



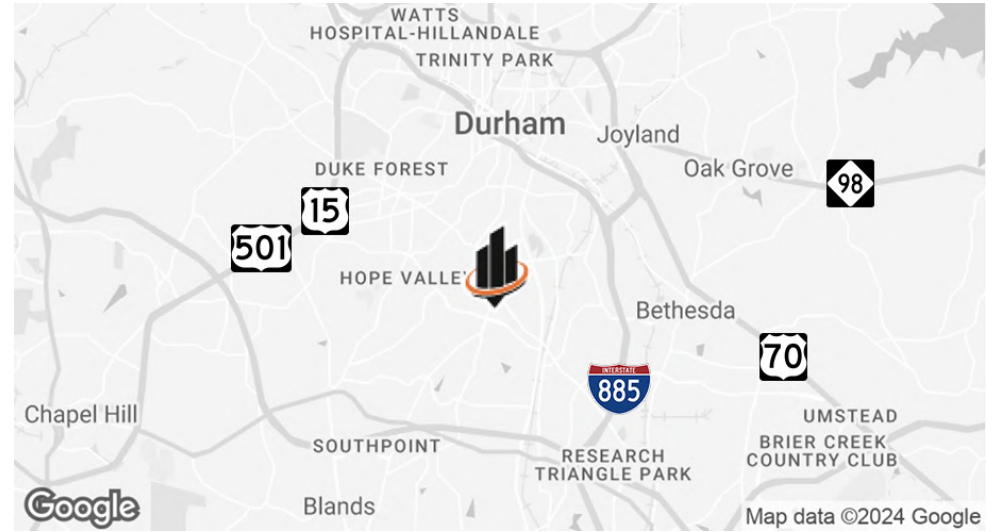
FOR LEASE

# 4620 INDUSTRY LANE

SUITE C | DURHAM, NC 27713



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±16,700 SF
<b>SUITE C SIZE:</b>	±7,000 SF
<b>ZONING:</b>	Industrial Light (IL)
<b>SPACE TYPE:</b>	Industrial Warehouse/Office
<b>LEASE RATE:</b>	Contact Broker

### PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present the opportunity to lease a **flex space at 4620 Industry Lane, a prime location in the heart of the Triangle**. The property features a combination of lab/office space and a flex suite. Part of the lab/office space has been newly renovated, while the remaining portion is under construction to be converted into GMP space. **Suite C offers a fully conditioned front office area and a heated warehouse**. The office space is built out with **10 offices and three restrooms**, providing a functional layout for administrative needs. The warehouse includes **±14' ceilings and a roll-up loading dock door**, offering efficient operational capabilities.

### PROPERTY HIGHLIGHTS

- Free surface parking
- The owner will consider a tenant that will need to modify the use to a lab/office
- Located off MLK Jr Pkwy, just minutes from NC-55 Hwy, I-40, and NC Hwy 147
- Just under 5 minutes to RTP and less than 15 minutes (within 10 miles) from RDU Airport
- Surrounded by a wide array of amenities and only a 10-minute drive to The Streets at Southpoint

