



FOR LEASE

9,600 SF

Flex Building w/ fenced
yard

1404 Angier Ave
Durham, NC 27701



www.aspireproperty.com

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