

WAREHOUSE FOR SALE OR LEASE
4808 CHIN PAGE RD
DURHAM, NC 27703



PROPERTY OVERVIEW

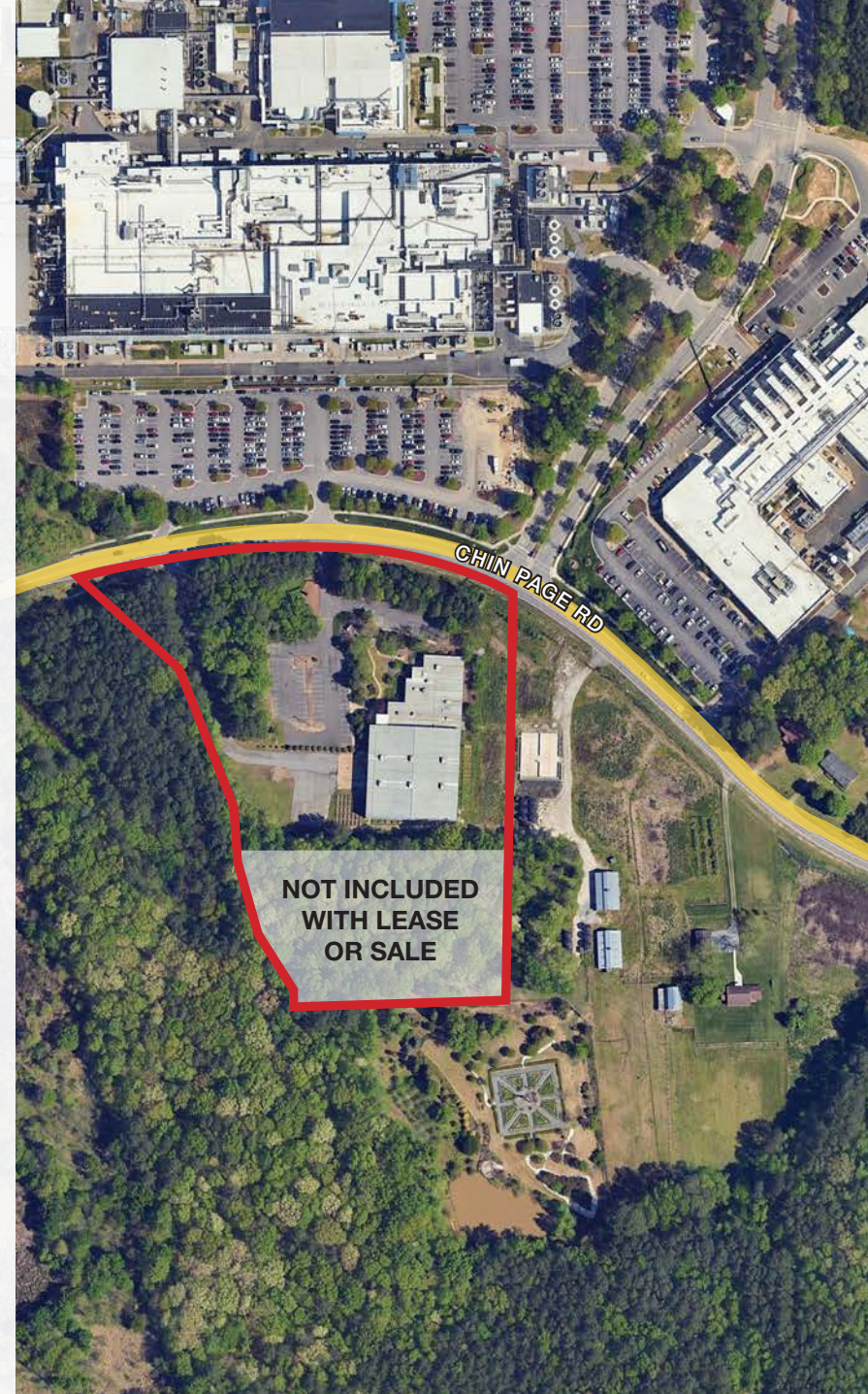
4808 CHIN PAGE RD

35,000 SF OF WAREHOUSE SPACE AVAILABLE FOR SALE OR LEASE

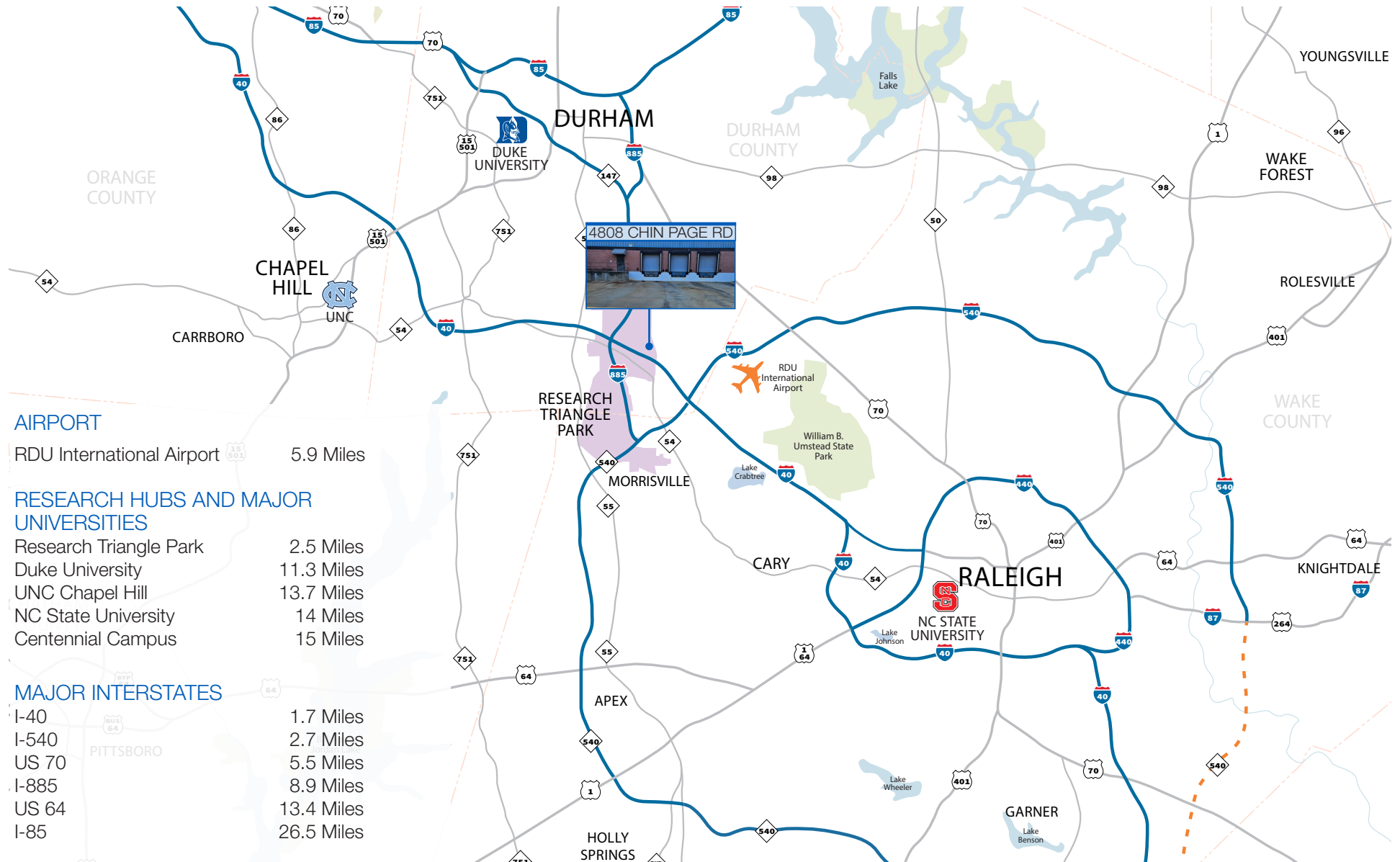
ADDRESS	4808 Chin Page Rd, Durham, NC 27703
BUILDING SIZE	35,000 SF
AVAILABLE SPACE	15,000 SF Office & 20,000 SF Warehouse
RENTAL RATE & TICAM	\$13.50/SF, NNN, TICAM ±\$2.00/SF
SALE PRICE	\$6,500,000
CLEAR HEIGHT	24'
DOCK DOORS	3 Dock High Doors
PARCEL ACRES	Subdivided part of parcel #157779 approximately 5.79 acres
ZONING	IP - Current Zoning
CONDITIONED	100% HVAC
HIGHLIGHTS	<ul style="list-style-type: none">• See Page 6 for Potential Additional Parking• Less than 2 miles from I-40 & I-540• 4 Miles to RDU International Airport• Close proximity to FedEx, Wolf Speed, Research Triangle Park and World Trade Park

