



# Welcome

## Venture Park

DURHAM, NORTH CAROLINA

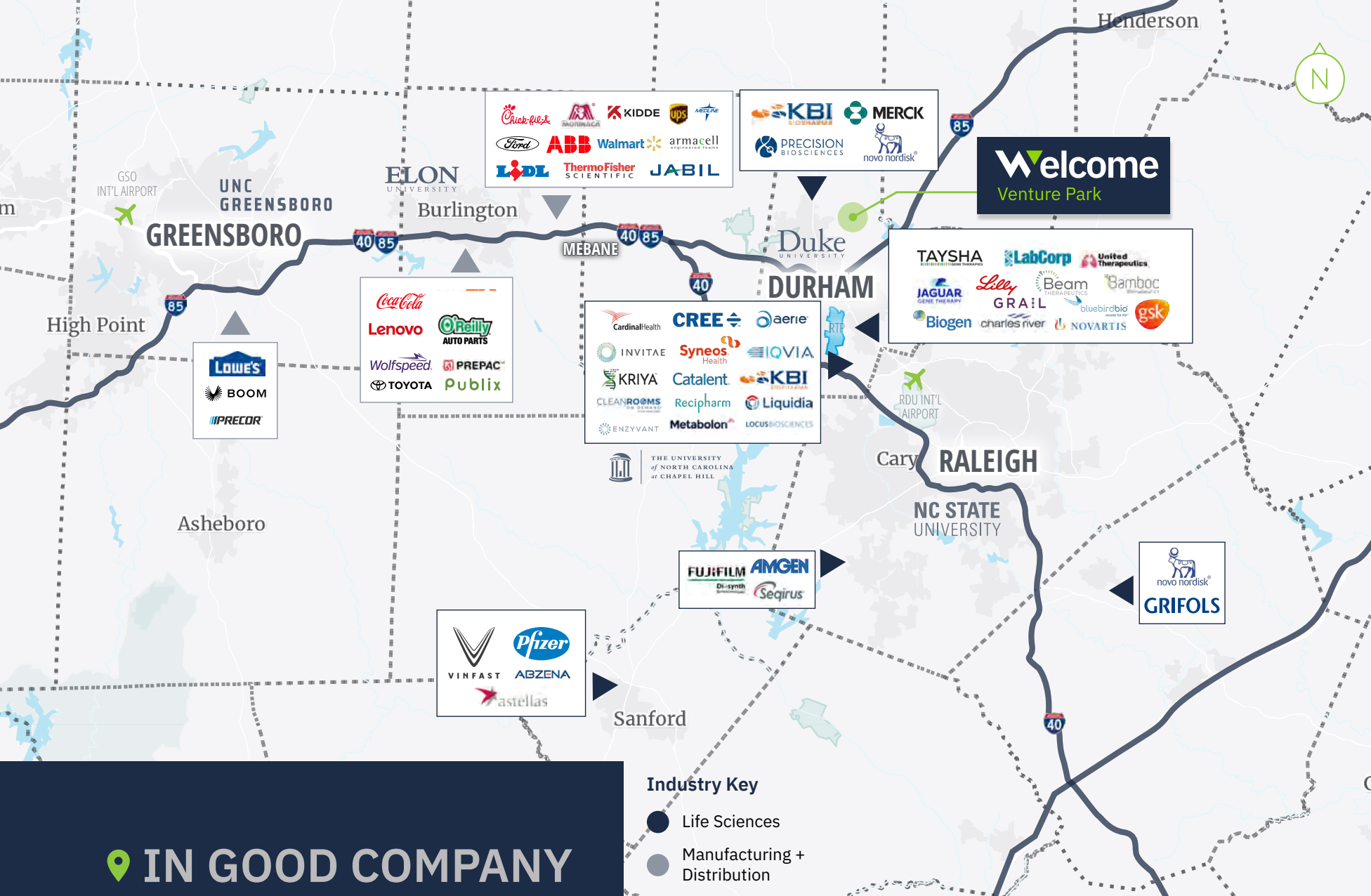
A refreshing new industrial park in the center of one of the most thriving marketplaces in the Southeast

 [VIEW PROPERTY VIDEO](#)

