

Industrial | For Sale

CBRE

2714 S. Miami Boulevard

Durham, North Carolina 27703

±21,700 SF Industrial/Lab Building Available for Sale in RTP Submarket



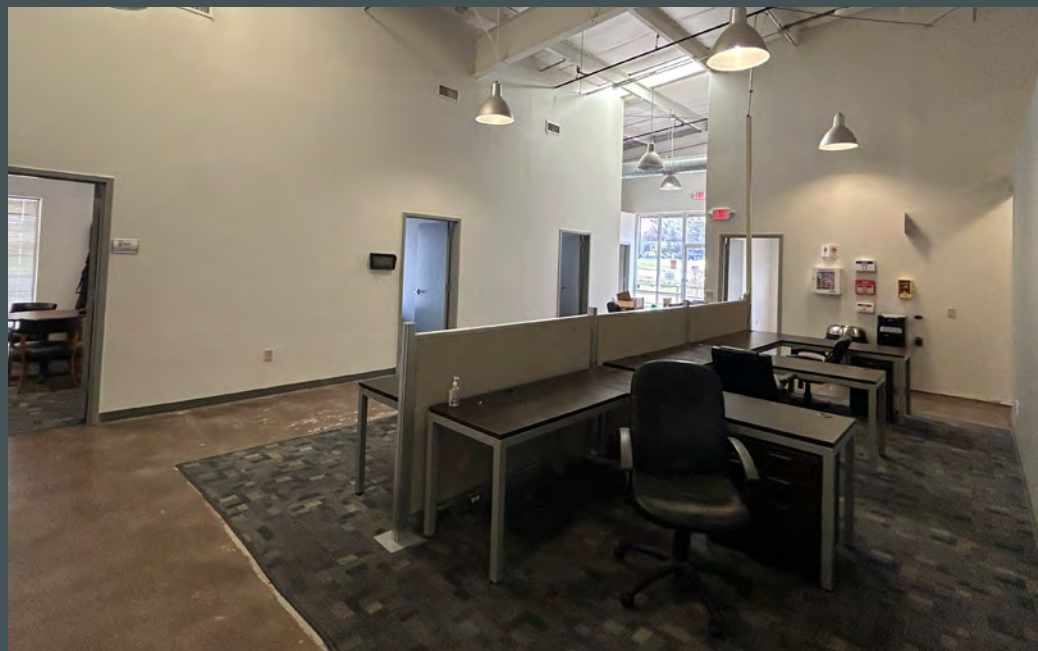
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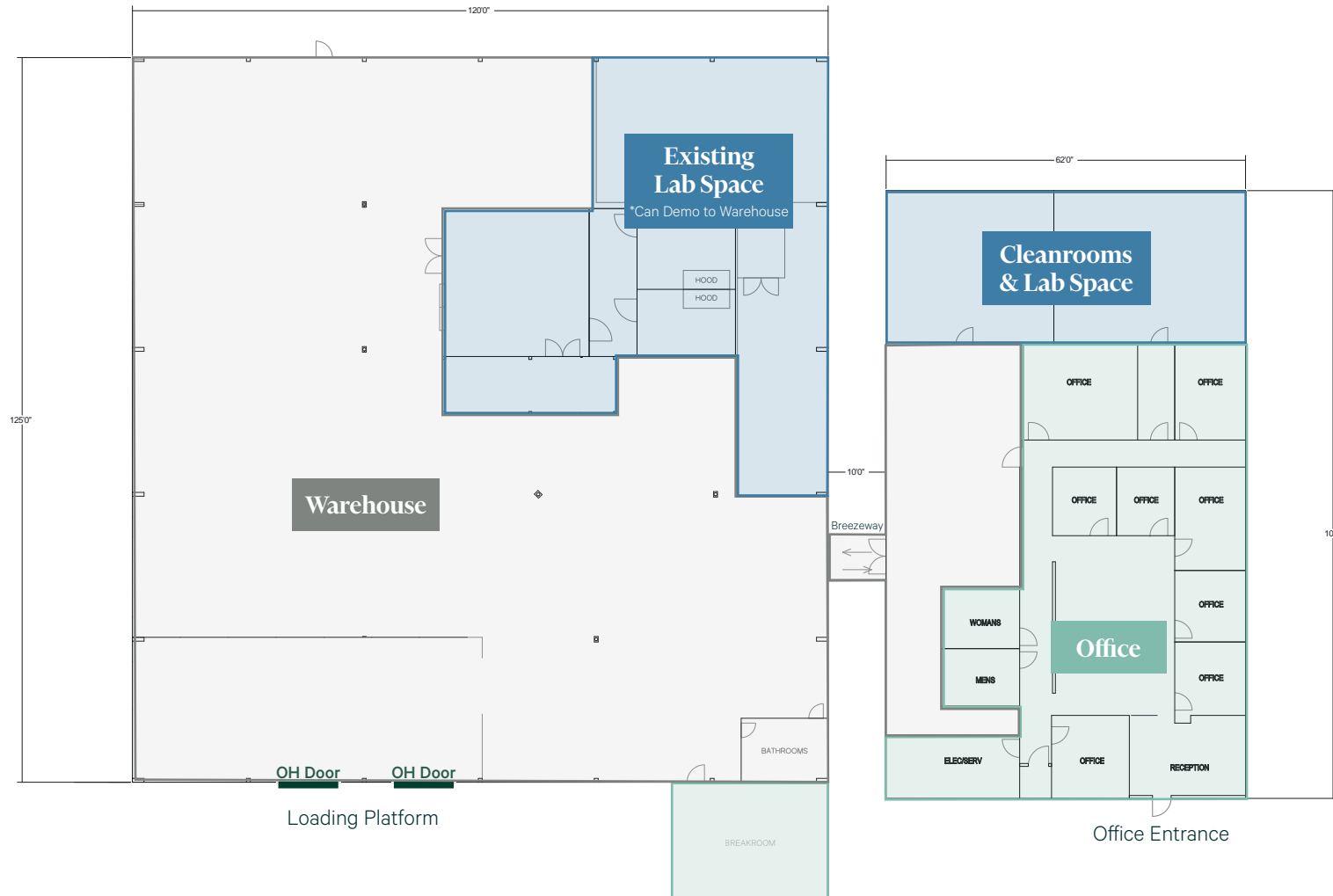
Building Highlights