CONTACT

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REGIONAL OVERVIEW



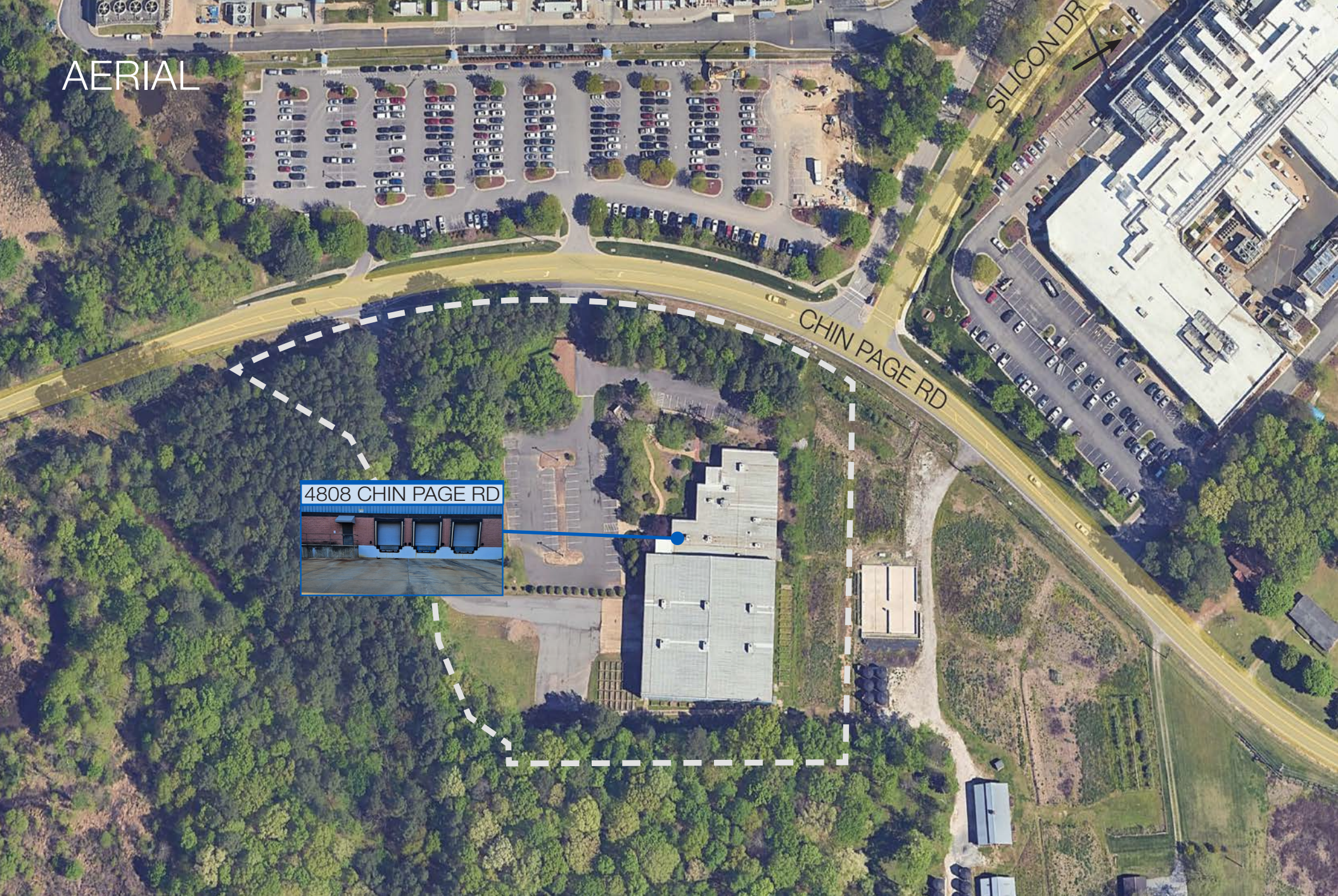
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NAI TRI PROPERTIES

