



FOR LEASE

## 9,600 SF

Flex Building w/ fenced yard

1404 Angier Ave Durham, NC 27701

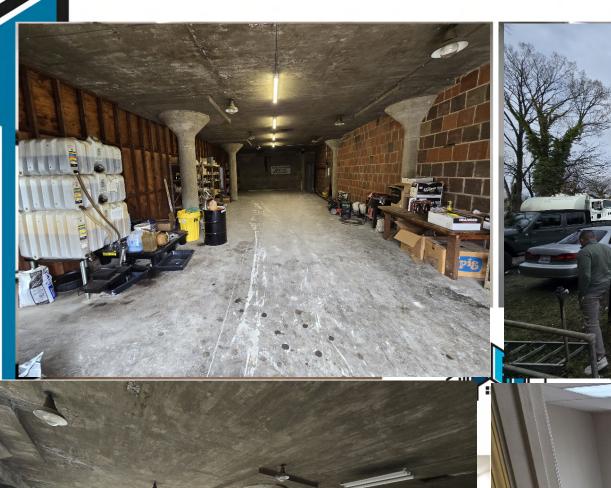
## Property Highlights



## 9,600 SF Building with Fenced Yard

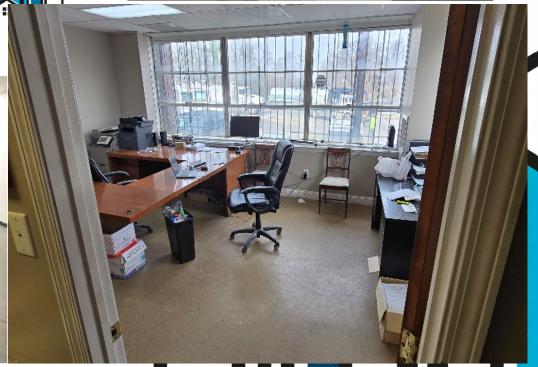
- Light Industrial (IL) zoning
- Available April 1 2025
- Includes office, warehouse and 4 bay garage
- Single loading dock
- 2 acre fully fenced parcel with ~0.8 acre of use-able yard space
  Up to 36-month term

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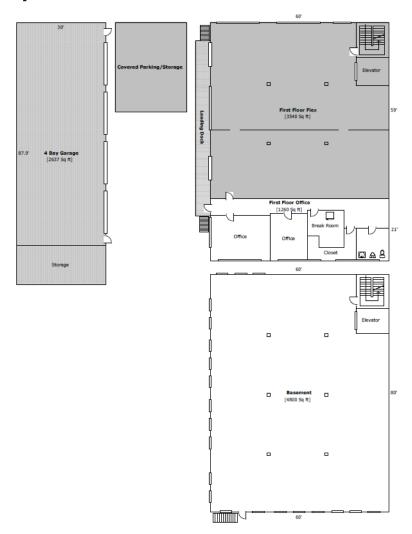








## Floorplan





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- Located in East Durham, adjacent to Downtown Durham, one mile from City Center
- ✓ Two blocks from Hwy 147, minutes to I-885, I-40 and RDU Airport