

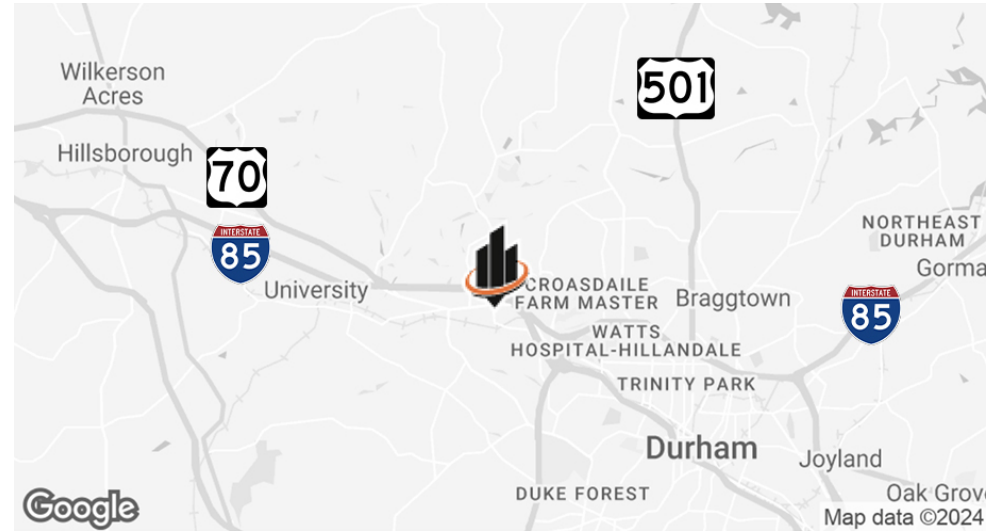


FOR LEASE

4310 BENNETT MEMORIAL ROAD

UNIT 104-B | DURHAM, NC 27705

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±15,900 SF
UNIT 104-B SIZE:	±2,520 SF
ZONING:	Light Industrial (LI)
LEASE TERM:	3-Year Minimum
TICAM:	\$3.60/SF
LEASE RATE:	\$16.50/SF (NNN)

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **Unit 104-B at 4310 Bennett Memorial Road, a ±2,520 SF, fully-conditioned industrial flex space** in northwest Durham, NC.

Located just minutes from I-85/US Hwy 70 (2 miles) and the Durham Fwy/NC-147 (2 miles), the property also sits in close proximity to Duke University/Hospital (3 miles), downtown Durham (5 miles), and Hillsborough (6 miles).

PROPERTY HIGHLIGHTS

- End unit with office and warehouse space
- Abundant on-site parking
- **Owner is planning to install roll-up door for future tenant**

JOHNNY WEHMANN

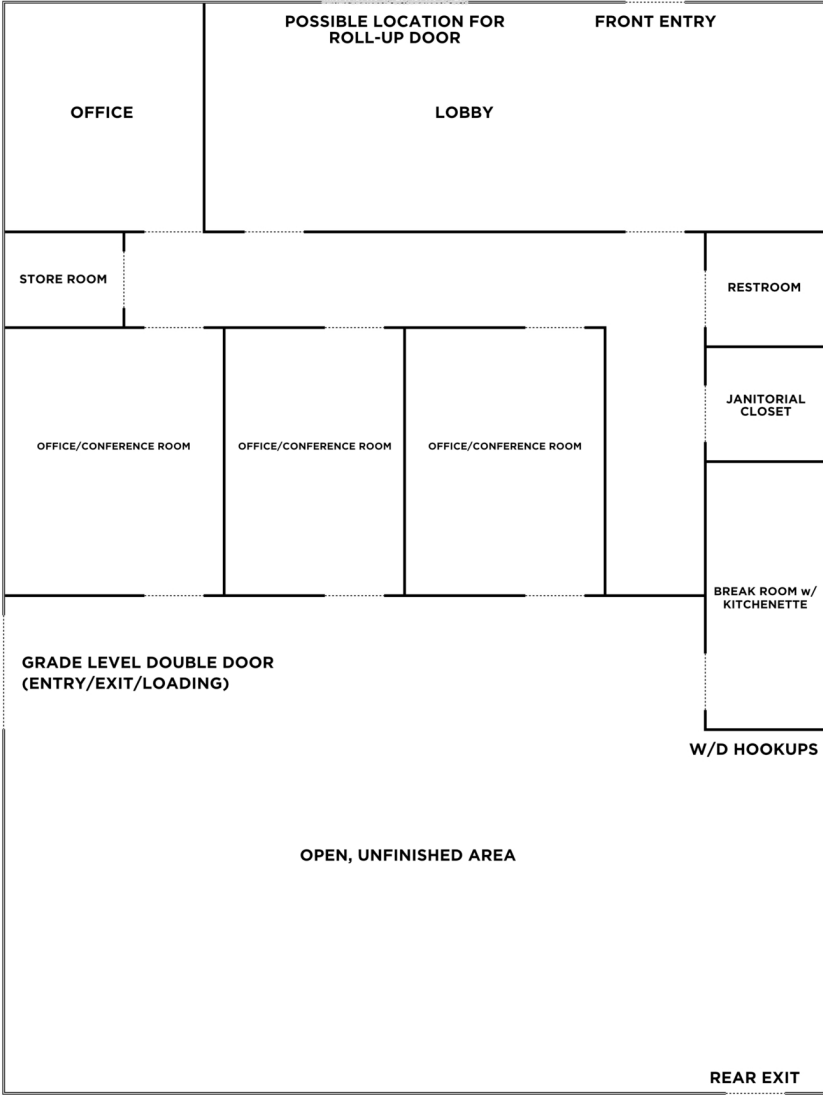
O: 919.287.3218

johnny.wehmann@svn.com

4310 BENNETT MEMORIAL ROAD, UNIT 104-B | Durham, NC 27705



FLOOR PLAN (UNIT 104-B)



JOHNNY WEHMANN

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INTERIOR PHOTOS (UNIT 104-B)



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AREA OVERVIEW



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ADVISOR BIO



JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

PROFESSIONAL BACKGROUND

Johnny brings a 17-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham, and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management, with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge, focusing on multi-family housing with Ticon Properties. Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

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