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

AERIAL



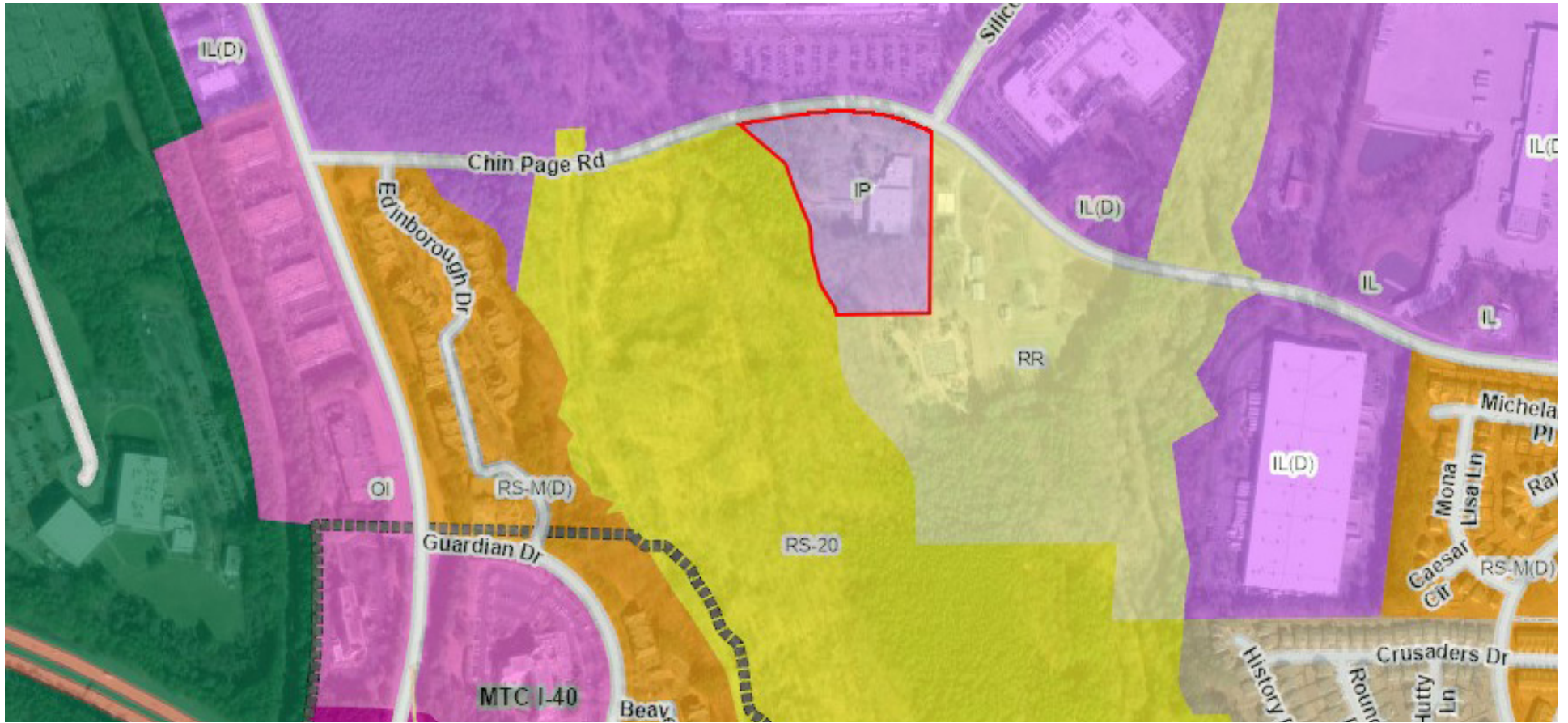
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NAI TRI PROPERTIES

