

**BUILDING 4**

238,650 SF

**BUILDING 6**

266,760 SF

# TRIANGLE 55

COMMERCE CENTER

HOPSON ROAD | DURHAM, NC 27713

1.0 MILLION SQUARE FOOT DEVELOPMENT

FOUNDRY  
COMMERCIAL

SCANNELL  
PROPERTIES



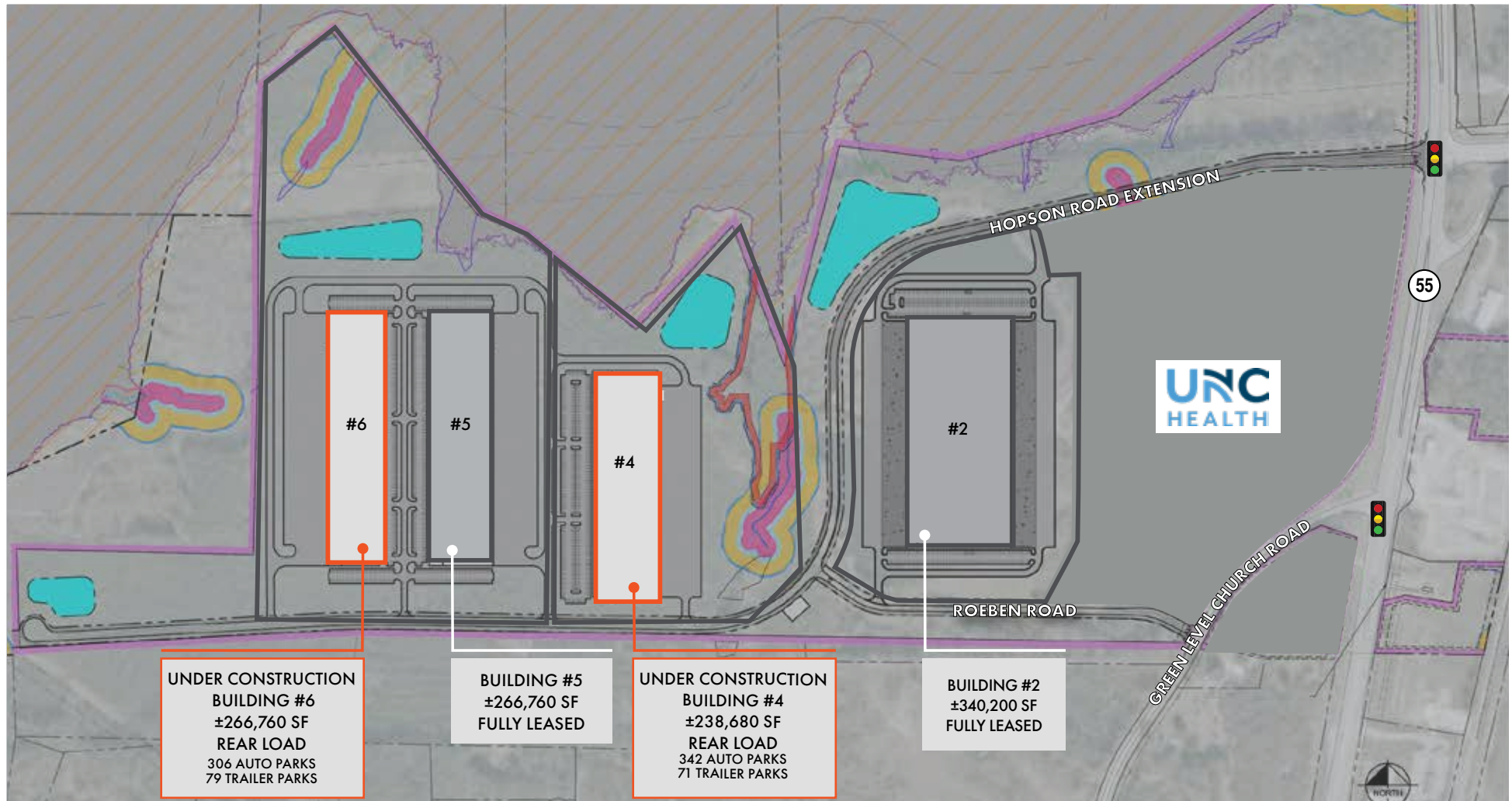
## INDUSTRIAL SPACE FOR LEASE



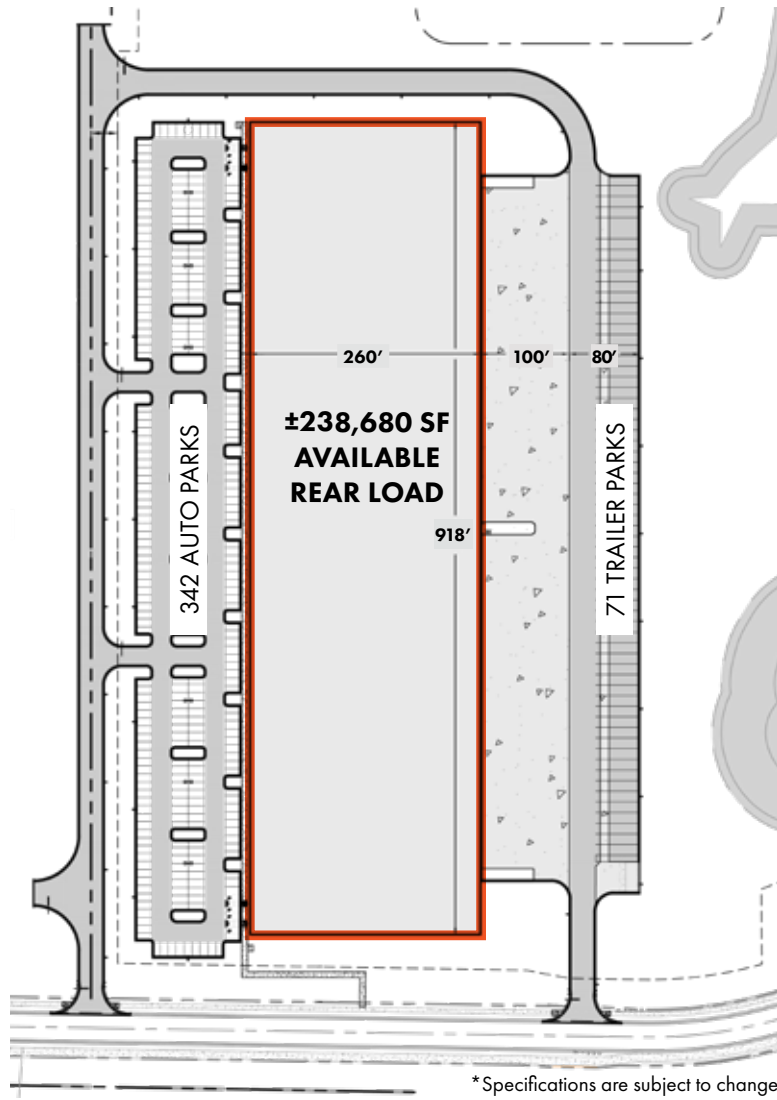