 **Welcome  
Group**

PHASE II DELIVERING Q2 2026

[welcomeventurepark.com](http://welcomeventurepark.com)



IN GOOD COMPANY  
LOCATION IS  
EVERYTHING

|                              |            |
|------------------------------|------------|
| Downtown Durham              | 5.4 miles  |
| Raleigh-Durham International | 19.5 miles |
| Duke University              | 6.4 miles  |
| Research Triangle Park       | 13.9 miles |



# NEARBY AMENITIES

WITHIN 3.5 MILES

Welcome  
Venture Park



HAMLIN RD

CARVER ST

OLD OXFORD RD

N DUKES

N DUKES

## 1.8 MILES | 5 MINS

Burger King  
Church's Chicken  
Kuomi Japanese  
Food Lion  
Subway  
U.S. Postal Service

## 2.0 MILES | 5 MINS

Chick-fil-A  
Chipotle Mexican Grill  
Freddy's Frozen Custard & Steakburgers  
Goodberry's Frozen Custard  
Lowe's Home Improvement  
Panera Bread  
Zaxby's

## 2.0 MILES | 5 MINS

CVS Pharmacy  
Dunkin' Donuts  
Five Guys  
Marco's Pizza  
PNC Bank

## 2.4 MILES | 6 MINS

Captain D's  
Cook Out  
Firehouse Subs  
Hardee's  
Jersey Mike's Subs  
KFC  
McDonald's  
Pizza Inn  
Starbucks Coffee  
Wendy's

