



**PATRIOT
PARK**

5 National Way, Durham, NC 27703

Building 3

187,500 SF

Available for Sublease



BUILDING 5 FEATURES



PROPERTY NAME: Building 3
INDUSTRIAL PARK NAME: Patriot
Park
ADDRESS: 5 National Way
CITY: Durham
STATE: North Carolina
COUNTY: Durham
LEX: September 30, 2036
ASKING RENTAL RATE: Negotiable
TICAM: Estimate \$1.65

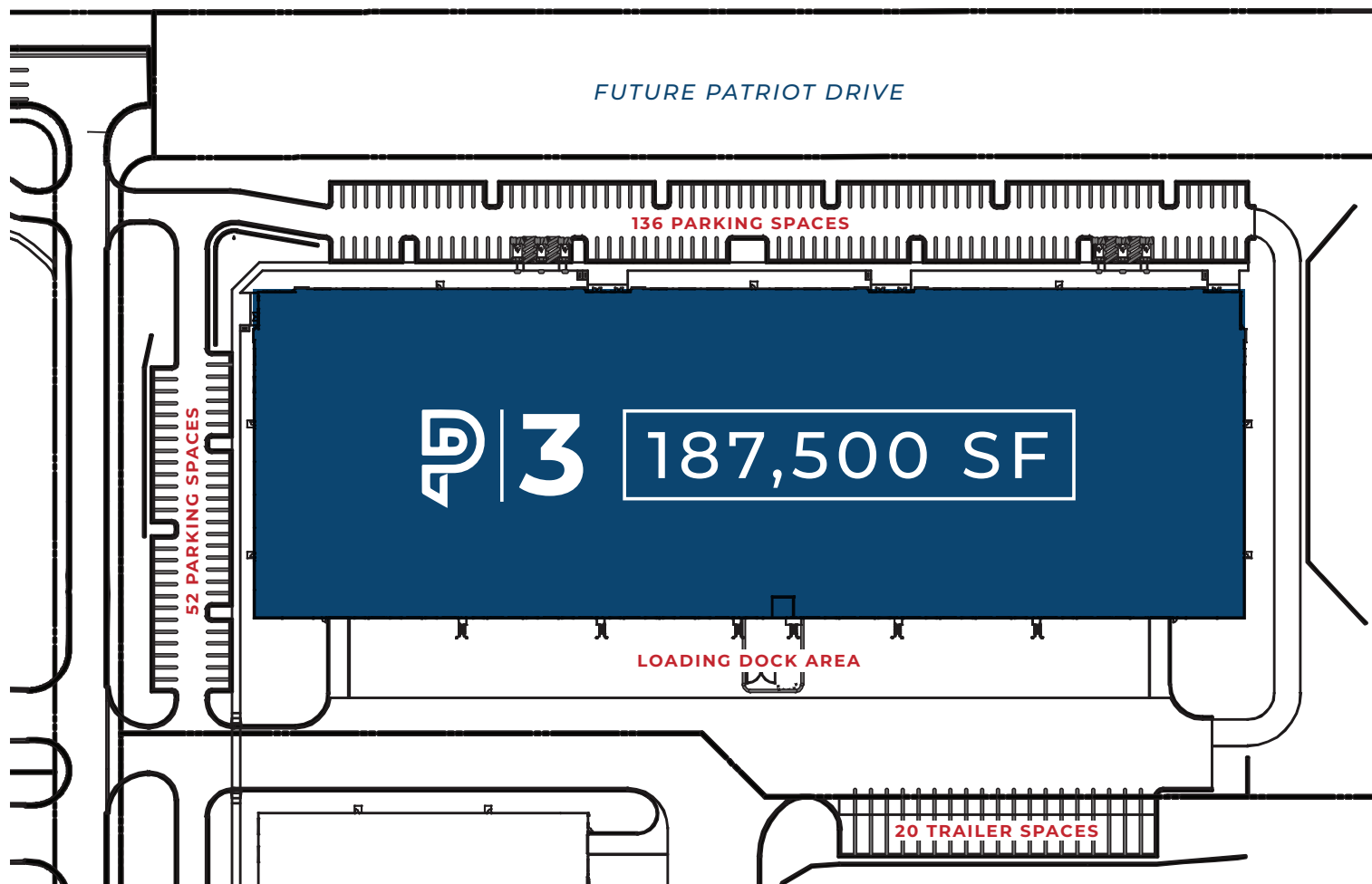
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| NUMBER OF BUILDINGS: One |
| TOTAL SF: ± 187,500 SF |
| AVAILABLE: ± 187,500 SF |
| BUILDING DIMENSIONS: 250'-4" x 800' |
| LOT SIZE: 25.38 Gross Acres |
| YEAR BUILT: 2021 |
| OFFICE SF: Built-to-Suit |
| STANDARD BAY SIZE: ±13,350 SF |
| EXTERIOR WALL MATERIAL: Load Bearing Concrete Wall Panels |
| ROOFING MATERIAL: Mechanically Attached .45 mil TPO With Rigid Insulation |
| PAVED PARKING: 251 Spaces |
| TRAILER STORAGE: 40 Trailer Spaces |
| TRUCK COURT DEPTH: 130' With 60' Concrete Apron and 70' Heavy Duty Asphalt |
| CEILING HEIGHT: 32' |
| LIGHTINGLED: High Bay Fixtures at a Density of One Fixture per 1,000 SF in Three Bays, 8 Fixtures |
| COLUMN SPACING: 50' x 53' 4" (Typical); 40' 7" x 53' 4" (Loading) |
| SPEED BAY: 60' x 53' 4" |
| FLOOR THICKNESS: 9" Un-reinforced, 4,000 PSI Concrete on 4" Aggregate Base |
| WAREHOUSE HEATING: Heat for Freeze Protection (to 49°F at 9°F outside); One Air Change per Hour |
| SPRINKLER SYSTEM/TYPE: ESFR for Protection of Class I-IV Commodities |
| LOADING DOCK: Twenty-Two (22) 9' x 10' Manual Overhead Doors / Twenty-Seven (27) knock out panels / Two 14' x 16' Motorized Roll-up Doors |
| DOCK EQUIPMENT: Per Tenant's Specifications |
| FANS AIR CHANGES: One per Hour |
| NATURAL GAS SERVICE PROVIDER: Dominion Energy |
| WATER AND SEWER PROVIDER: City of Durham |
| WATER LINE: Water Line 2", Sewer Line 6" |
| ELECTRICAL PROVIDER: Duke Energy |
| TELECOM PROVIDER: Spectrum - Fiber |



