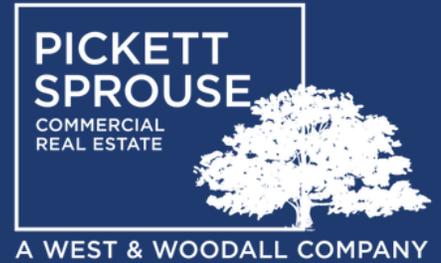


FOR SALE

# ±3.05 Acre Industrial Development Site in Durham



3415 INDUSTRIAL DRIVE, DURHAM, NC 27704

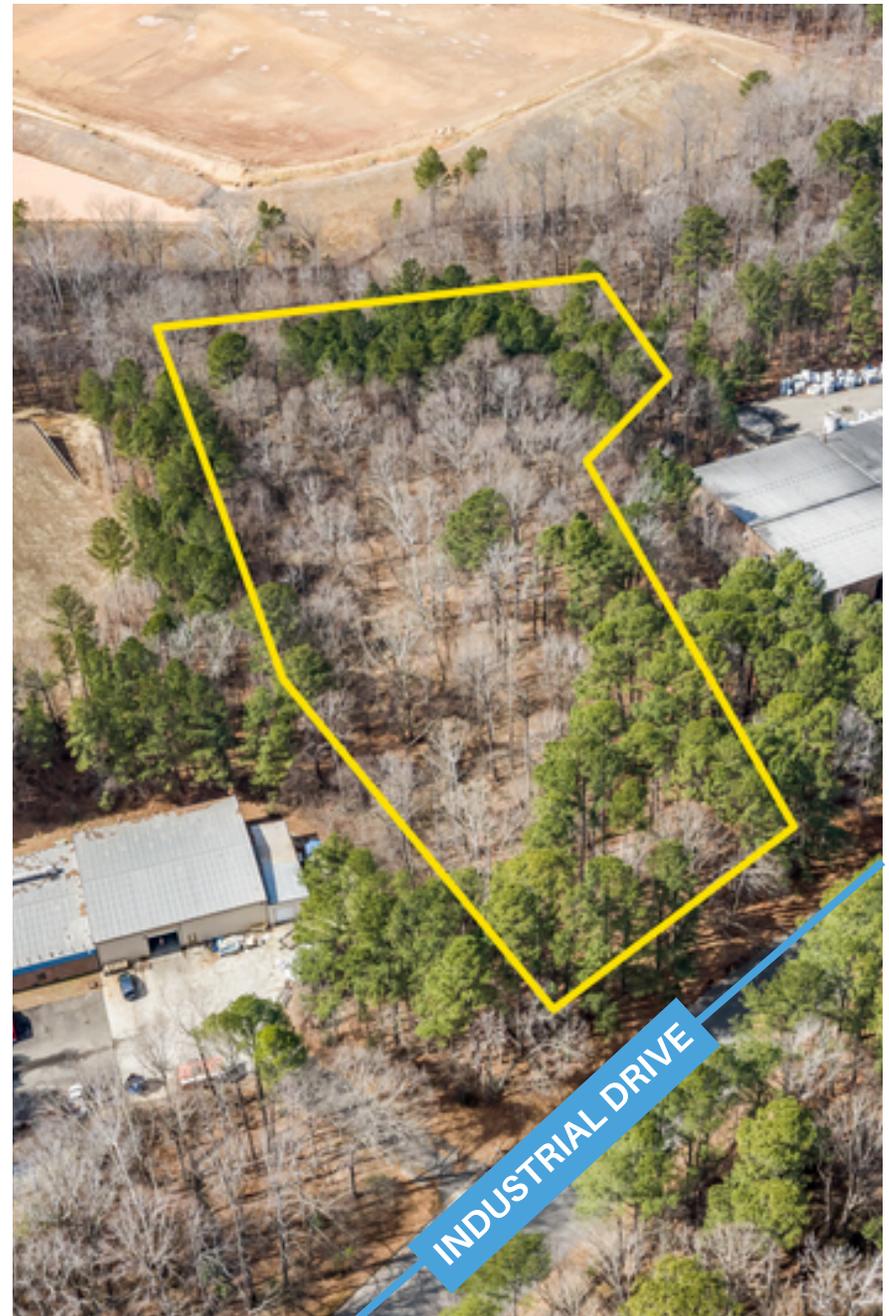
## PROPERTY OVERVIEW

<b>ACREAGE</b>	±3.05
<b>ADDRESS</b>	3415 Industrial Drive
<b>CURRENT ZONING</b>	IL
<b>FUTURE ZONING</b>	HC - Heavy Commercial
<b>UTILITIES</b>	All utilities present on site
<b>PARCEL NUMBER</b>	0844107833
<b>PRICE</b>	\$375,000

±3.05 acres of Industrial-zoned land located in one of Durham's most active industrial corridors near the new Welcome Venture Park Industrial Complex. The site offers convenient access to I-85 and US-70, providing strong connectivity throughout the Triangle region.

