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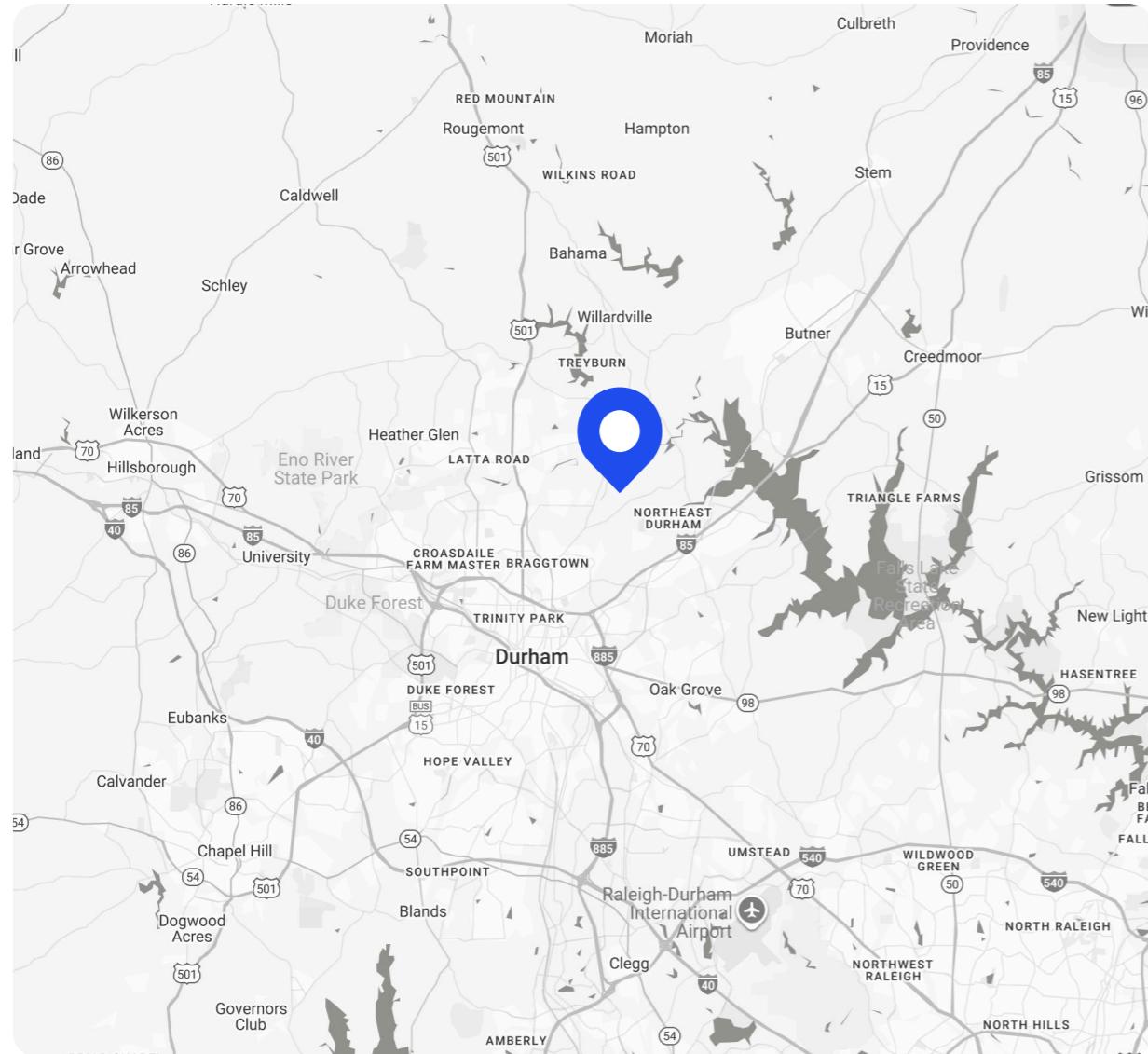


