

OFFERING SUMMARY

Sale Price:	\$1,385,000
Building Size:	4,940 SF
Lot Size:	0.74 Acres

PROPERTY OVERVIEW

Positioned at the heart of one of the Triangle's most dynamic growth corridors, 1015 Ellis Road offers a rare opportunity to own a versatile, income-producing industrial property in South Durham. The three-building property sits on 0.74 acres with Industrial zoning and encompasses four occupiable/leasable units totaling $\pm 4,940$ SF - purpose-built for the trades and service businesses that keep the Triangle running. Six garage bays, a converted office building, perimeter fencing, and parking for 35+ vehicles deliver the operational infrastructure that owner-occupants in the market are increasingly hard-pressed to find. Perhaps equally valuable is the property's generous yard space - with a favorable building-to-land ratio, the fenced surplus acreage provides meaningful capacity for outdoor storage, equipment staging, fleet parking, or laydown, a feature that carries as much operational weight as the buildings themselves for many service-sector buyers.

PROPERTY HIGHLIGHTS

- Three-building industrial flex property with $\pm 4,940$ SF, incl. two garage buildings with six bays and a converted office building.
- Large 0.74ac site with favorable building-to-land ratio - surplus yard space is fully fenced and well-suited for outdoor storage.
- Parking for 35+ vehicles - a meaningful operational asset for service and trades businesses.
- Industrial (I) zoning provides broad permissible use flexibility.

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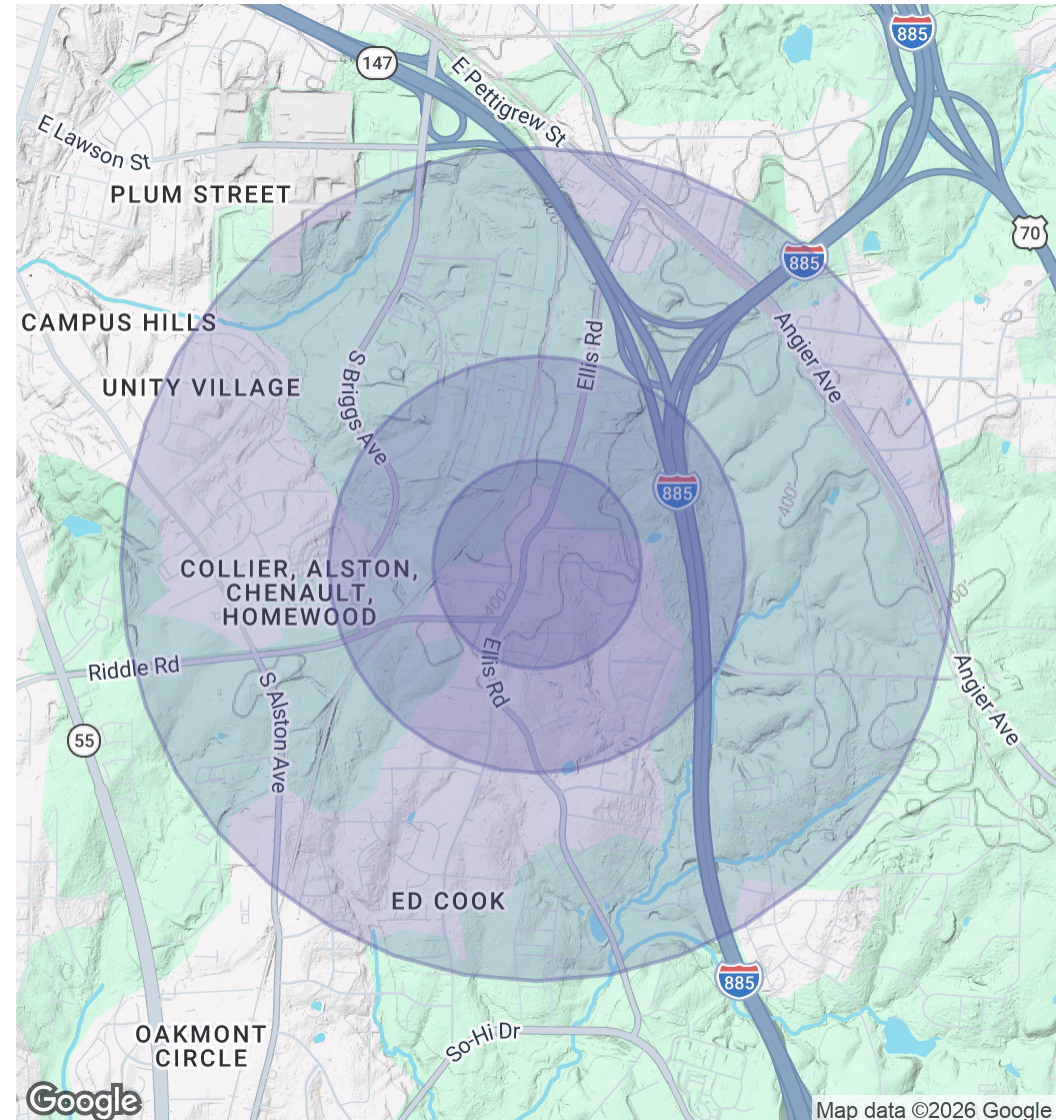
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	295	1,233	5,480
Average Age	36.0	35.4	34.1
Average Age (Male)	32.6	33.9	33.8
Average Age (Female)	44.6	42.0	37.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	127	501	2,267
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$116,557	\$111,942	\$102,496
Average House Value	\$352,209	\$337,811	\$339,746

2023 American Community Survey (ACS)



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