COUNTY ZONING MAP - IP



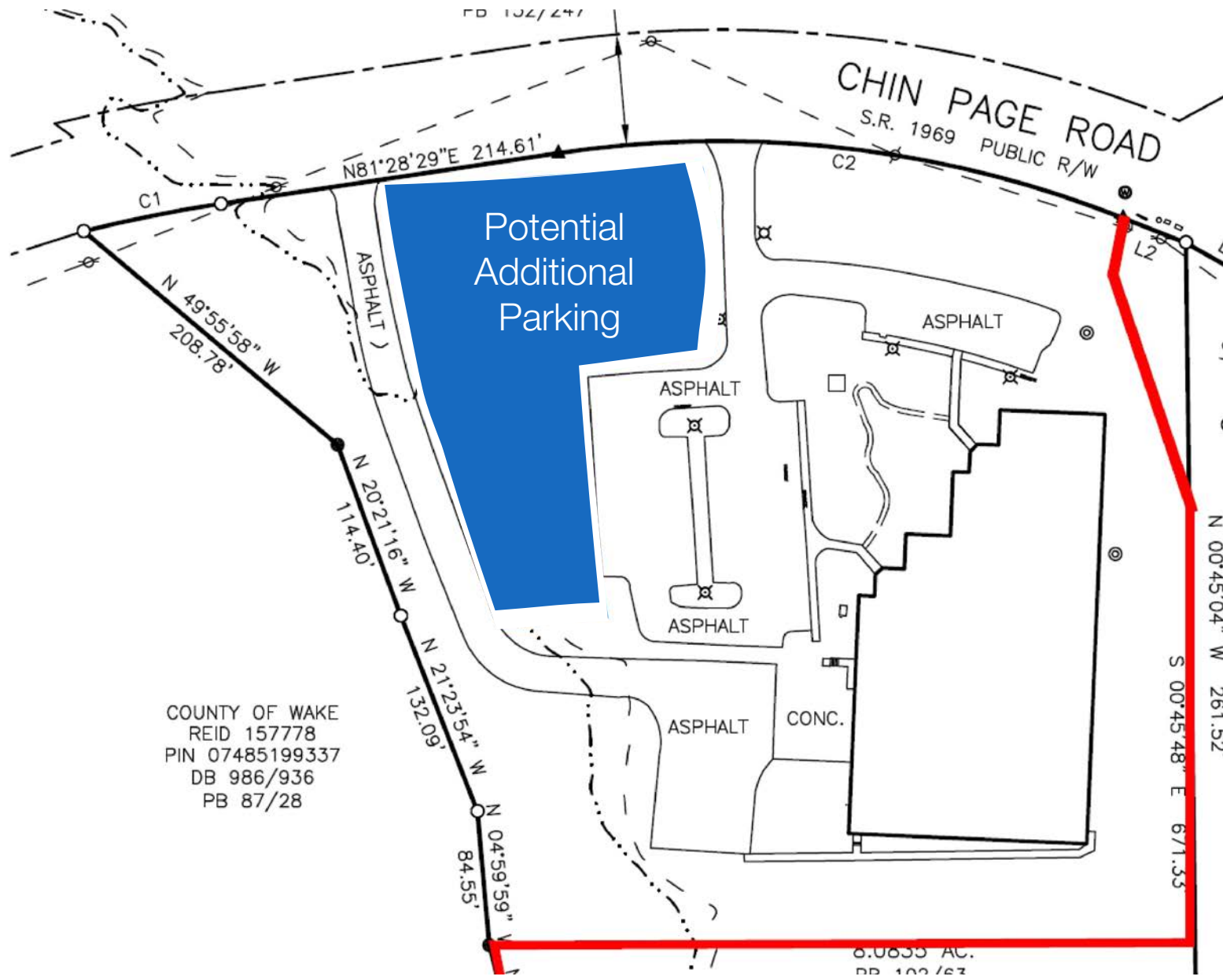
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NAITRI PROPERTIES