For Lease

3440 Industrial Drive  
Durham, NC 27704

36 Acres  
188,044 SF For Lease

# Manufacturing, Office, and Warehouse Building



## Property Details

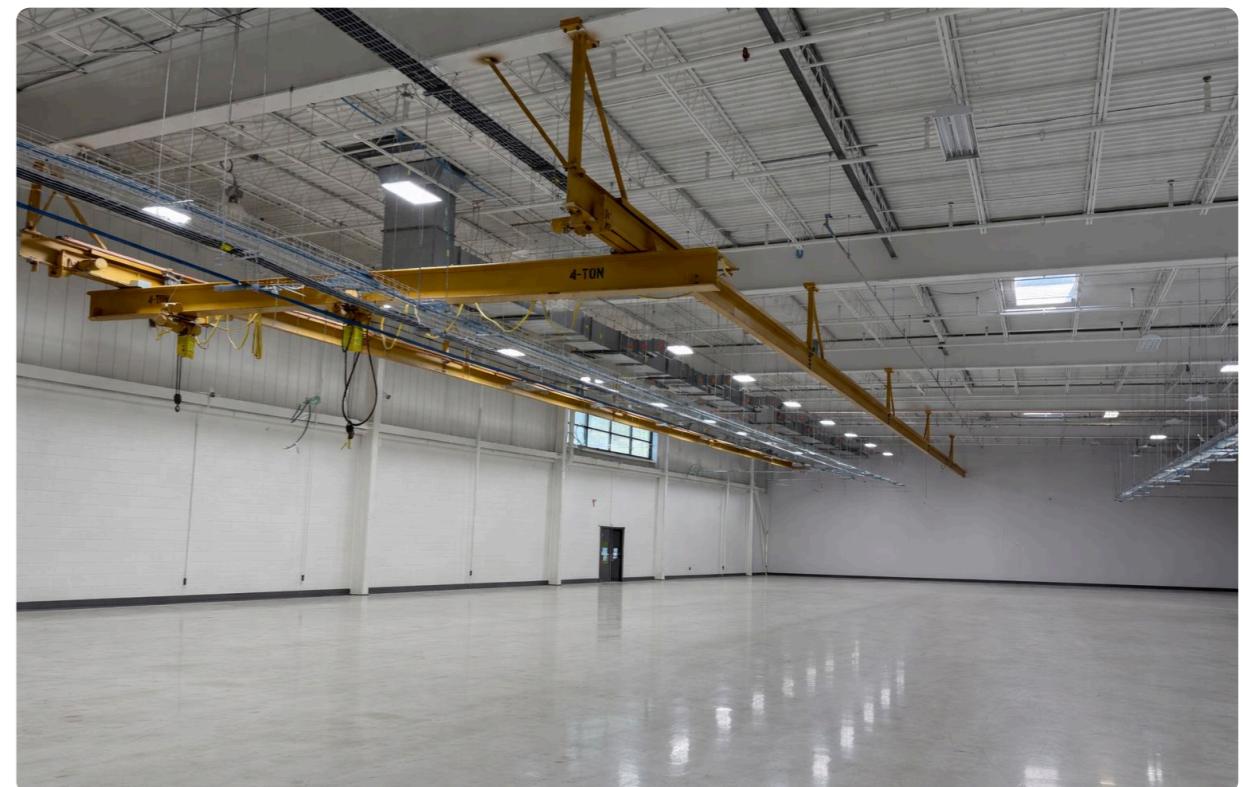
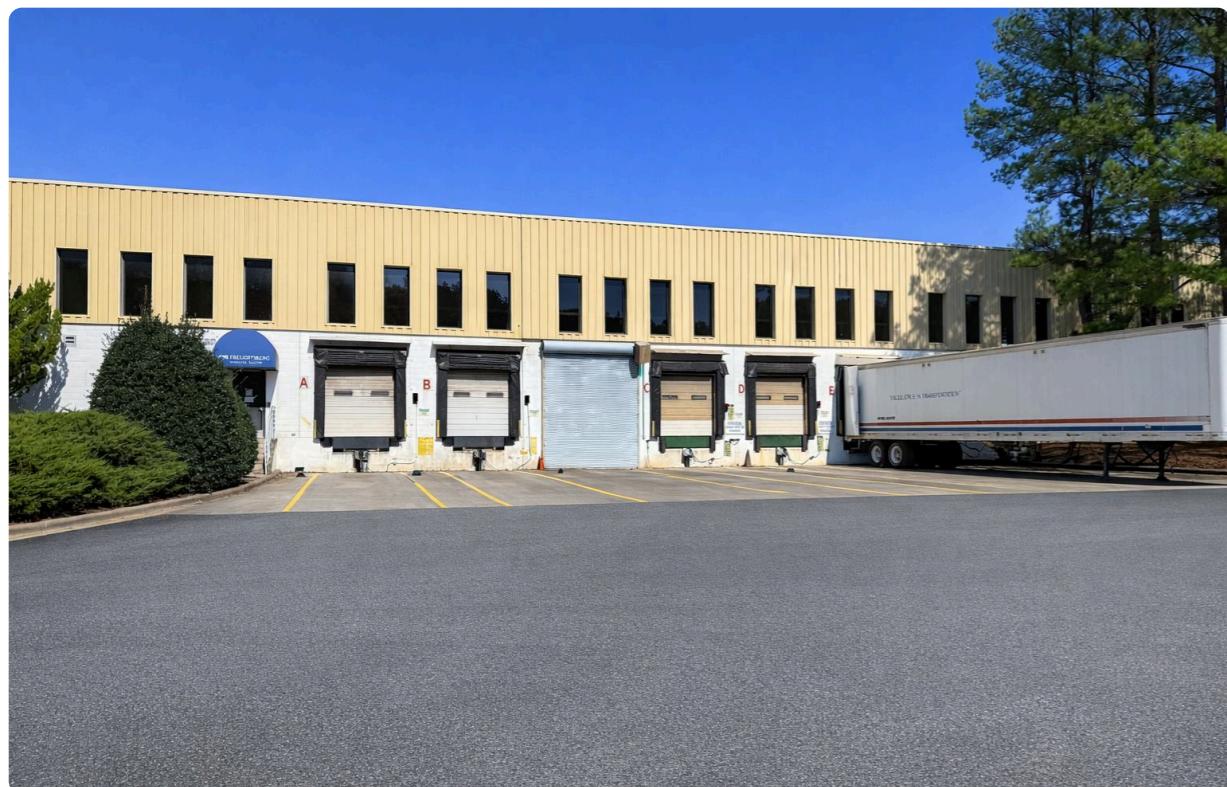
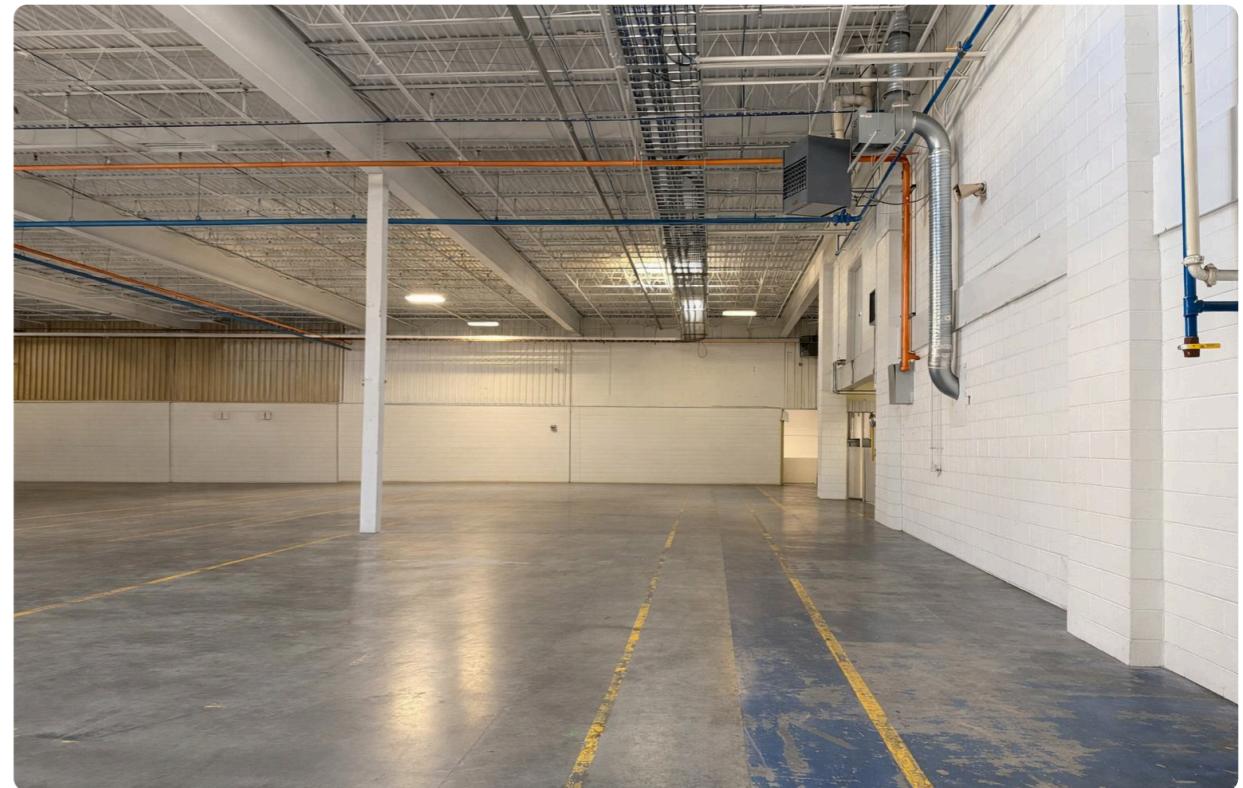
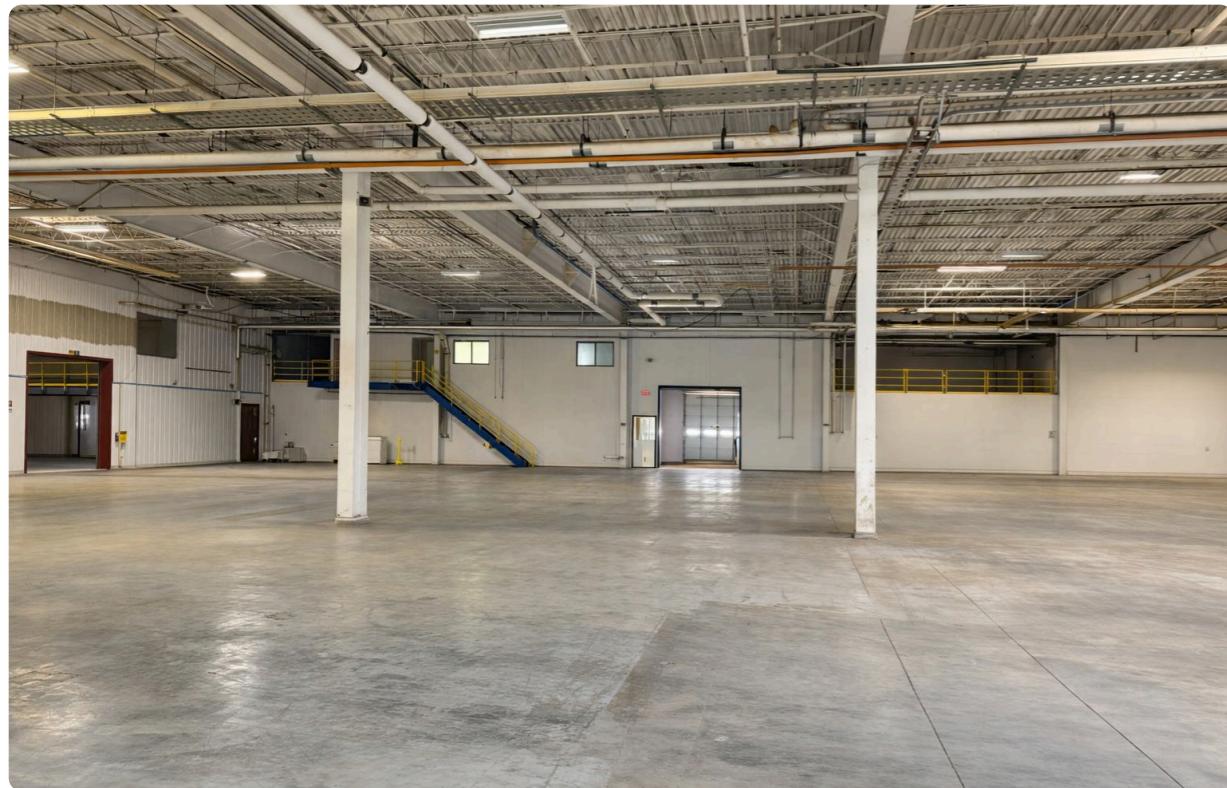
<b>Address</b>	<b>3440 Industrial Drive</b>
<b>For Lease</b>	<b>\$5.95/SF NNN</b>
<b>Building SF</b>	<b>188,044 SF</b>
- Manufacturing/ Warehouse	163,228 SF
- Office	9,216 SF
- Mezzanine	15,600 SF
<b>Lot Size</b>	<b>36 Acres</b>
<b>Built (Phase 1 / Phase 2)</b>	<b>1990 / 1995</b>
<b>Clear Height</b>	<b>20' - 22'</b>
<b>Power</b>	<b>Heavy</b>
<b>Roof</b>	<b>Roof Replaced in 2025</b>

