

Confidential Offering Memorandum

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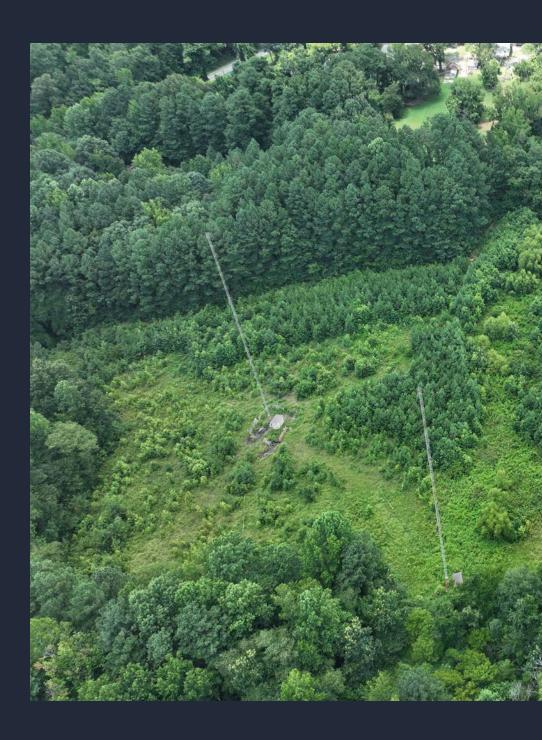




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Property overview

3105 Colclough Avenue in Durham, NC consists of two contiguous parcels totaling approximately 12.83 acres. Strategically positioned with direct frontage along I-85 and located just two turns from a major interchange, the site offers outstanding accessibility and visibility within Durham County. While not currently zoned for industrial use, its adjacency to an active industrial facility and proximity to major transportation corridors make it a strong candidate for rezoning and redevelopment. The existing towers onsite will be removed or relocated as part of the redevelopment process.

The Durham industrial submarket is undergoing a significant expansion, currently boasting 3.3 million square feet of product under construction—well above the 10-year average of 790,000 square feet. This growth is fueled by sustained demand across core sectors and rent growth that continues to outperform the national average. As a result, the market is drawing increased interest from developers and institutional investors alike.

Durham's connectivity to I-85, I-40, and the broader Research Triangle positions it as a strategic hub for logistics, distribution, and advanced manufacturing users. Compared to nearby Raleigh, Durham also offers more availability for ground-up development, making it an attractive alternative for tenants seeking modern, purpose-built space.

PROPERTY OVERVIEW Address: 3105 Colclough Avenue, Durham, NC 27704 County: **Durham County** Parcel ID: 168613 & 168594 Water/Sewer: Available **Current Zoning:** CG (Commercial General) and RR (Residential Rural) Land Area: +12 83 acres Market: Raleigh/Durham Submarket: North Durham

Site plan



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Market insights

NATIONAL REAL ESTATE MARKET OVERVIEW

Since the onset of the COVID-19 pandemic, the industrial and flex sectors have experienced a significant surge in momentum, particularly due to the tremendous growth in the e-commerce industry, becoming some of the most sought-after asset classes. While that initial growth has since moderated, industrial, along with multifamily properties, continue to serve as the market's most resilient and in-demand asset types.

The recent slowdown in industrial demand is largely attributable to rising interest rates, which have impacted transaction volume and tempered the pace of new warehouse leasing and development. However, with inflation stabilizing and growing speculation around a potential interest rate reduction in the coming horizon, there is renewed optimism for a reacceleration in industrial activity.

At the same time, with the rising costs of redevelopment and new construction, we are seeing elevated demand for existing buildings that are already built and functional. This has created an opportunity for owners like yourself to command premium disposition values or lease rates, especially in strong-performing and supply-constrained markets.

Despite tight market constraints, warehousing remains a core driver of demand. Additionally, a key trend emerging in recent years is the rise of Industrial Outdoor Storage (IOS), where tenants utilize properties for equipment, materials, truck, or trailer storage. IOS sites remain highly sought-after and continue to demonstrate strong performance across virtually all major U.S. markets.

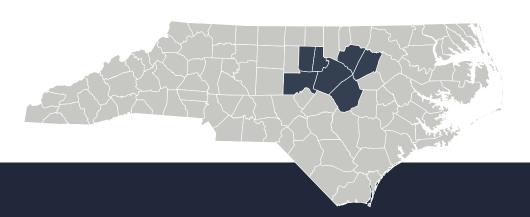


Market insights

REGIONAL REAL ESTATE MARKET OVERVIEW

The Raleigh-Durham industrial market shows signs of stability heading into Q2 2025. As of 25Q2, Durham's vacancy rate is 8%, which is indicative of the nearly 9.2msf of deliveries since 2019 and is on par with the national average. Asking rents have flattened, increasing 3.3% over the past 12 months, which is below the market's recent peak annual growth rate of 10.4% in 2022.