SURVEY



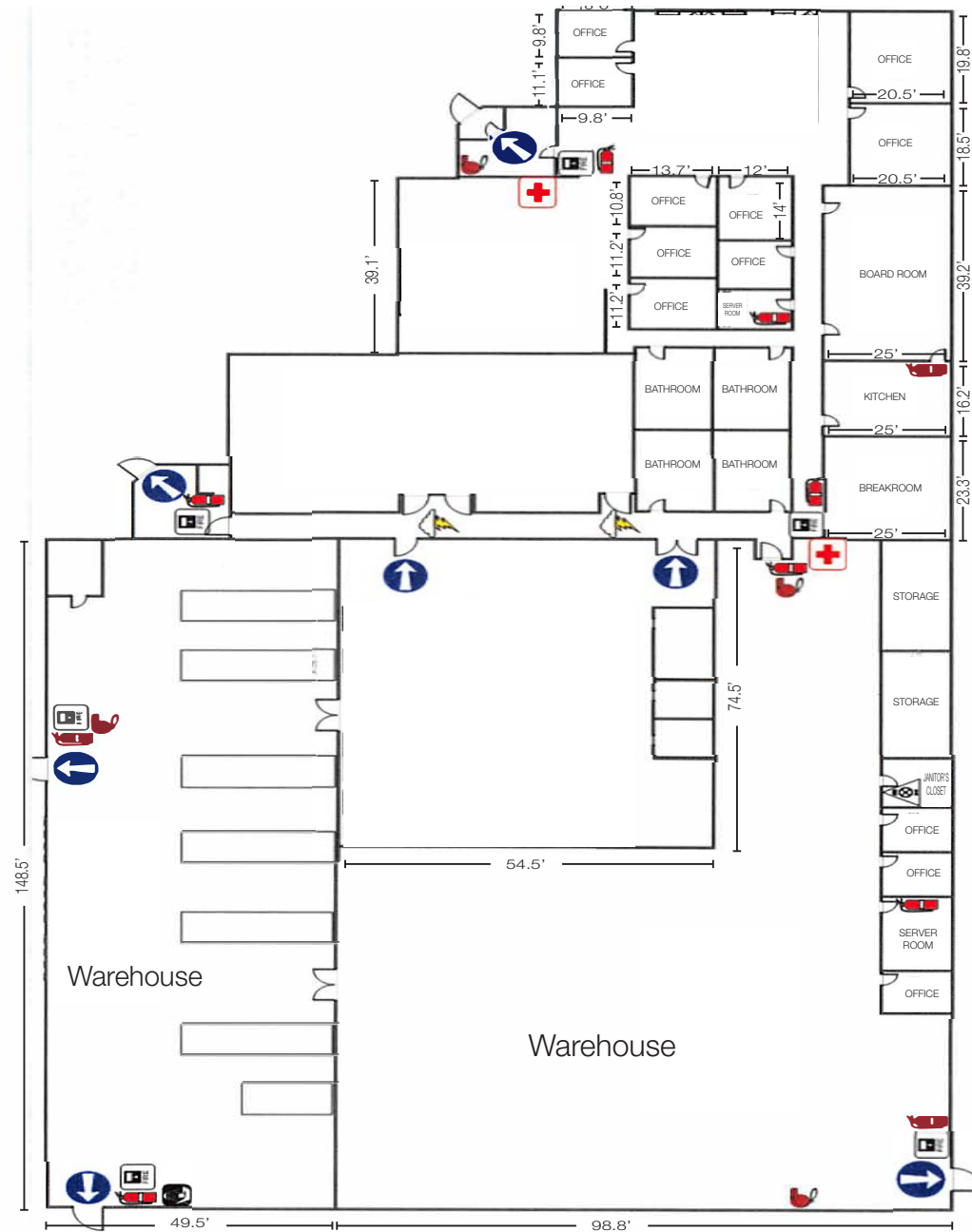
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FLOORPLAN