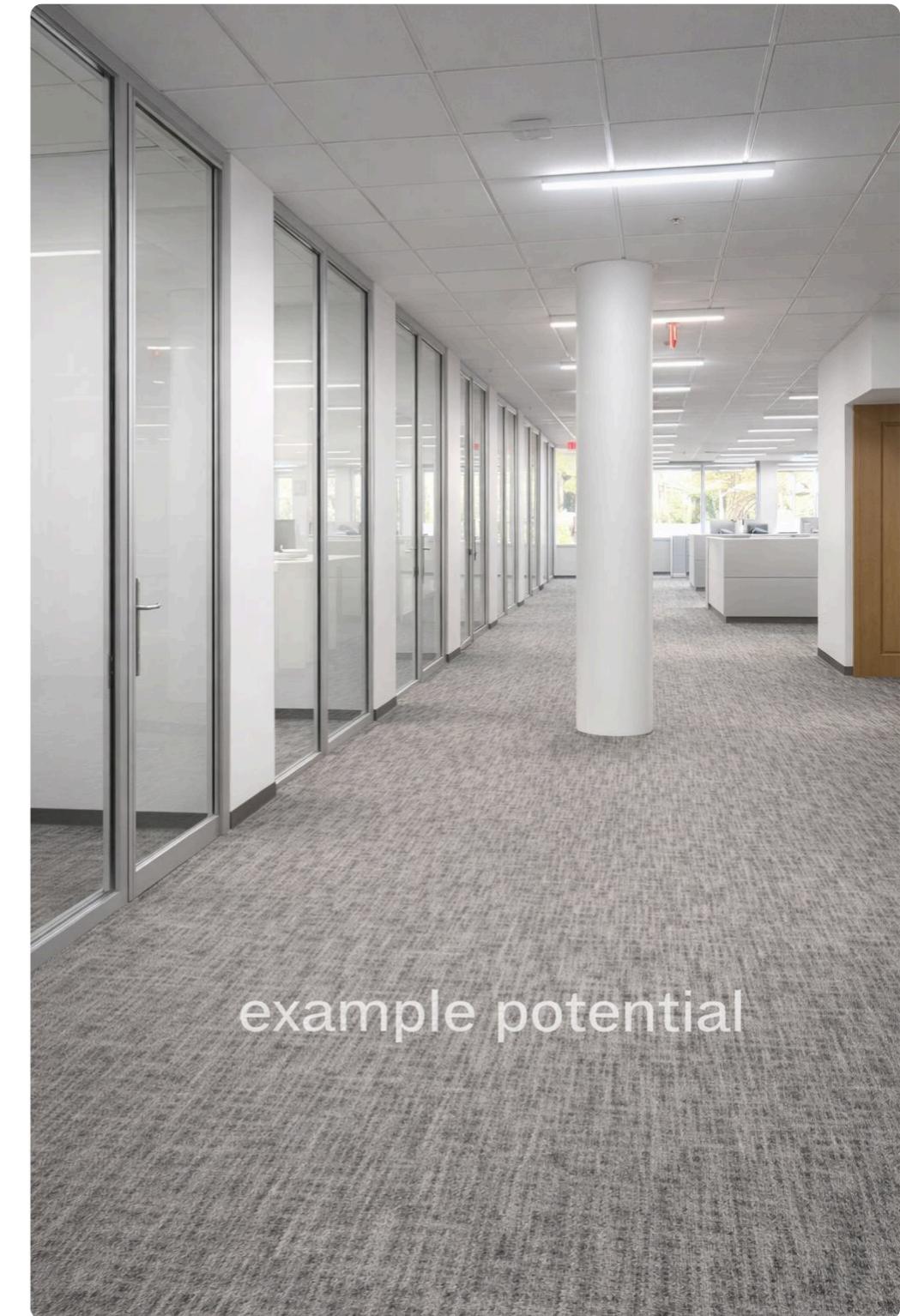
Large-scale industrial facility available for lease at 3440 Industrial Drive, Durham, NC, situated on 36 acres. This 188,044 square foot property features 163,228 SF of manufacturing and warehouse space with 20'-22' clear heights, plus 9,216 SF of office space and 15,600 SF of mezzanine areas. Located with excellent transportation access - I-85 is 4 miles to Exit #182, and Port of Wilmington is 138 miles away. The facility provides ample parking spaces and is ideal for manufacturing, distribution, or industrial operations requiring significant power and infrastructure.