**SHARA NEJAD, PEM, LEED AP**

O: 919.287.3212

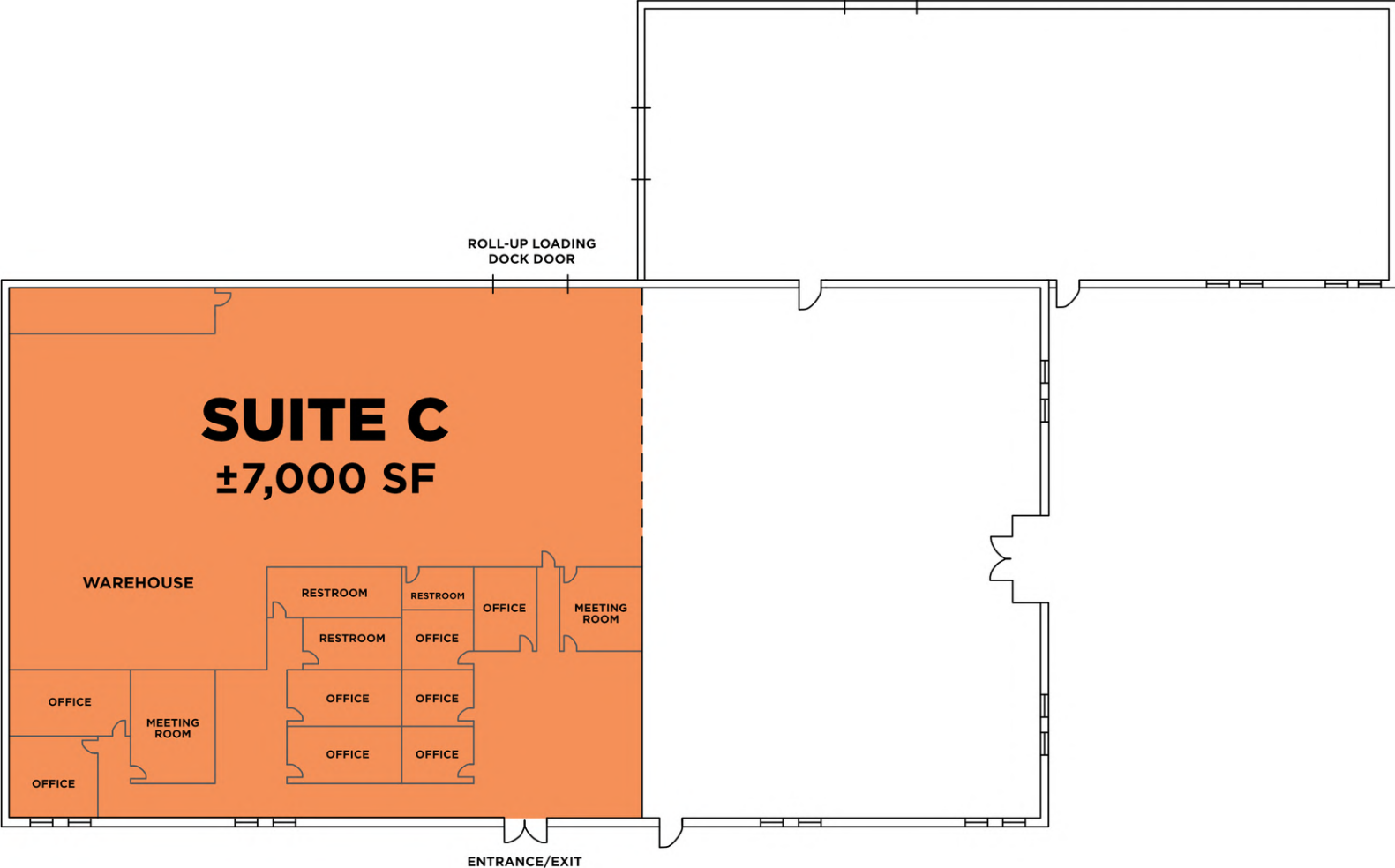
shara.nejad@svn.com

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# BUILDING FLOOR PLAN

\*FLOOR PLAN NOT TO SCALE



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**INTERIOR PHOTOS (SUITE C)**



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**INTERIOR PHOTOS (SUITE C)**



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# RETAILER MAP



SHARA NEJAD, PEM, LEED AP

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## ADVISOR BIO



### SHARA NEJAD, PEM, LEED AP

Advisor

shara.nejad@svn.com

Direct: **919.287.3212** | Cell: **919.972.8681**

## BIOGRAPHY

Shara Nejad has been actively involved in the commercial real estate industry for over 15 years. Her roots began in the design and construction of commercial buildings, where she developed a strong commitment to the highest professional standards in client services. She's been involved in a wide range of successful design and construction projects from universities, cGMP and R&D facilities to multifamily buildings, large office buildings, mixed-use, and hybrid office/lab facilities. She's also been an active real estate investor for over 12 years. Shara's background gives her a unique advantage to leverage her expertise in facility management and building construction to work with her clients through all stages of a real estate transaction to successfully achieve their goals. Outside of work, Shara enjoys outdoor adventures and traveling around the world with her family, and their dog, Coco.

## EDUCATION & PROFESSIONAL HISTORY

- Master of Science in Mechanical Engineering, Villanova University
- Bachelor of Science in Mechanical Engineering, KNT University of Technology
- Senior Facilities Engineer, RTI International
- Project Engineer, Precis Engineering Inc.

## MEMBERSHIPS & ASSOCIATIONS

- Licensed Real Estate Broker, North Carolina
- Professional Energy Manager (PEM), NC State
- LEED Accredited Professional, U.S. Green Building Council
- Member, Triangle Commercial Real Estate Women (TCREW)
- Member, Triangle Commercial Association of REALTORS®
- Past PTO Member and Ex-Officio for Board of Trustees, Montessori Community School

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