## 3.3 MILES | 8 MINS

Costco

### ATTRACTIONS



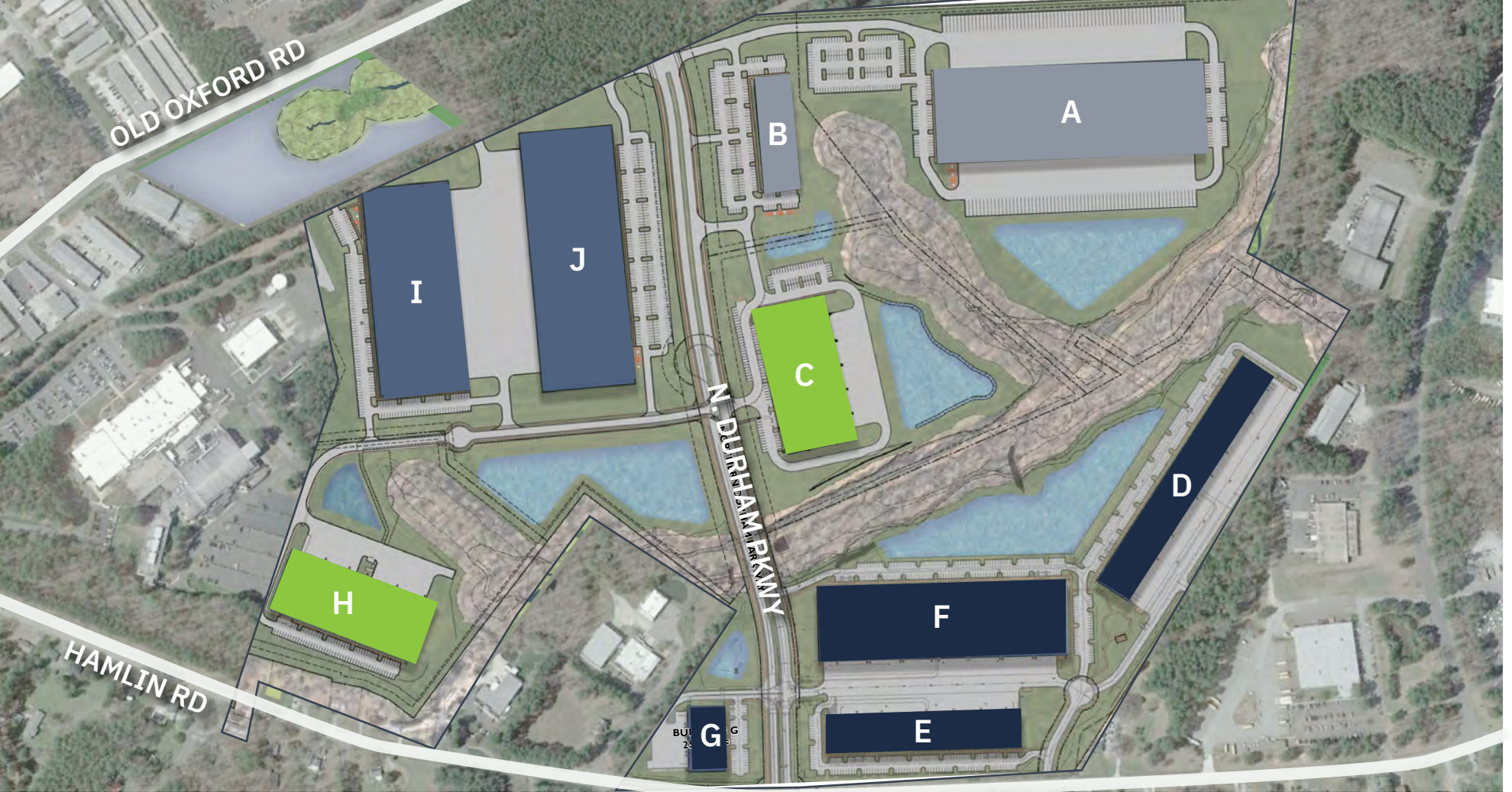
Durham County Memorial Stadium



Duke Regional Hospital



Museum of Life & Science



# OVER 1M SF

## INDUSTRIAL / FLEX / GMP / LIFE SCIENCE

Phase I Availability |  $\pm 64,800$  SF total  
Spaces from 4,800 SF up to 39,600 SF contiguous

| BUILDING | ADDRESS               | AVAILABILITY | PHASE | DELIVERING |
|----------|-----------------------|--------------|-------|------------|
| D        | 1613 Hamlin Road      | Fully Leased | I     | Existing   |
| E        | 1601 Hamlin Road      | 39,600 SF    | I     | Existing   |
| F        | 1607 Hamlin Road      | Fully Leased | I     | Existing   |
| G        | 1507 Hamlin Road      | 25,200 SF    | I     | Existing   |
| C        | 145 N. Durham Parkway | 100,100 SF   | II    | Q2 2026    |
| H        | 160 N. Durham Parkway | 100,450 SF   | II    | Q2 2026    |
| I        | 120 N. Durham Parkway | 187,261 SF   | III   | Q3 2027    |
| J        | 140 N. Durham Parkway | 252,117 SF   | III   | Q3 2027    |
| A        | 135 N. Durham Parkway | 255,000 SF   | IV    | Proposed   |
| B        | 125 N. Durham Parkway | 28,000 SF    | IV    | Proposed   |