PATRIOT PARK

INDUSTRIAL SPACE FOR LEASE
±187,500 SF AVAILABLE

SITE PLAN

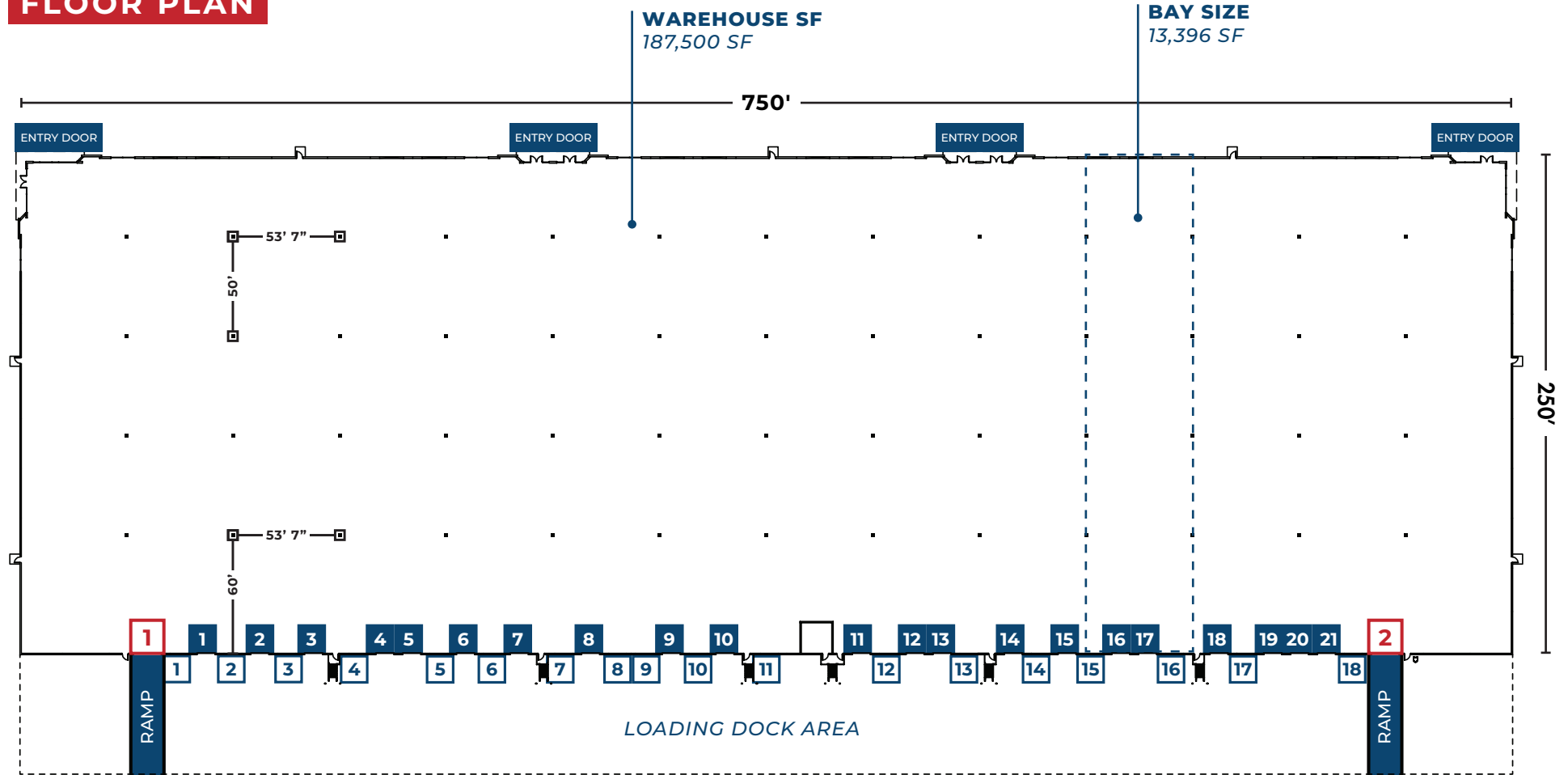