Property Overview

Available SF	±21,700 SF
Acreage	1.61 Acres
Office/Lab Space	±6,510 SF
Loading Doors	Two (2) over head doors at loading platform
Ceiling Height	18.5' clear on center
Power	Two meters 240 volt and 480 volt
Sprinkler	Wet
HVAC	Fully conditioned
Parking	±29 auto spaces
Zoning	Light Industrial (IL-D) Durham County
Year Built	1972
Exterior	Masonry
Sale Price	Contact for pricing



Floor Plan



Interior Photos



Warehouse



Cleanrooms



Lab Space



Lab Space



Breakroom

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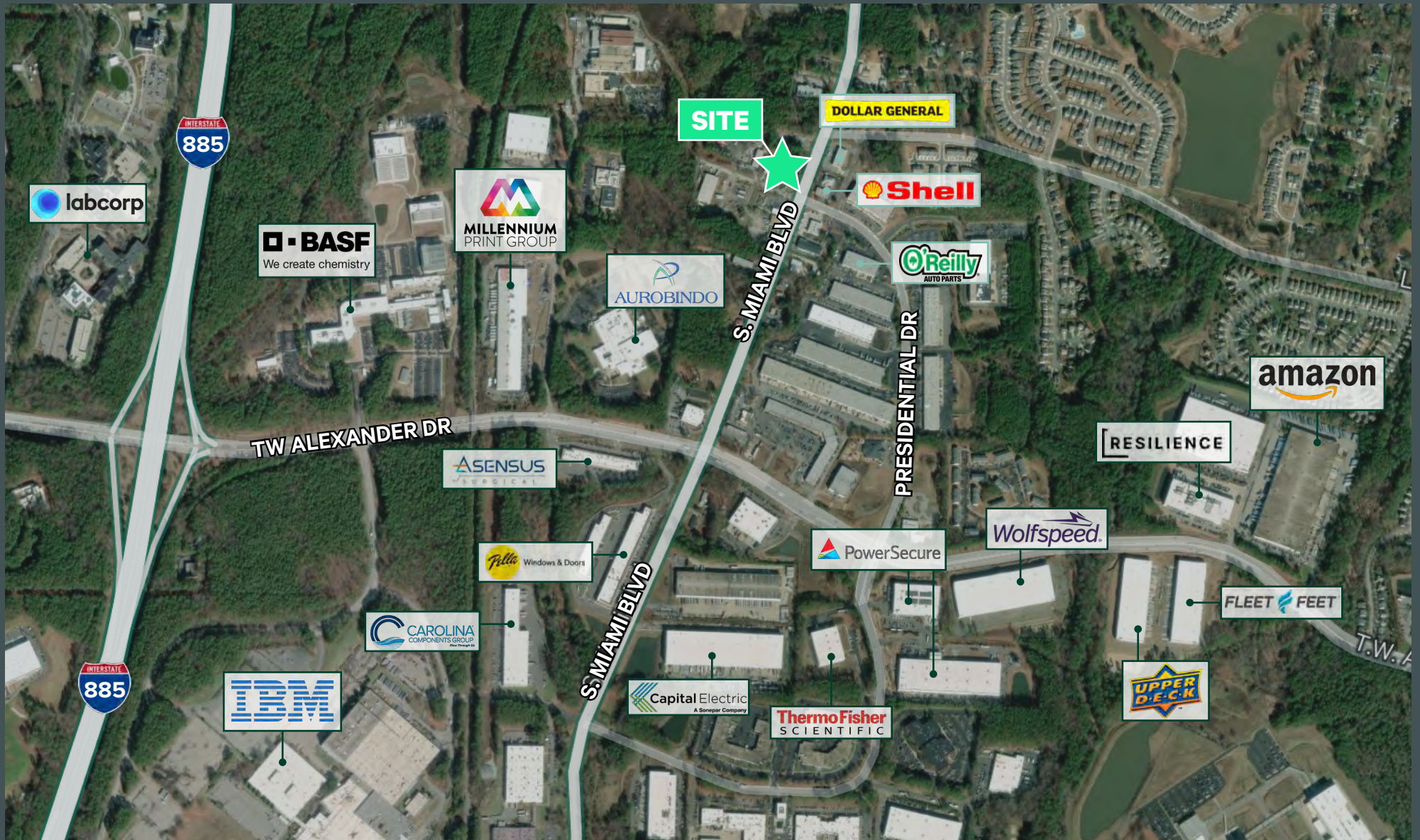
Aerial Overview