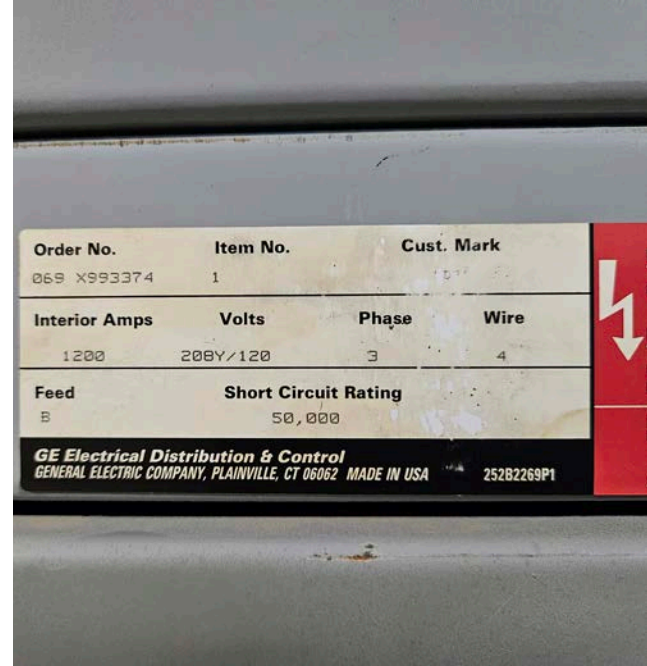


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NAI TRI PROPERTIES

AMENITIES

The building at 4808 Chin Page Rd is surrounded by a wealth of amenities to live, work, and play. The below list of amenities is within 20 minute drive of the property.

DINING

Babymoon Café
Bad Daddy's Burgers
Benetis Restaurant
Blue Bell Creameries
Blue Ridge Deli & Café
Brigs at the Park Restaurant
Byrd's BBQ Restaurant & Catering
Carmen's Cuban Café & Lounge
Chick-Fil-A
Chophouse
Cook Out
Cracker Barrel
Farmside Kitchen
First Watch
Fount Coffee + Kitchen
Glasshouse Kitchen
Golden Corral
It's a Southern Thing
J & J Fish & Chicken
Jersey Mike's Subs
La Cocina Mexican Restaurant
LuLu Bang Bang
McDonald's
Mez Contemporary Mexican
Mis Caseritos
Moe's Southwest Grill
Naga's South Indian Cuisine

Nzingas Kitchen
Page Road Grill
Piney Point Grill and Seafood Bar
Pizza Hut
Starbucks
Subway
Taco Ardiente
Taqueria Esmeralda
Thai 55
The Flying Biscuit Café
The Goat Brier Creek
The House
Tropical Smoothie Café
Twisted Ladder
V's Kitchen
Waffle House
Wendys
William's Gourmet Kitchen
Zaxbys

HOTELS

Aloft
Cambria Hotel
Candlewood Suites
Comfort Inn
Country Inn & Suites
Courtyard
Days Inn

DoubleTree
Extended Stay
Fairfield Inn & Suites
Hampton Inn
Hilton Garden Inn
Holiday Inn
Holiday Inn Express
Homewood Suites
Hyatt Place
LaQuinta Inn & Suites
Marriott
Quality Inn & Suites
Residence Inn
Sheraton Imperial Hotel
Sleep Inn
Spring Hill Suites
The Westin
Towne Place Suites
Tru by Hilton

PARKS & REC

Bethesda Cricket Ground
Drive Shack
Fitness Connection
Frankie's
Kitts Creek Tennis Courts
Lake Crabtree County Park
Meridian Park

NC Museum of Art
Piney Wood Park
Pump It Up
RTP Softball Fields
Topgolf
Triangle Badminton and Table Tennis
Triangle Shooting Academy
Urban Air Trampoline and Adventure Park

SHOPPING

Brier Creek Commons
Brightleaf Square
Harris Teeter
Parkwest
Publix Super Market
Wegmans