PATRIOT PARK

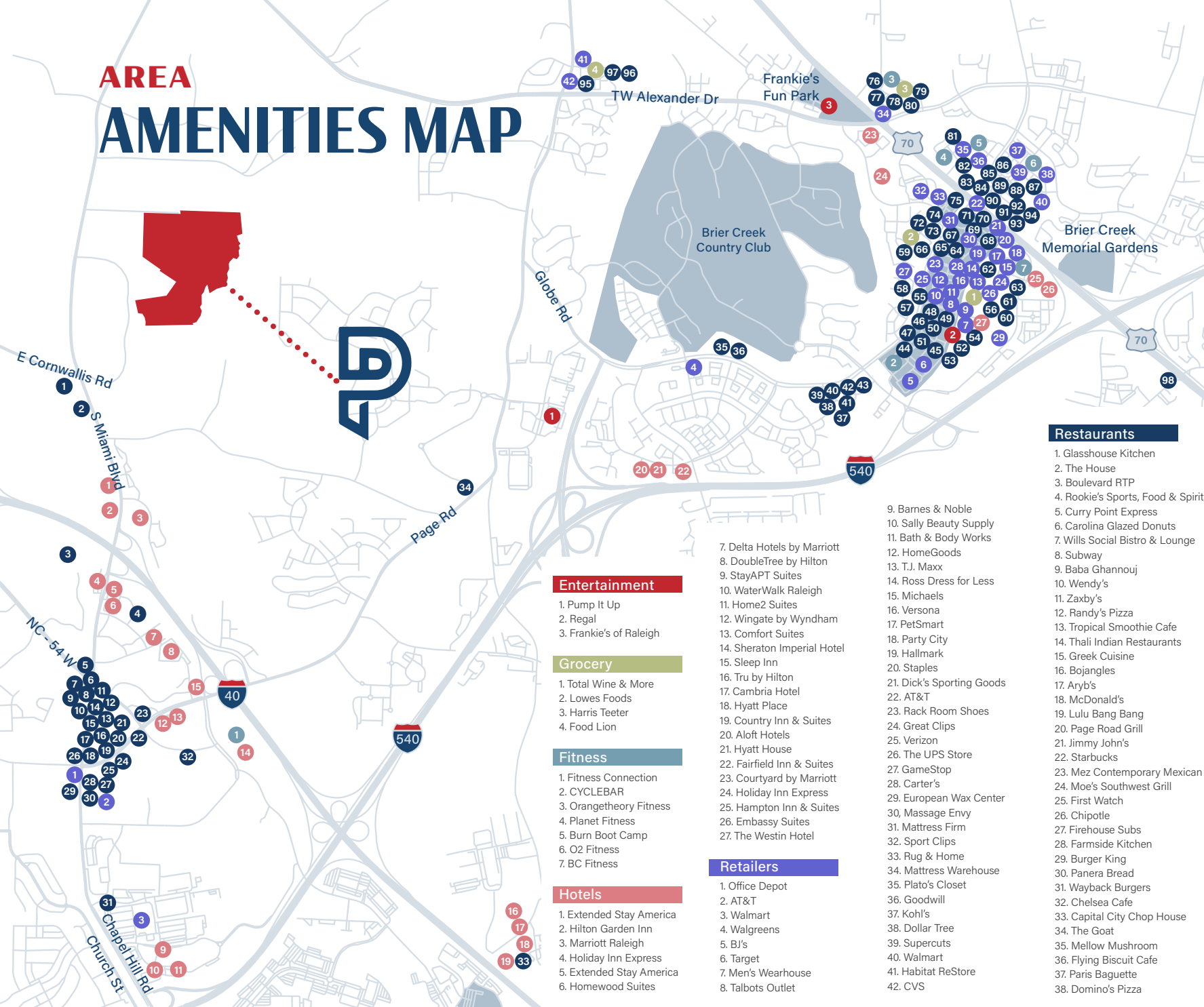
INDUSTRIAL SPACE FOR LEASE
±187,500 SF AVAILABLE