<b>Construction</b>	
Floor Walls	6" concrete (majority of space) Masonry to 12' 8" and insulated metal panels above this (south wall is metal)
Roof	Mechanically fastened single ply membrane
<b>Column Spacing</b>	
Manufacturing Phase 1	30' x 80'
Warehouse Phase 2	30' x 30' (utility and support areas) 30' x 80' 20' x 26' 8" (front bays south wall)
<b>Air Conditioned</b>	
Office	100%
Warehouse	±20,000 SF
<b>Lighting</b>	Metal halide (manufacturing and warehouse)
<b>Sprinkler</b>	100% Wet system
<b>Grade Level Doors</b>	
North End	Two (2): 12' x 12'%
East Wall	Four (4): 12' x 12'
South Wall	One (1): 12' x 14'
<b>Loading Docks</b>	
North Side	Four (4): 8' x 8'
South Side	Five (5): 8' x 10'
<b>Parking Spaces</b>	230
<b>Zoning</b>	IL (Industrial Light)
<b>Water Service Provider</b>	City of Durham: 3" water line into facility (6" main on site), 8" fire main into facility



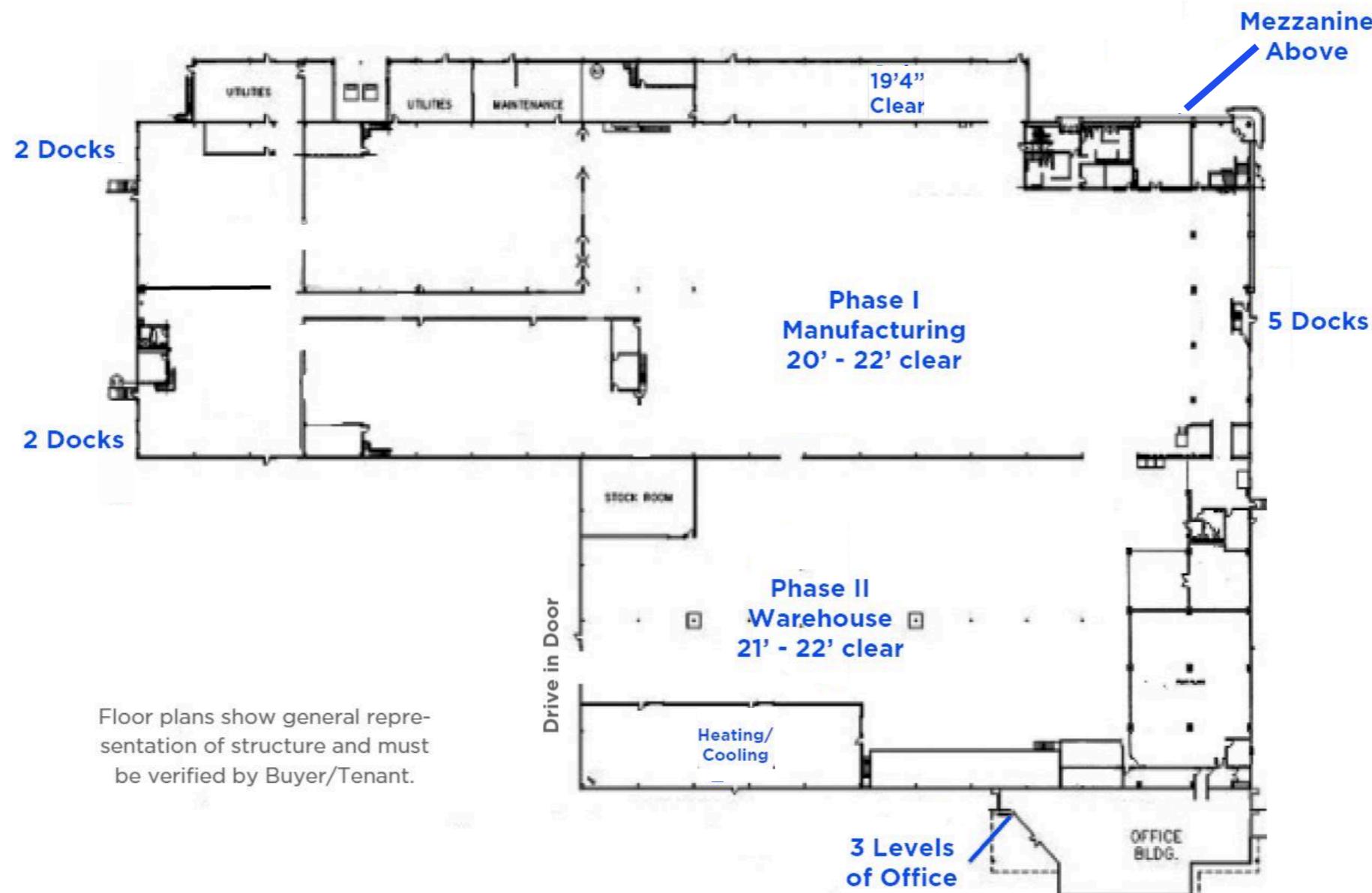
<b>Sewer Service Provider</b>	City of Durham: 4" sanitary sewer
<b>Natural Gas Service Provider</b>	Public Service of North Carolina: 3" line into facility (4" main on site), 2 PSIG System
<b>Electricity Service Provider</b>	Duke Energy
Main Service	2500 KVA Transformer
Phase 1	480/277 3 phase, 4 wire 3000 AMP
Phase 2	1000 KVA Transformer, 480/277 single phase, 1000 AMP
<b>Compressed Air</b>	150 HP compressor (Sullair), 75 HP compressor (Sullair) Dryer / Compressed air lines in portions of manufacturing areas
<b>Boiler</b>	Cleaver Brooks 12.5 million BTU/HP
<b>Chiller</b>	One (1) 450 ton (Trane) / One (1) 250 ton (Trane)