BANKS

Bank of America
Chase Bank
Fidelity Bank
First Citizens Bank
Navy Federal Credit Union
Truist
Wells Fargo Bank
Woodforest National Bank

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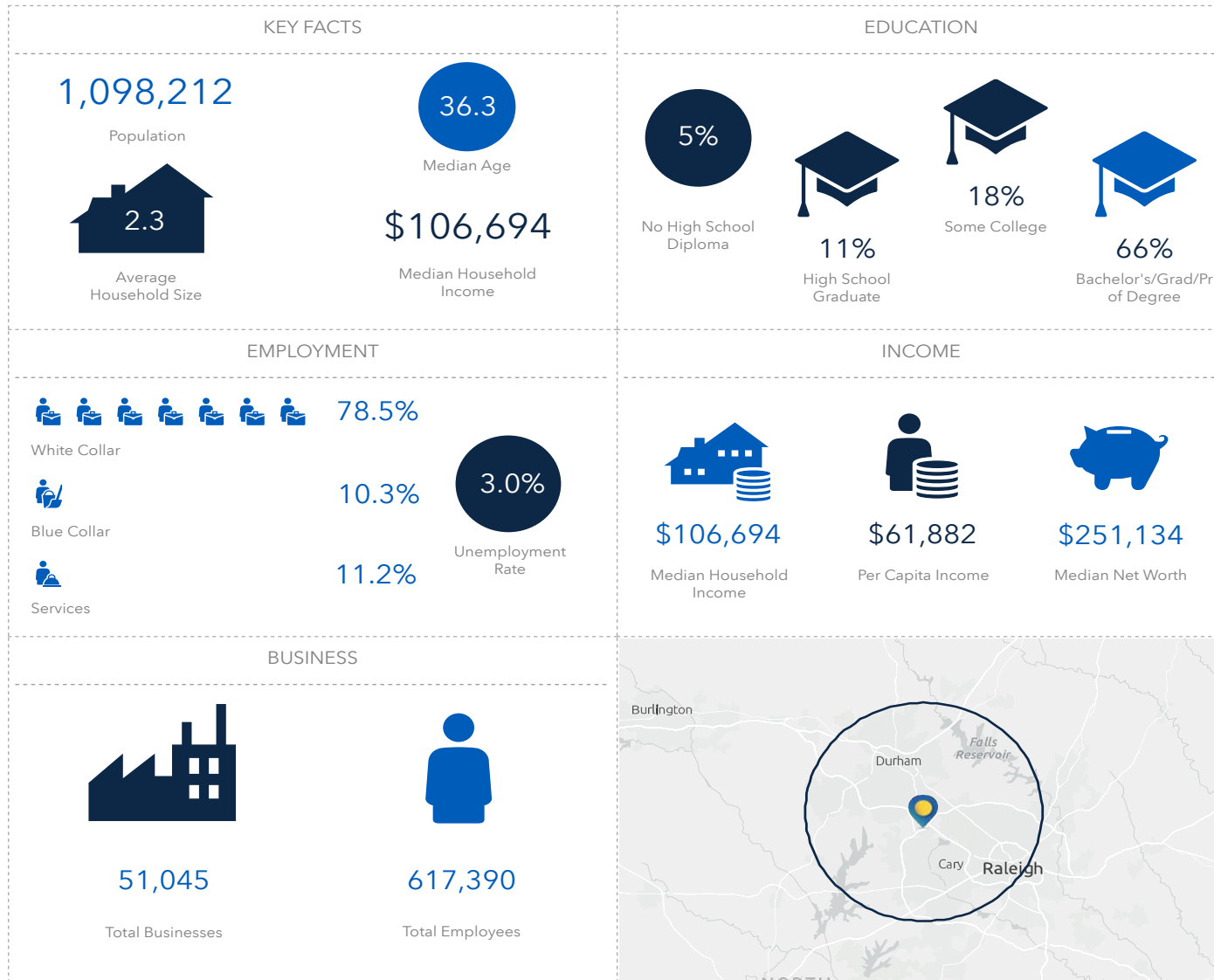
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DEMOGRAPHICS

15 MILE



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