FLOOR PLAN



- OH DOOR
- KNOCK OUT PANEL
- DRIVE IN DOOR

AREA AMENITIES MAP



Entertainment

1. Pump It Up
2. Regal
3. Frankie's of Raleigh

Grocery

1. Total Wine & More
2. Lowes Foods
3. Harris Teeter
4. Food Lion

Fitness

1. Fitness Connection
2. CYCLEBAR
3. Orangetheory Fitness
4. Planet Fitness
5. Burn Boot Camp
6. O2 Fitness
7. BC Fitness

Hotels

1. Extended Stay America
2. Hilton Garden Inn
3. Marriott Raleigh
4. Holiday Inn Express
5. Extended Stay America
6. Homewood Suites

7. Delta Hotels by Marriott
8. DoubleTree by Hilton
9. StayAPT Suites
10. WaterWalk Raleigh
11. Home2 Suites
12. Wingate by Wyndham
13. Comfort Suites
14. Sheraton Imperial Hotel
15. Sleep Inn
16. Tru by Hilton
17. Cambria Hotel
18. Hyatt Place
19. Country Inn & Suites
20. Aloft Hotels
21. Hyatt House
22. Fairfield Inn & Suites
23. Courtyard by Marriott
24. Holiday Inn Express
25. Hampton Inn & Suites
26. Embassy Suites
27. The Westin Hotel