# PHASE I

## DELIVERED

### BUILDINGS D, E, F, & G



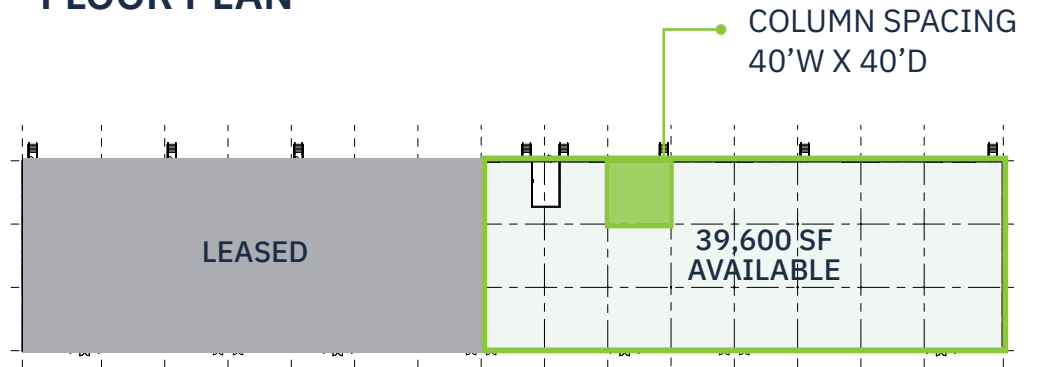
## PHASE I

# BUILDING E

1601 HAMLIN ROAD

**39,600 SF  
AVAILABLE**

## FLOOR PLAN



## BUILDING SPECIFICATIONS

|                     |                                         |
|---------------------|-----------------------------------------|
| Building Size       | 74,400 SF                               |
| Space Available     | 39,600 SF                               |
| Building Dimensions | 620' wide x 120' deep                   |
| Bay Size            | 4,800 SF                                |
| Column Spacing      | 40' x 40'                               |
| Dock Doors          | (15, up to 33) 9'x10' dock high         |
| Drive-In Doors      | (4, up to 6) 14'x16' overhead           |
| Lighting            | Lease lighting - single fixture per bay |
| Clear Height        | 24' clear                               |
| Associate Parking   | 154 spaces / 2.0 per 1K SF              |

|                        |                                 |
|------------------------|---------------------------------|
| Sprinkler System       | ESFR                            |
| Exterior Wall Material | Tilt-up concrete walls          |
| Roofing                | 60 mil over 5" rigid insulation |
| Floor/Slab             | 6" concrete                     |
| Truck Court Depth      | 175' shared                     |
| Zoning                 | IL - City of Durham             |
| Electrical             | 2,000 AMP service               |
| Electrical Provider    | Duke Energy                     |
| Gas Provider           | Dominion Energy                 |

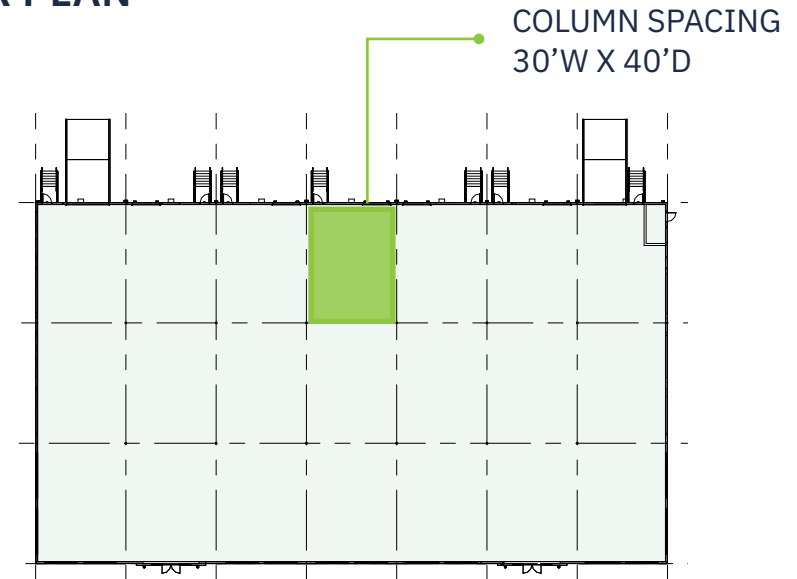
## PHASE I

# BUILDING G

1507 HAMLIN ROAD

25,200 SF

## FLOOR PLAN



## BUILDING SPECIFICATIONS

|                     |                                         |
|---------------------|-----------------------------------------|
| Building Size       | 25,200 SF                               |
| Space Available     | 25,200 SF                               |
| Building Dimensions | 210' wide x 120' deep                   |
| Bay Size            | 3,600 SF                                |
| Column Spacing      | 30' x 40'                               |
| Dock Doors          | (9) 9'x10' dock high                    |
| Drive-In Doors      | (2) 14'x16' overhead                    |
| Lighting            | Lease lighting - single fixture per bay |
| Clear Height        | 24' clear                               |
| Associate Parking   | 46 spaces / 2.0 per 1K SF               |

|                        |                                 |
|------------------------|---------------------------------|
| Sprinkler System       | ESFR                            |
| Exterior Wall Material | Tilt-up concrete walls          |
| Roofing                | 60 mil over 5" rigid insulation |
| Floor/Slab             | 6" concrete                     |
| Truck Court Depth      | 120'                            |
| Zoning                 | IL - City of Durham             |
| Electrical             | 1,200 AMP service               |
| Electrical Provider    | Duke Energy                     |
| Gas Provider           | Dominion Energy                 |