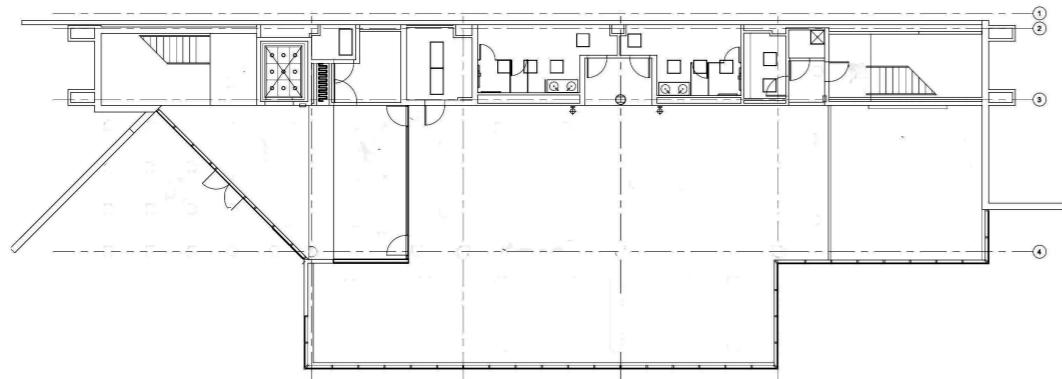


*Space is delivered in white box condition. Images shown are for illustrative purposes only. Build-out subject to negotiation.*

