



2311 Englert Drive, Durham, NC 27713

Warehouse space available **for lease**

± 46,181 SF by Research Triangle Park with ample secured parking

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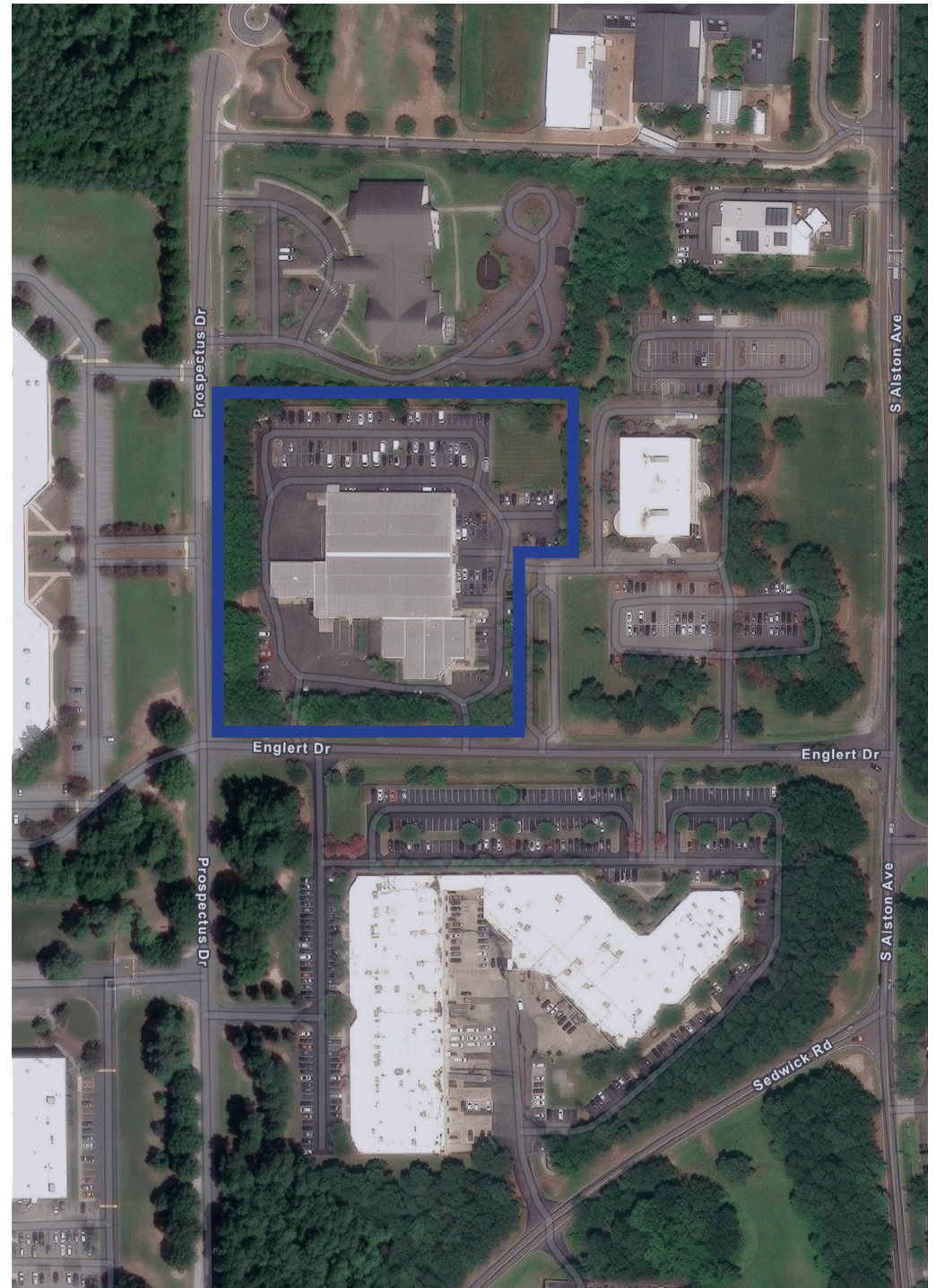
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Property Overview

Address	2311 Englert Drive Durham, NC 27713
Location	Just outside of the Research Triangle Park, off NC-54
Zoning	I-2
Year Built	1991
Building Size	± 46,181 SF
Lot Size	5.25 acres
Office Space	± 8,500 SF
Ceiling Height	14' - 20' feet
Column Spacing	54' x 30' from wall to column 69' x 30' in center column to column
Loading	3 external docks 1 internal dock 11 (12' x 14') drive-in doors (1 ramped)
Parking	164 secured car spaces
Sprinklers	Wet System
Power	1200 amps, 220V/ 3P
Heat	Split systems, air-to-air heat pump system with pad mounted condensers
Available	Immediately
Term	Negotiable
Asking Lease Rate	Contact broker



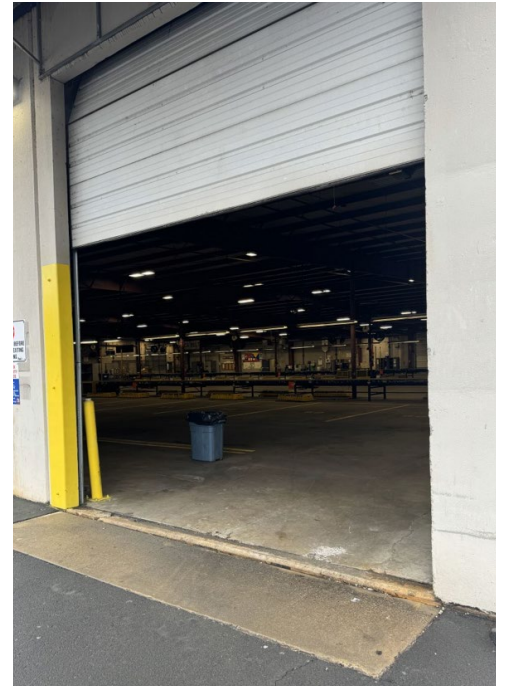
Floor Plan



Highlights

- \pm 46,181 SF warehouse with SF office
- Prime location right by Research Triangle Park, just 7 Miles from RDU International Airport
- Ample secured parking

\pm 46,181
square feet
available



Property Location



Airports

Raleigh-Durham International
7.1 miles | 11 minutes

Piedmont Triad International
73.5 miles | 1 hour 8 minutes

Charlotte Douglas International
153 miles | 2 hours 16 minutes



Ports

Norfolk, VA
192 miles | 3 hours 12 minutes

Morehead City, NC
155 miles | 3 hours 2 minutes

Wilmington, NC
147 miles | 2 hours 9 minutes

Charleston, SC
298 miles | 4 hours 20 minutes

Savannah, GA
341 miles | 4 hours 58 minutes

Jacksonville, FL
473 miles | 6 hours 46 minutes





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