# PHASE II

## DELIVERING Q2 2026

### BUILDINGS C & H



## PHASE II

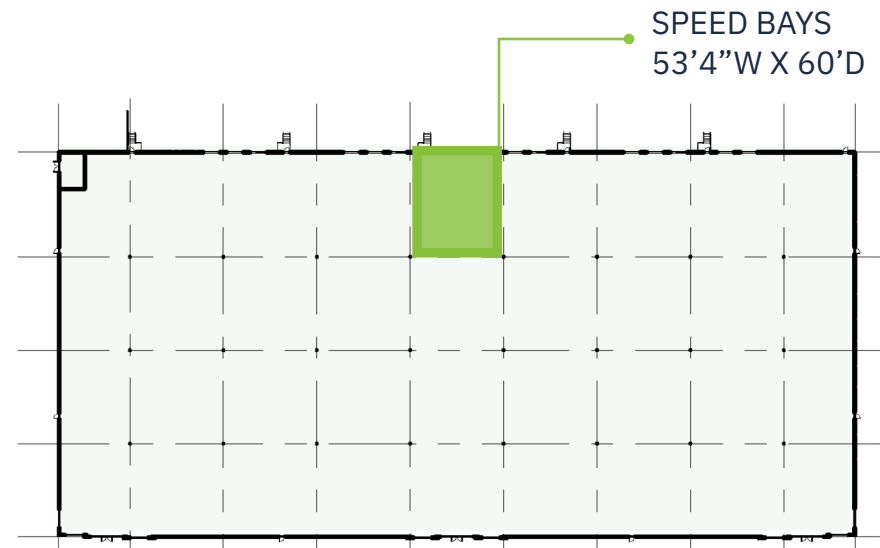
# BUILDING C

145 NORTH DURHAM PARKWAY

DELIVERING Q2 2026

100,100 SF

## FLOOR PLAN



## BUILDING SPECIFICATIONS

|                     |                                         |
|---------------------|-----------------------------------------|
| Building Size       | 100,100 SF                              |
| Space Available     | 23,500 SF - 100,100 SF                  |
| Building Dimensions | 455' wide x 220' deep                   |
| Bay Size            | 11,750 SF                               |
| Column Spacing      | 53'4" x 53'4" with 60' speed bays       |
| Dock Doors          | (14) 9'x10' + (9) 9'x10' knockouts      |
| Drive-In Doors      | (4) 14'x12' knockouts                   |
| Lighting            | Lease lighting - single fixture per bay |
| Clear Height        | 32' clear                               |
| Associate Parking   | 125 spaces                              |

|                        |                                   |
|------------------------|-----------------------------------|
| Sprinkler System       | ESFR                              |
| Exterior Wall Material | Tilt-up concrete walls            |
| Roofing                | 45 mil over 3.5" rigid insulation |
| Floor/Slab             | 7" concrete                       |
| Truck Court Depth      | 120'                              |
| Zoning                 | IL - City of Durham               |
| Electrical             | 2,000 AMP service                 |
| Electrical Provider    | Duke Energy                       |
| Gas Provider           | Dominion Energy                   |