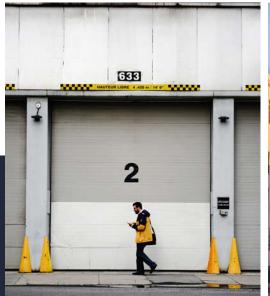
From a sales perspective, Raleigh-Durham has remained relatively resilient compared to the national market, where high interest rates and elevated vacancies have kept annual transaction volume below average. Raleigh-Durham remains one of the fastest-growing areas in the country, with a population that grew at the third-highest rate among major markets last year. That population growth should lead to increased demand for industrial space. The market also has a rising national profile, thus potentially attracting a broader array of investors.















Demographics | Within 20 minutes



332,209

POPULATION



\$115,174

AVERAGE HH INCOME



15,699

TOTAL BUSINESSES



\$385,011

MEDIAN HOME VALUE



304,356

DAYTIME POPULATION



73%/27%

WHITE/BLUE COLLAR



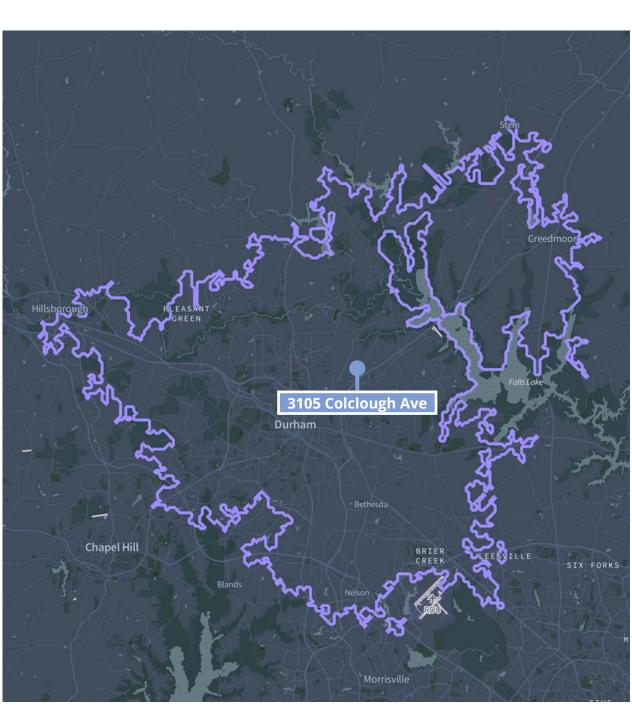
166,208

NEW HOMES PLANNED



5%

POPULATION GROWTH RATE



Major employers

LIFE SCIENCES

- 1 bioMérieux
- 2 GlaxoSmithKline
- 3 IQVIA
- 4 Biogen

AUTO MANUFACTURING

5 AISIN North Carolina Corporation (ANC)

FINANCE AND INSURANCE

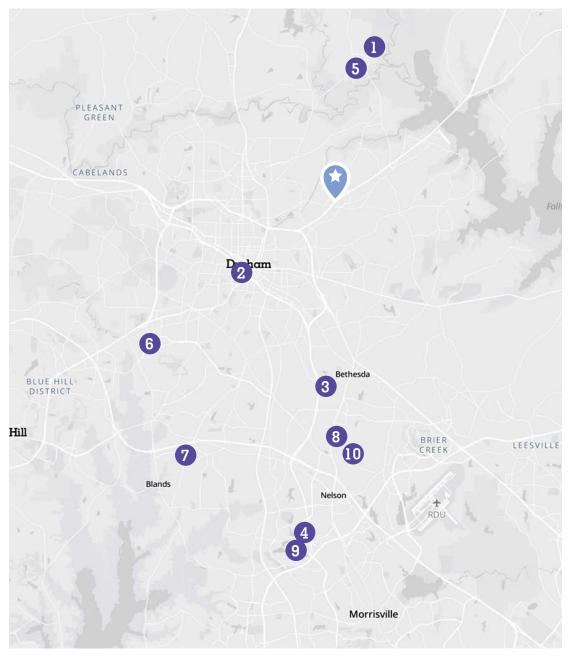
- 6 Blue Cross and Blue Shield of North Carolina
- 7 Fidelity Investments

