durham (±1 mile), with convenient access to NC-147 (Durham Freeway). The space features ±1,500 SF of office space and is zoned Light Industrial (IL), making it well-suited for a variety of users.

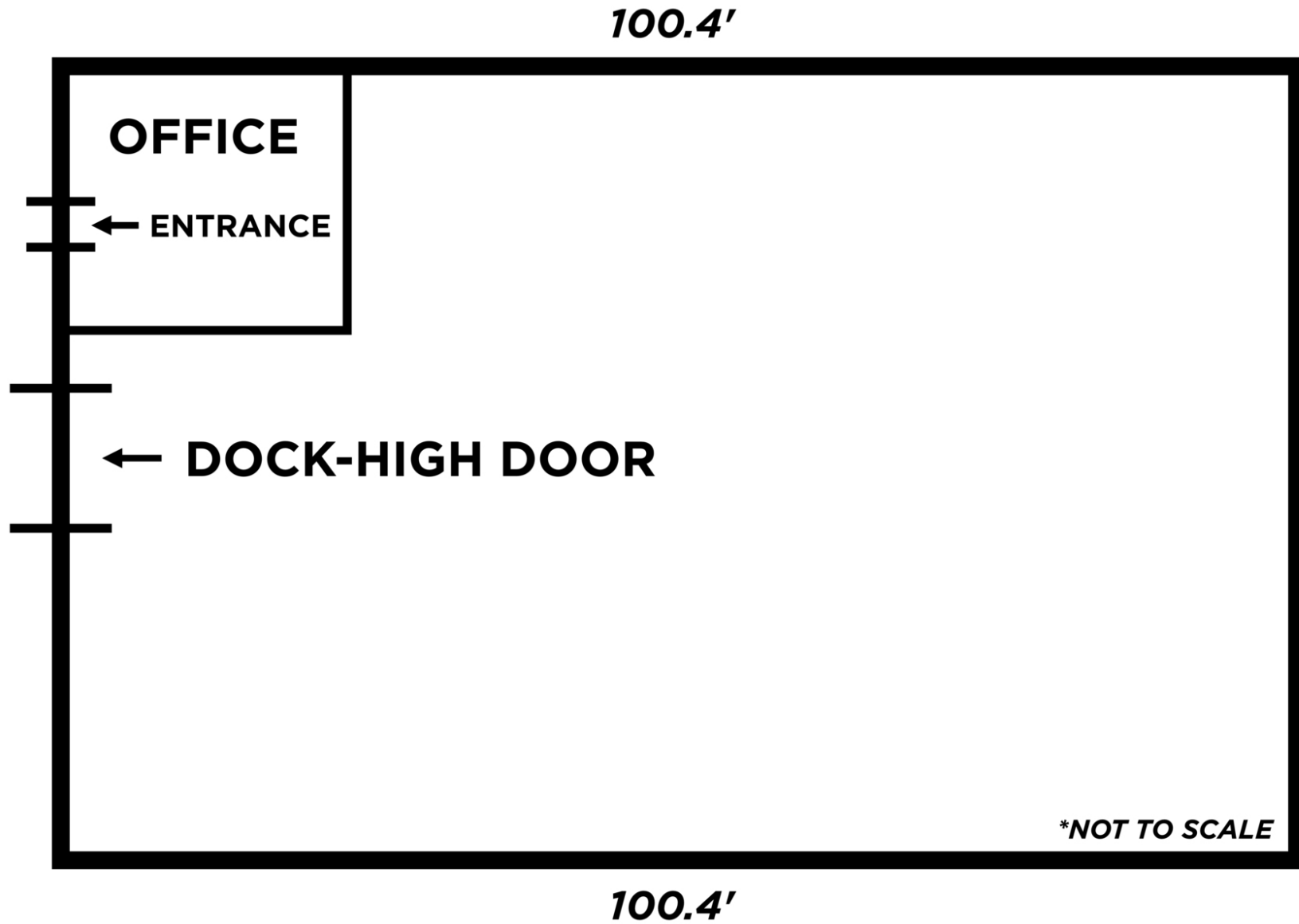
Currently occupied on a month-to-month lease, the space can be made available with 30 days notice.

## PROPERTY HIGHLIGHTS

- End-unit space with 16' clear ceiling heights
- One dock-high loading door (no drive-in access)
- Three-phase, 400-amp electrical service
- NNN lease: tenant responsible for TICAM and dedicated utilities in addition to base rent

# PROPERTY PHOTOS





# RETAILER MAP



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