## PHASE II

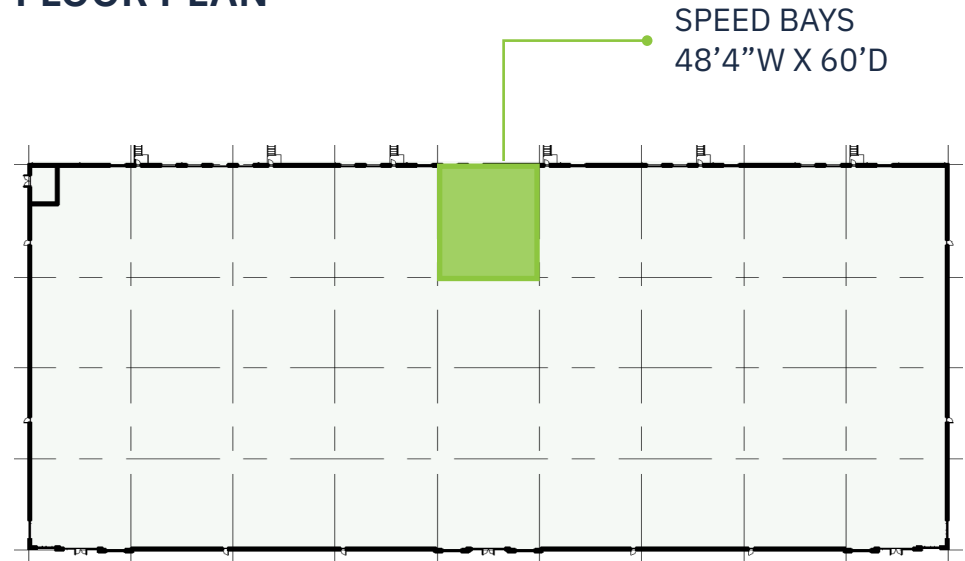
# BUILDING H

160 NORTH DURHAM PARKWAY

DELIVERING Q2 2026

100,450 SF

## FLOOR PLAN



## BUILDING SPECIFICATIONS

|                     |                                         |
|---------------------|-----------------------------------------|
| Building Size       | 100,450 SF                              |
| Space Available     | 20,000 SF - 100,450 SF                  |
| Building Dimensions | 490' wide x 205' deep                   |
| Bay Size            | 9,908 SF                                |
| Column Spacing      | 48'4" x 54'6" with 60' speed bays       |
| Dock Doors          | (17) 9'x10' + (8) 9'x10' knockouts      |
| Drive-In Doors      | (5) 14'x12' knockouts                   |
| Lighting            | Lease lighting - single fixture per bay |
| Clear Height        | 32' clear                               |
| Associate Parking   | 86 spaces                               |

|                        |                                   |
|------------------------|-----------------------------------|
| Sprinkler System       | ESFR                              |
| Exterior Wall Material | Tilt-up concrete walls            |
| Roofing                | 45 mil over 3.5" rigid insulation |
| Floor/Slab             | 7" concrete                       |
| Truck Court Depth      | 120'                              |
| Zoning                 | IL - City of Durham               |
| Electrical             | 2,000 AMP service                 |
| Electrical Provider    | Duke Energy                       |
| Gas Provider           | Dominion Energy                   |