Zoning permits a broad range of industrial and commercial uses including manufacturing and assembly, contractor offices with equipment storage, flex / small-bay industrial development, vehicle fleet services, and outdoor storage.

Currently Zoned IL. Proposed Zoning with new UDO Commercial Heavy which is intended to accommodate intensive commercial and industrial uses, providing long-term zoning alignment with logistics, industrial, service commercial, and related employment uses.







# NEARBY POINTS OF INTEREST

OLD OXFORD ROAD

FREUDENBURG  
PERFORMANCE  
MATERIALS

HORNER  
INTERNATIONAL

TRUEFAB

**SUBJECT**

INDUSTRIAL DRIVE

BECKMANN  
TECHNOLOGIES

SKYLINE GLASS  
COMPANY

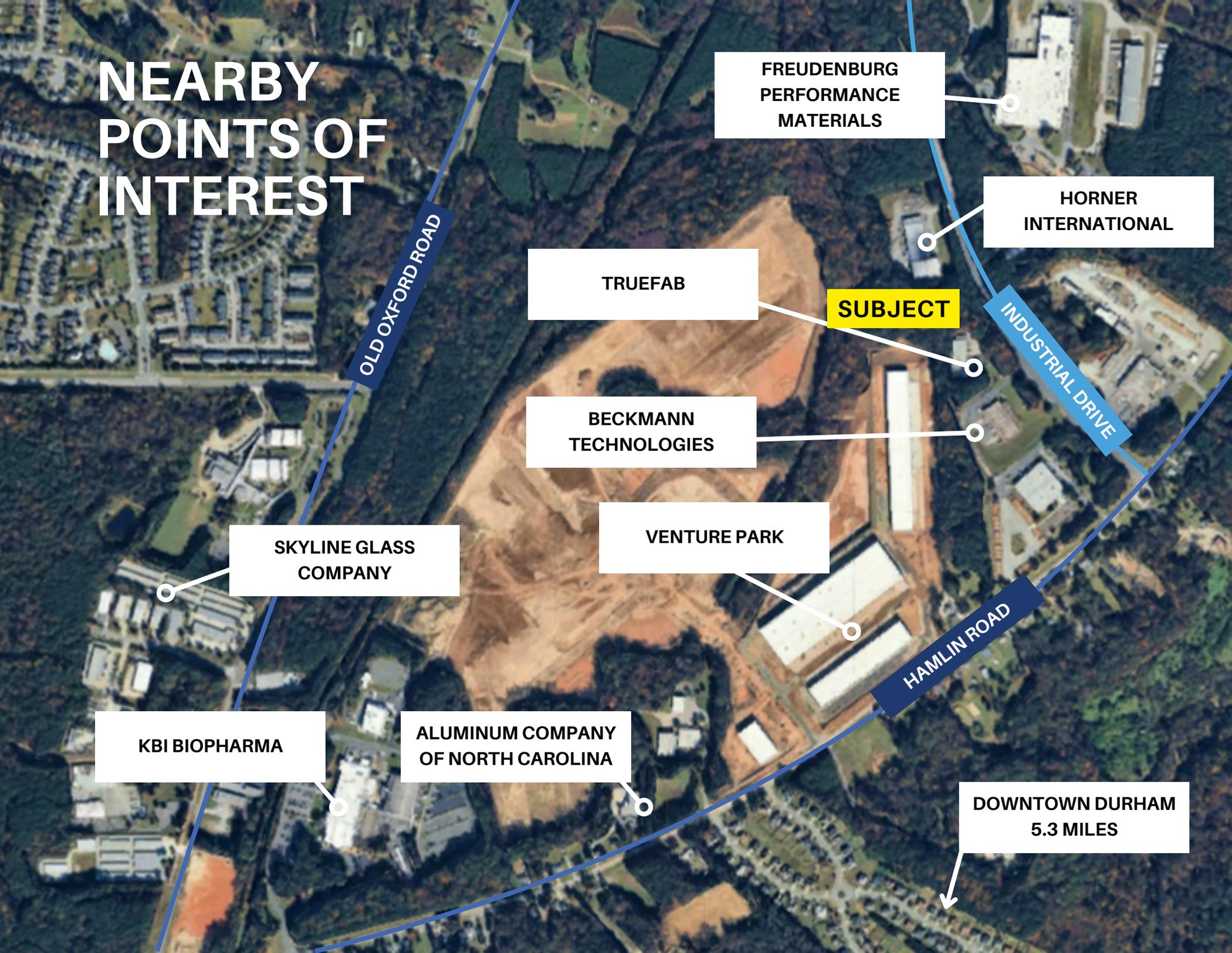
VENTURE PARK

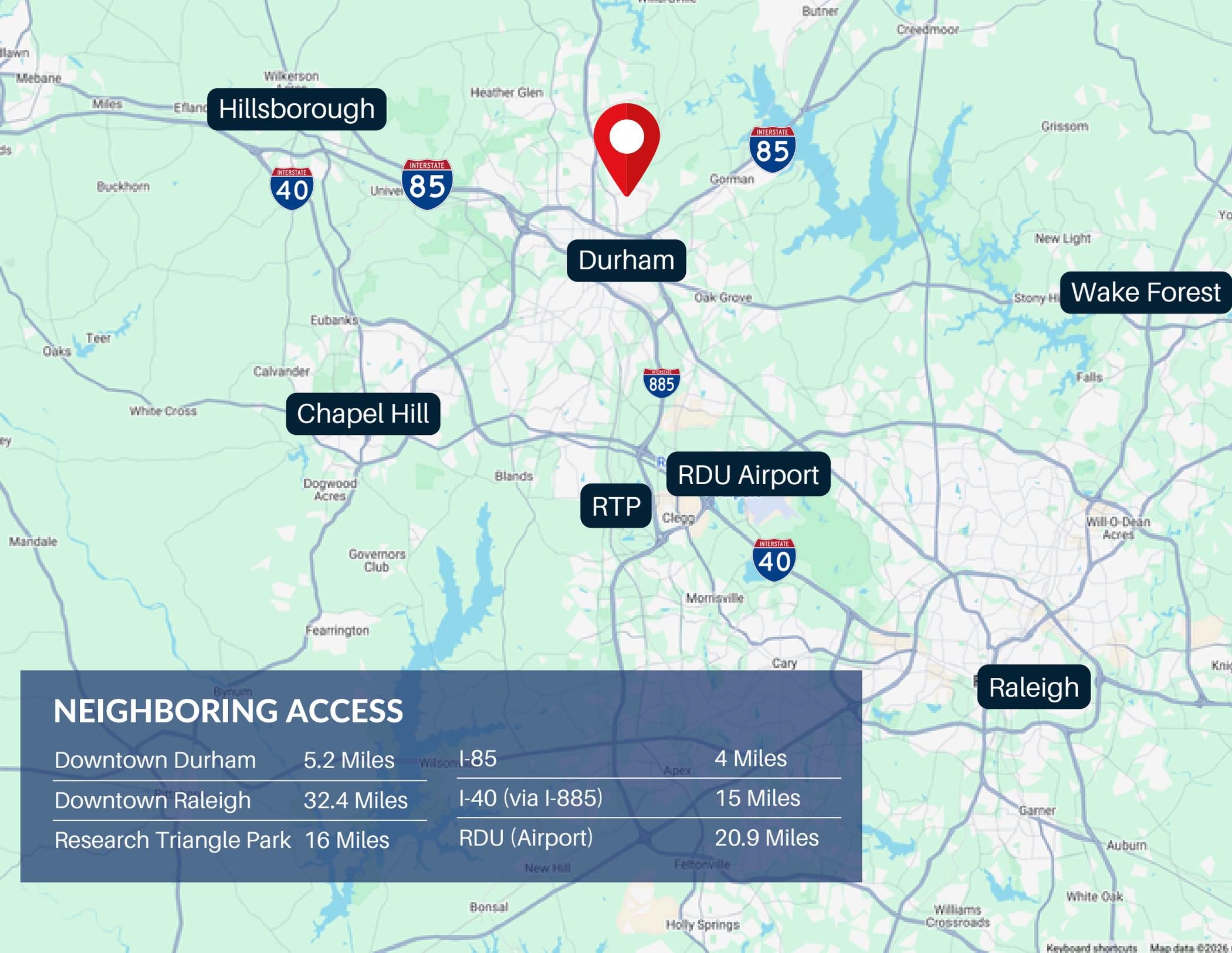
HAMLIN ROAD

KBI BIOPHARMA

ALUMINUM COMPANY  
OF NORTH CAROLINA

DOWNTOWN DURHAM  
5.3 MILES





Hillsborough

Durham

Wake Forest

Chapel Hill

RDU Airport

RTP

Raleigh

NEIGHBORING ACCESS			
Downtown Durham	5.2 Miles	I-85	4 Miles
Downtown Raleigh	32.4 Miles	I-40 (via I-885)	15 Miles
Research Triangle Park	16 Miles	RDU (Airport)	20.9 Miles