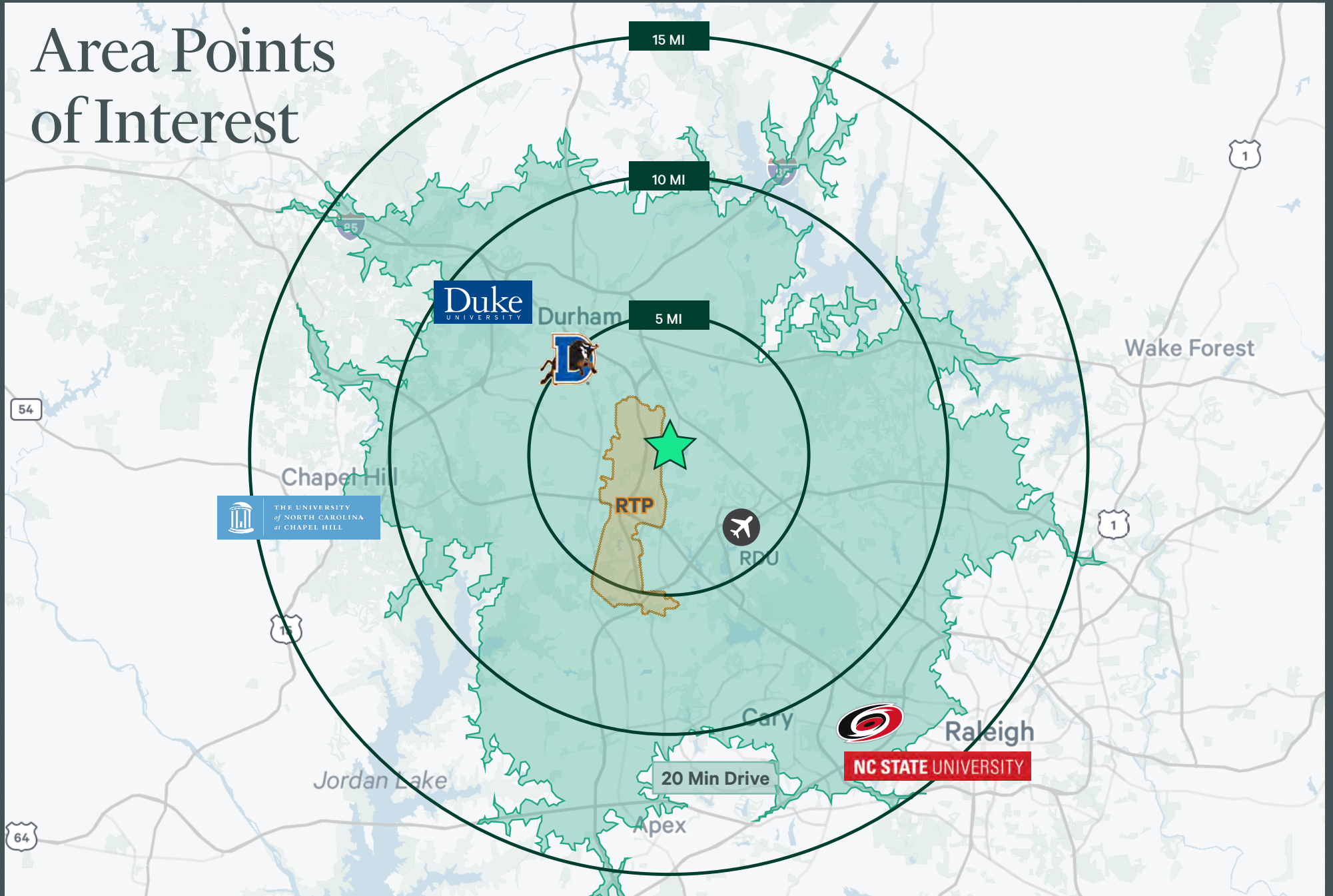
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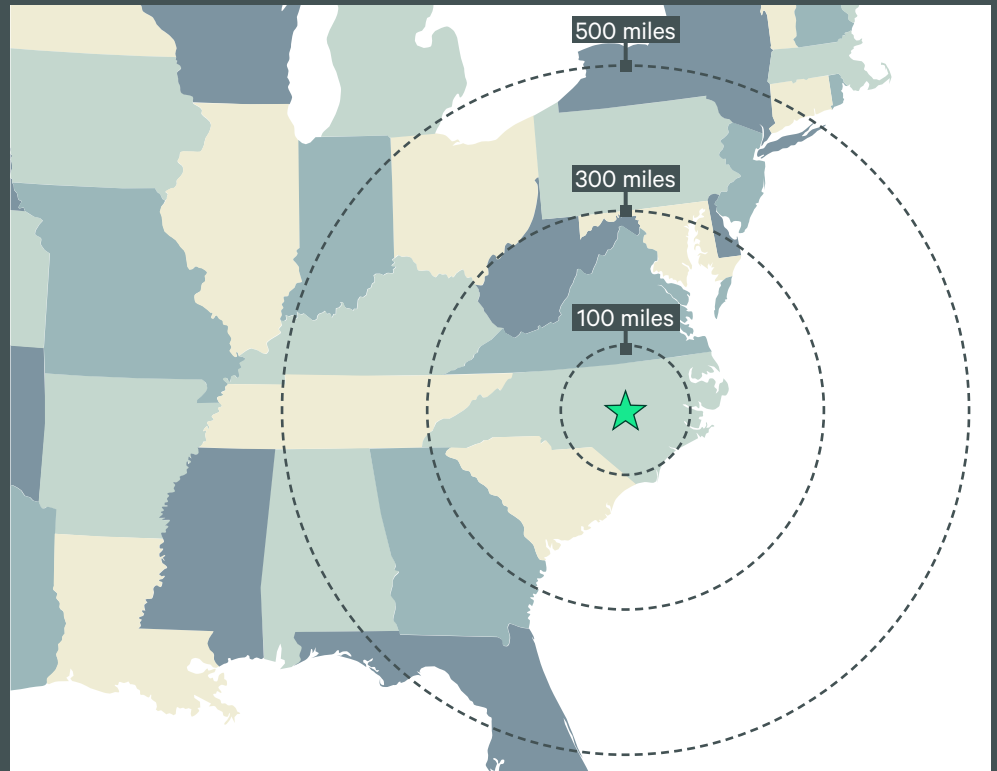
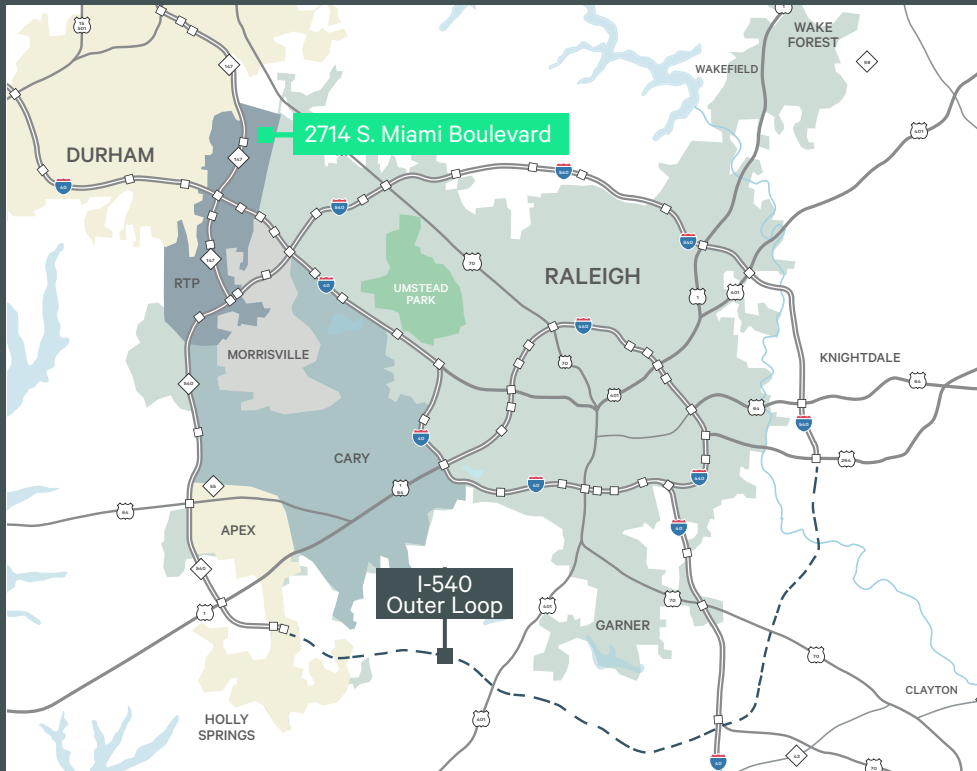
Neighborhood Aerial



Area Points of Interest



Location & Access



Interstates	Miles
+ US-70 Highway	1.5 Miles
+ Interstate 885	1.5 Miles
+ Interstate 40	3.0 Miles
+ Interstate 540	5.0 Miles
+ Interstate 440	15 Miles

Airports	Miles
+ Raleigh-Durham International	8.0 Miles
+ Piedmont Triad International	74 Miles
+ Charlotte Douglas International	153 Miles

Sea Ports	Miles
+ Wilmington, NC	153 Miles
+ Morehead City, NC	169 Miles
+ Norfolk, VA	193 Miles

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Contact Us

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