## PHASE III

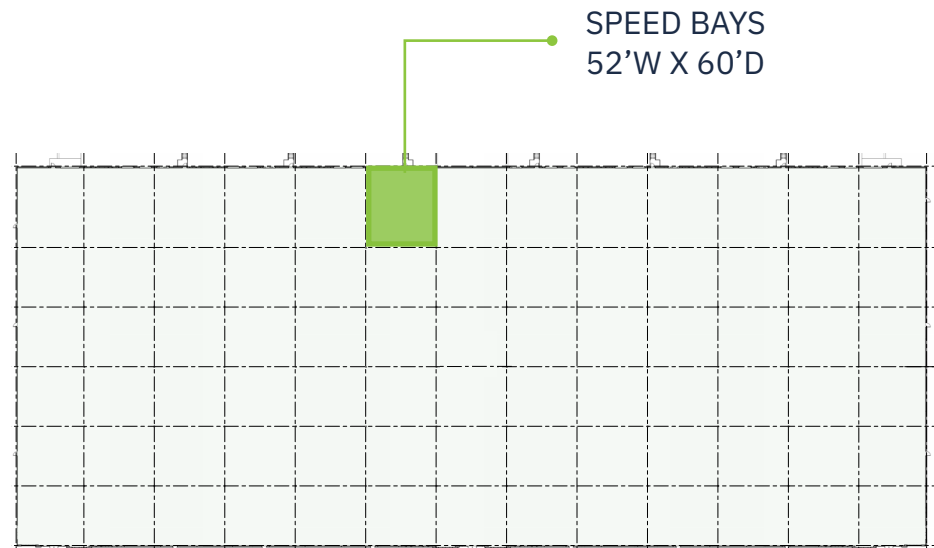
# BUILDING I

120 NORTH DURHAM PARKWAY

DELIVERING Q3 2027

187,261 SF

## FLOOR PLAN



## BUILDING SPECIFICATIONS

|                     |                                                |
|---------------------|------------------------------------------------|
| Building Size       | 187,261 SF                                     |
| Space Available     | 20,000 SF - 187,261 SF                         |
| Building Dimensions | 672' wide x 280' deep                          |
| Bay Size            | 14,560 SF                                      |
| Column Spacing      | 52' x 44' with 60' speed bays                  |
| Dock Doors          | (20) 9'x10' + (19) 9'x10' knockouts            |
| Drive-In Doors      | (2) 14'x16' knockouts<br>(5) 12'x14' knockouts |
| Lighting            | Lease lighting - single fixture per bay        |
| Clear Height        | 32' clear                                      |
| Associate Parking   | 180 spaces                                     |

|                        |                                   |
|------------------------|-----------------------------------|
| Sprinkler System       | ESFR                              |
| Exterior Wall Material | Tilt-up concrete walls            |
| Roofing                | 45 mil over 3.5" rigid insulation |
| Floor/Slab             | 7" concrete                       |
| Truck Court Depth      | 120'                              |
| Zoning                 | IL - City of Durham               |
| Electrical             | 2,000 AMP service                 |
| Electrical Provider    | Duke Energy                       |
| Gas Provider           | Dominion Energy                   |

### PHASE III

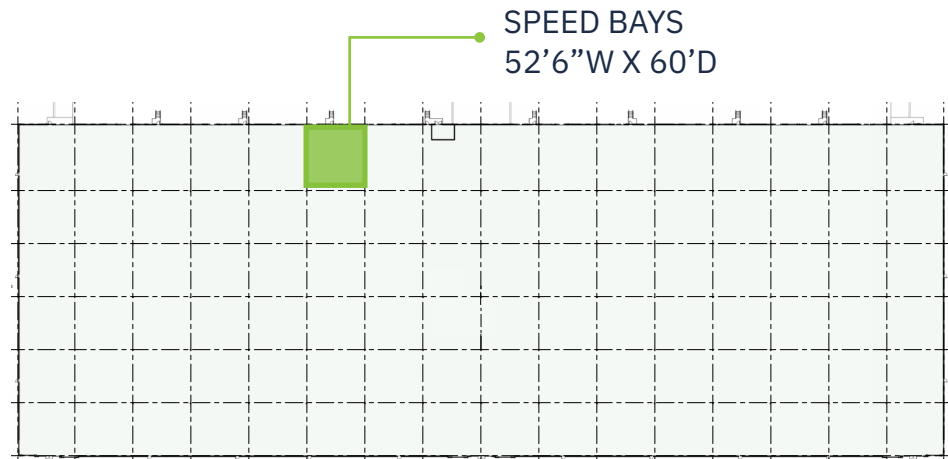
# BUILDING J

140 NORTH DURHAM PARKWAY

DELIVERING Q3 2027

252,117 SF

## FLOOR PLAN



## BUILDING SPECIFICATIONS

|                     |                                                |
|---------------------|------------------------------------------------|
| Building Size       | 252,117 SF                                     |
| Space Available     | 20,000 SF - 252,117 SF                         |
| Building Dimensions | 838' wide x 300' deep                          |
| Bay Size            | 14,500 SF                                      |
| Column Spacing      | 54'6" x 48'4" with 60' speed bays              |
| Dock Doors          | (24) 9'x10' + (18) 9'x10' knockouts            |
| Drive-In Doors      | (2) 14'x16' knockouts<br>(7) 12'x14' knockouts |
| Lighting            | Lease lighting - single fixture per bay        |
| Clear Height        | 32' clear                                      |
| Associate Parking   | 250 spaces                                     |

|                        |                                   |
|------------------------|-----------------------------------|
| Sprinkler System       | ESFR                              |
| Exterior Wall Material | Tilt-up concrete walls            |
| Roofing                | 45 mil over 3.5" rigid insulation |
| Floor/Slab             | 7" concrete                       |
| Truck Court Depth      | 120'                              |
| Zoning                 | IL - City of Durham               |
| Electrical             | 2,000 AMP service                 |
| Electrical Provider    | Duke Energy                       |
| Gas Provider           | Dominion Energy                   |



[VIEW PROPERTY VIDEO](#)

## CONTACT

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