INFORMATION TECHNOLOGY

- 8 IBM
- 9 Cisco Systems

SEMICONDUCTOR MANUFACTURING

10 Wolfspeed

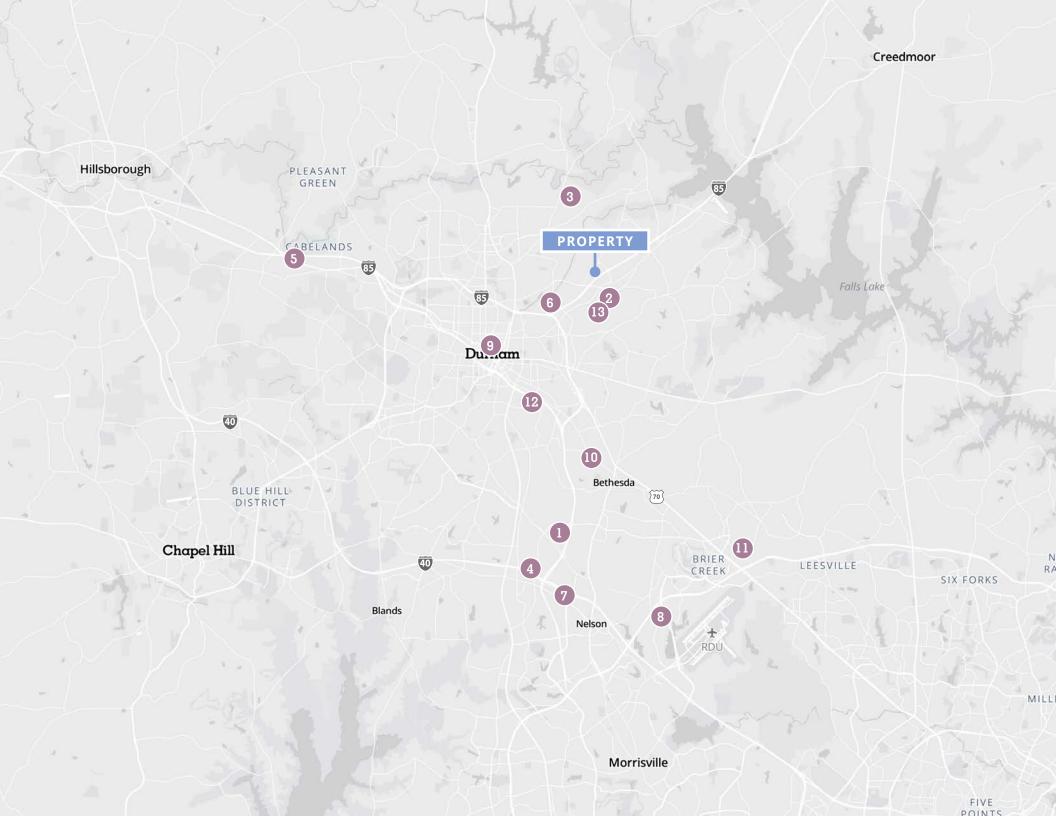


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Notable developments

	Туре	Project	Property Address	Size	Pipeline Stage
1	Flex R&D	Alexandria Center	3029 E Cornwallis Road	5,000,000 SF	Proposed
2	Industrial Distribution	Durham85	2310 Ferrell Road	1,500,000 SF	Under Construction
3	Industrial/Flex/Life Science/GMP	Welcome Venture Park	135 Northern Durham Parkway	1,000,000 SF	Under Construction/Proposed
4	Flex R&D	Triangle 54	2641 NC Hwy 54	900,000 SF	Proposed
5	Industrial	MidAtlantic Logistics Center	0 US Hwy 70	532,000 SF	Proposed
6	Industrial Distribution	Durham Logistics Center	1716 Camden Avenue	351,030 SF	Under Construction
7	Flex R&D	HUB RTP	3170 Elion Drive	266,480 SF	Proposed
8	Industrial/Manufacturing	RDU Business Park	Pleasant Grove Church Road	201,250 SF	Proposed
9	Flex R&D	Durham ID	518 Morgan Street	189,586 SF	Proposed
10	Industrial	Alliance RTP at 885	1218 Stone Park Court	129,600 SF	Proposed
	Industrial	7740 Alexander Town Blvd	7740 Alexander Town Blvd	36,400 SF	Proposed
12	Industrial	1648 E Lawson Street	1648 E Lawson Street	31,250 SF	Proposed
13	Industrial	1036 Junction Road	1036 Junction Road	28,500 SF	Under Construction

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If you would like more information on this offering, please get in touch.

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