Retailers

1. Office Depot
2. AT&T
3. Walmart
4. Walgreens
5. BJ's
6. Target
7. Men's Wearhouse
8. Talbots Outlet

Restaurants

1. Glasshouse Kitchen
2. The House
3. Boulevard RTP
4. Rookie's Sports, Food & Spirits
5. Curry Point Express
6. Carolina Glazed Donuts
7. Wills Social Bistro & Lounge
8. Subway
9. Baba Ghannouj
10. Wendy's
11. Zaxby's
12. Randy's Pizza
13. Tropical Smoothie Cafe
14. Thai Indian Restaurants
15. Greek Cuisine
16. Bojangles
17. Aryb's
18. McDonald's
19. Lulu Bang Bang
20. Page Road Grill
21. Jimmy John's
22. Starbucks
23. Mez Contemporary Mexican
24. Moe's Southwest Grill
25. First Watch
26. Chipotle
27. Firehouse Subs
28. Farnside Kitchen
29. Burger King
30. Panera Bread
31. Wayback Burgers
32. Chelsea Cafe
33. Capital City Chop House
34. The Goat
35. Mellow Mushroom
36. Flying Biscuit Cafe
37. Paris Baguette
38. Domino's Pizza
9. Barnes & Noble
10. Sally Beauty Supply
11. Bath & Body Works
12. HomeGoods
13. T.J. Maxx
14. Ross Dress for Less
15. Michaels
16. Versona
17. PetSmart
18. Party City
19. Hallmark
20. Staples
21. Dick's Sporting Goods
22. AT&T
23. Rack Room Shoes
24. Great Clips
25. Verizon
26. The UPS Store
27. GameStop
28. Carter's
29. European Wax Center
30. Massage Envy
31. Mattress Firm
32. Sport Clips
33. Rug & Home
34. Mattress Warehouse
35. Plato's Closet
36. Goodwill
37. Kohl's
38. Dollar Tree
39. Supercuts
40. Walmart
41. Habitat ReStore
42. CVS
39. Zayka Indian Cuisine
40. Les Tres Magueyes Mexican
41. Trali Irish Pub & Restaurant
42. Tasu Asian Bistro
43. Chick-fil-A
44. Applebee's
45. Starbucks
46. Brixx Wood Fired Pizza
47. Sizzlin Stirfry Asian Bistro
48. Champa Thai & Sushi
49. Brier Creek Beer Garden
50. Gigi's Cupcakes
51. Greek Fiesta
52. Crumbl Cookies
53. FF Chicken
54. Jason's Deli
55. Noodles and Company
56. Umami Japanese Steakhouse
57. Azitra Indian Culinary Nirvana
58. Bar Louie
59. Chili's
60. Rise Brier Creek
61. Slice of New York Pizza
62. Dairy Queen
63. Alpaca Peruvian Charcoal Chicken
64. Bruegger's Bages
65. Aladdin's Eatery
66. Caribou Coffee
67. LongHorn Steakhouse
68. Olive Garden
69. McDonald's
70. Bob Evans
71. Jimmy John's
72. Papa Johns Pizza
73. Kung Fu Tea
74. Pei Wei Asian Kitchen
75. Wendy's
76. Your Pie Pizza
77. First Watch
78. Starbucks
79. Jersey Mike's Subs
80. Showmars Brier Creek
81. V Pizza
82. Carolina Ale House
83. San Jose Tacos & Tequila
84. Flame Kabob
85. Wild Wing Cafe
86. Panera Bread
87. Cold Stone Creamery
88. Subway
89. Moe's Southwest Grill
90. Starbucks
91. Red Robin
92. Poke Bros
93. Wingstop
94. McDonald's
95. Dunkin
96. Sweet's Smoothies
97. La Cocina Mexican
98. Angus Barn

Minneapolis
18 H 32 Min

Milwaukee
14 H

Chicago
12 H 23 Min

Detroit
10 H 38 Min

600 MILES

Cleveland
8 H 39 Min

Pittsburgh
7 H 45 Min

New York
7 H 46 Min

Boston
11 H 56 Min

Indianapolis
9 H 43 Min

Columbus
7 H 26 Min

300 MILES

Philadelphia
6 H 28 Min

Cincinnati
8 H 11 Min

Baltimore
4 H 53 Min

Washington DC
4 H 8 Min

St. Louis
12 H 29 Min

Louisville
8 H 35 Min

100 MILES

Norfolk
3 H 12 Min

Nashville
8 H

Piedmont Triad
International
1 H 10 Min

Raleigh-Durham
International
11 Min

Memphis
11 H

Charlotte-Douglas
International
2 H 20 Min

Fayetteville
Regional
1 H 38 Min

Morehead City, NC
3 H

Birmingham
8 H 19 Min

Atlanta
6 H 11 Min

Wilmington
2 H 21 Min

Port of Charleston
4 H 37 Min



Port of Savannah
5 H 11 Min

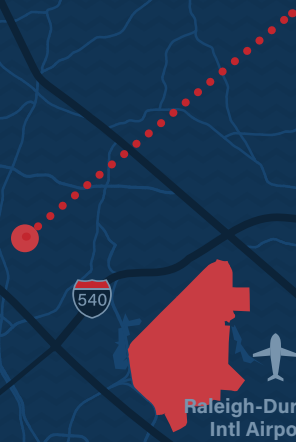
Jacksonville
7 H

New Orleans
13 H

Orlando
9 H 8 Min
Tampa
10 H 9 Min

DRIVE TIME MAP

LOCATION AND ACCESS MAP



INTERSTATE ACCESS

| | |
|----------------|----------|
| Interstate 40 | 2 miles |
| Interstate 70 | 4 miles |
| Interstate 540 | 7 miles |
| Interstate 147 | 7 miles |
| Interstate 85 | 10 miles |
| Interstate 440 | 15 miles |
| Interstate 1 | 17 miles |
| Interstate 95 | 50 miles |



For More Information, Contact:

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