**BULL CITY NORTH  
RESIDENTIAL**

**SUBJECT**

**FOOD BANK OF EASTERN  
AND CENTRAL NORTH  
CAROLINA  
INDUSTRIAL**

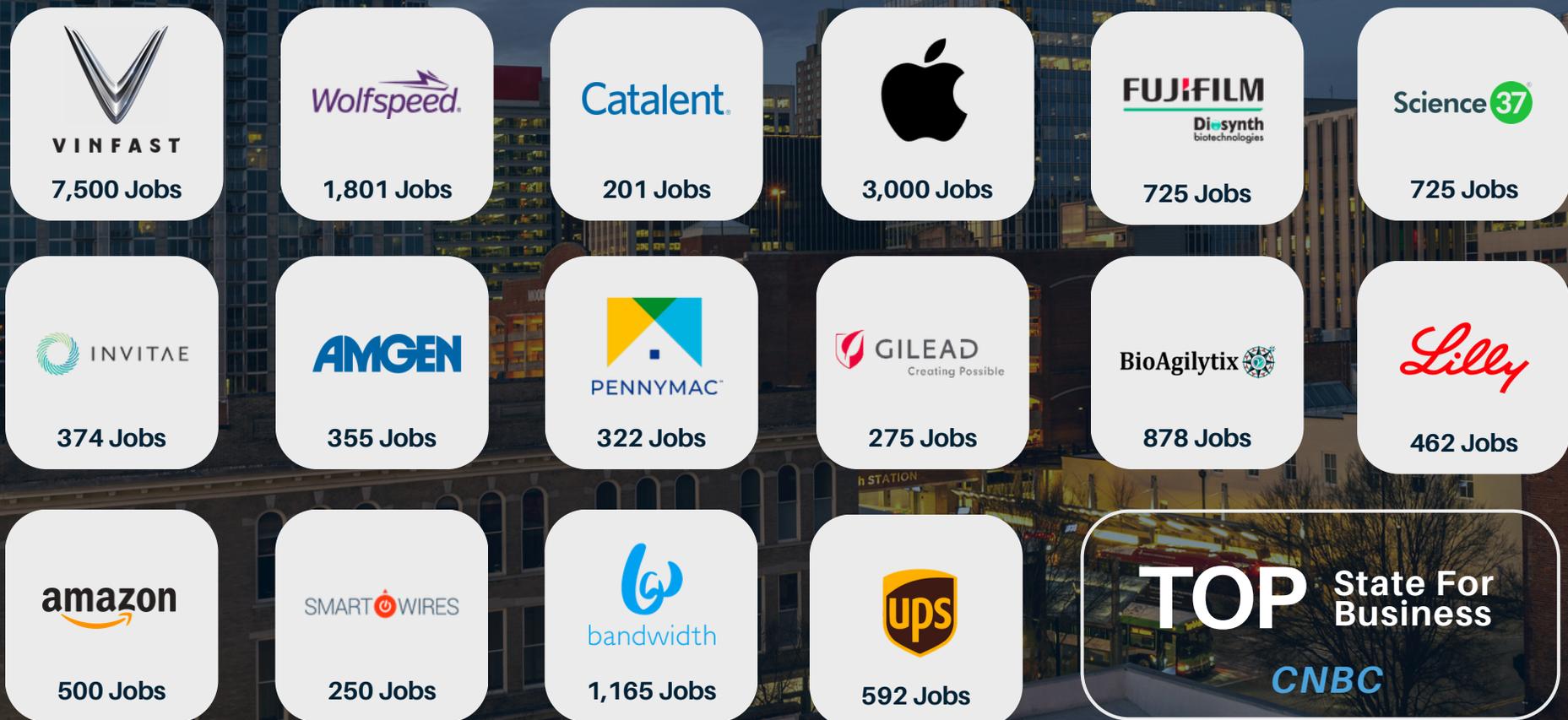
**GUARDIAN LOGISTIC  
SOLUTIONS  
INDUSTRIAL**

**OLD OXFORD ROAD  
SELF STORAGE FACILITY  
INDUSTRIAL**

**DURHAM DIAGNOSTIC  
IMAGING  
MEDICAL**

# MAJOR PLAYERS COMING TO THE TRIANGLE

Corporate giants are reshaping the Triangle, creating jobs and driving demand for housing, signaling an era of rapid growth in the area. Here are some recent corporate announcements bringing growth to Chapel Hill and beyond.





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