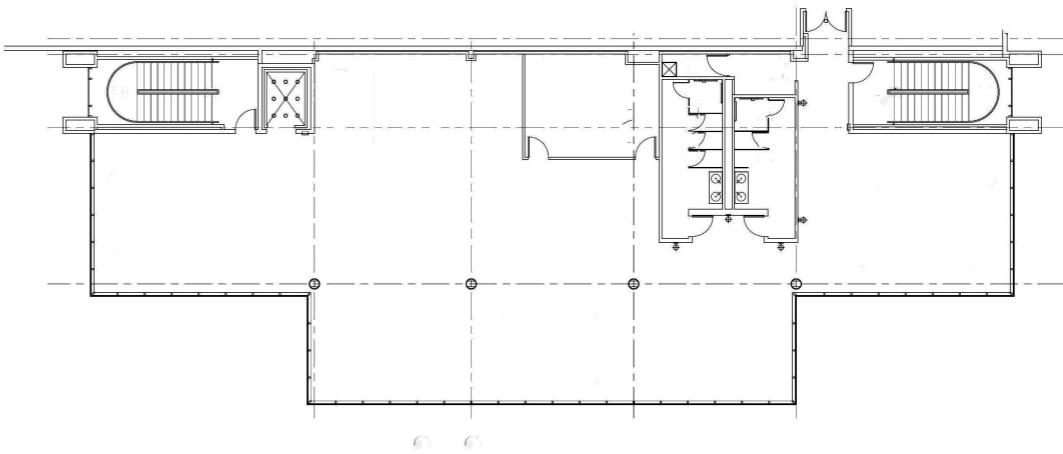
# Manufacturing & Warehouse



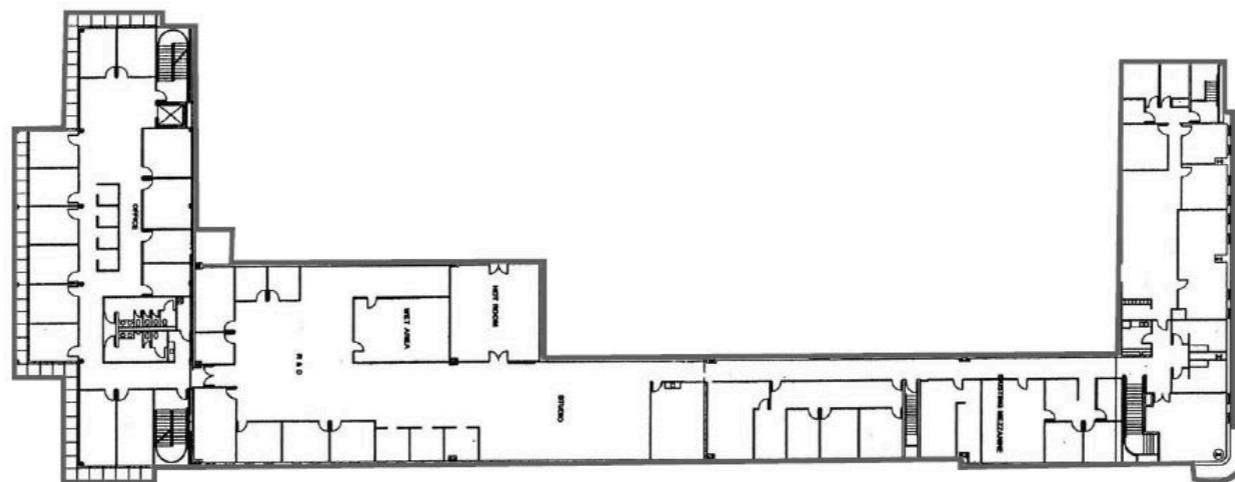
# Office Areas



**First Floor: 3,944 SF**  
Fully White Boxed

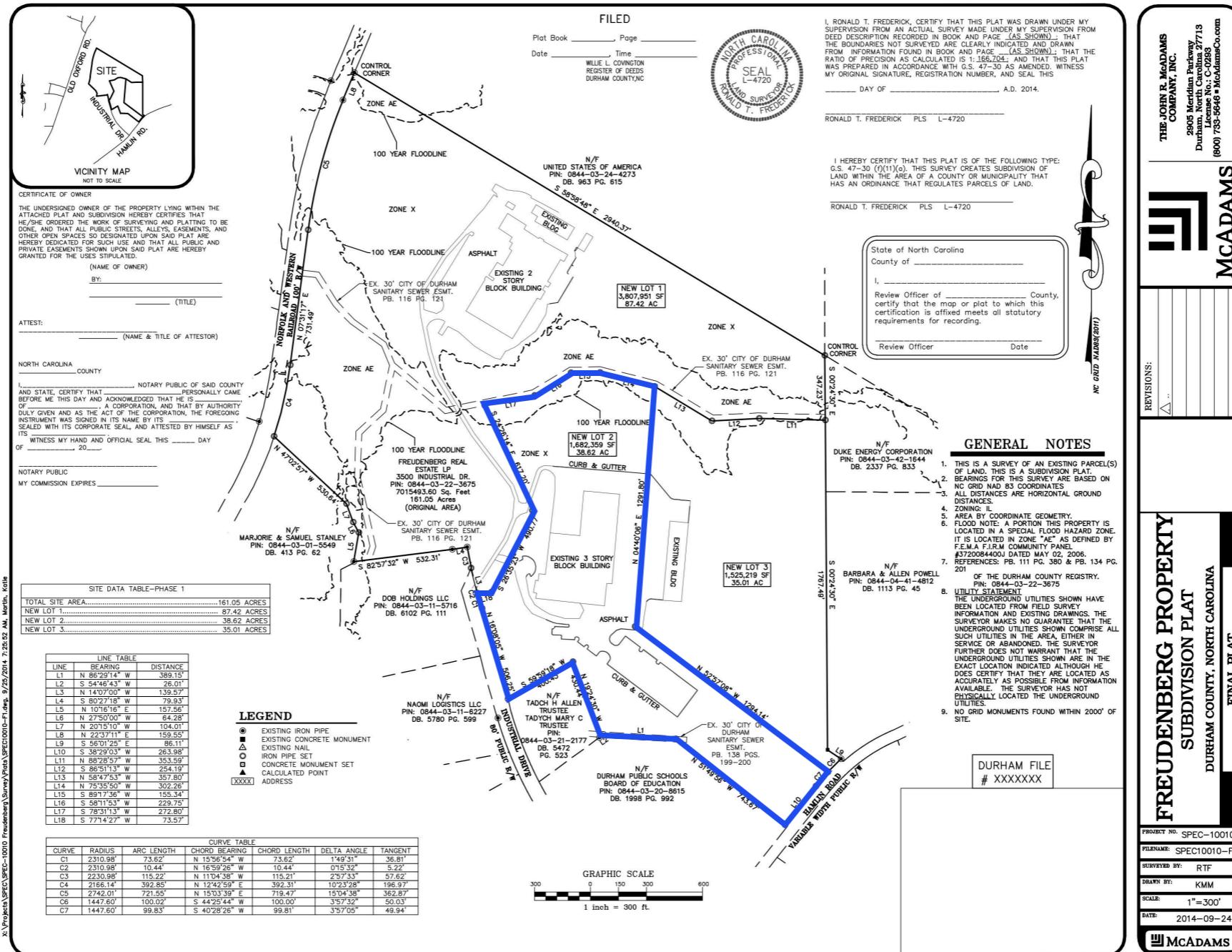


**Third Floor: 5,272 SF**  
Fully White Boxed

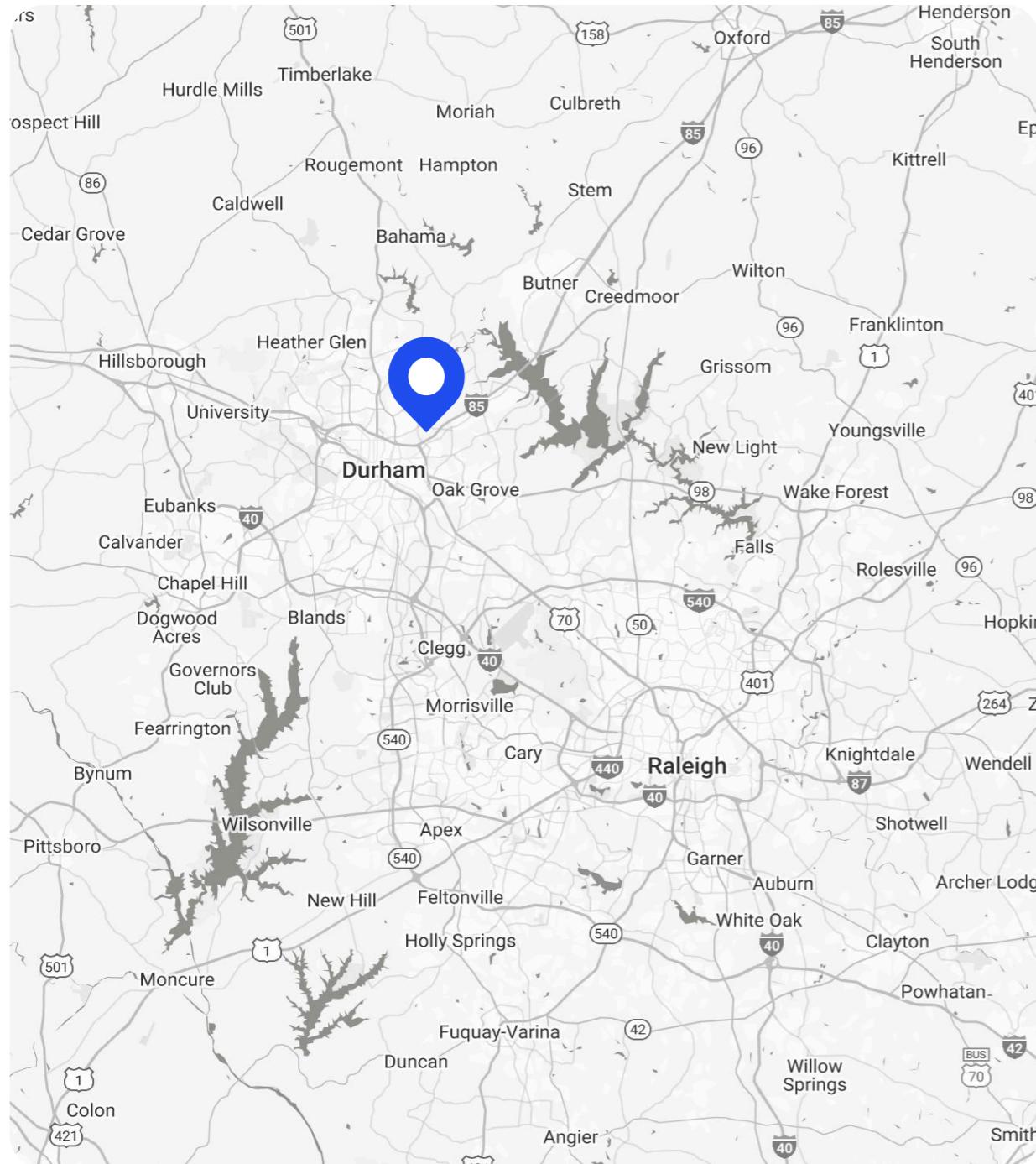


**Mezzanine: 15,600 SF**

# Site Plan



# Site Plan



## CONTACT

### **Greg Krzysko**

+1 312-961-6792

[krzysko@vestian.com](mailto:krzysko@vestian.com)

### **CJ Walters**

+1 704-430-7534

[walters@vestian.com](mailto:walters@vestian.com)



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