Triangle55

## INDUSTRIAL SPACE FOR LEASE

### TWO REAR LOAD BUILDINGS



## BUILDING #4 SITE PLAN



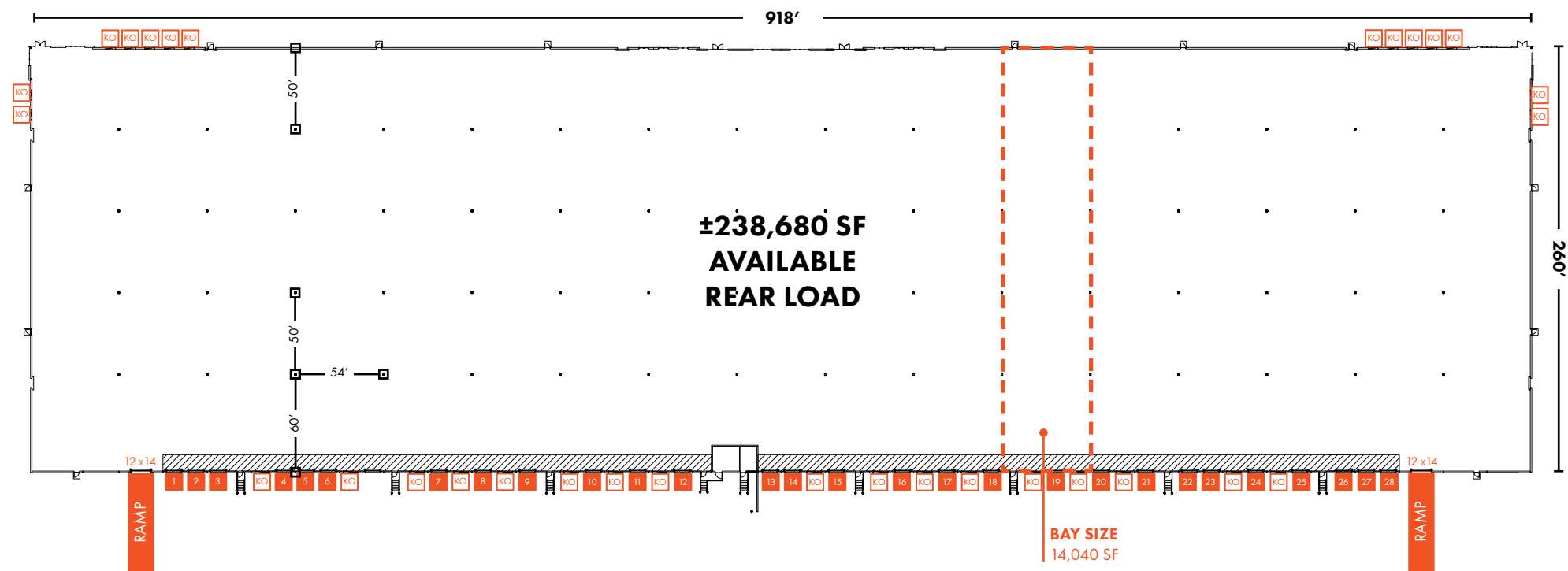
## BUILDING #4 FEATURES

ADDRESS	3375 Hopson Road Durham, NC 27713
COUNTY	Durham
LEASE RATE	Call for details
ZONING	Light Industrial (IL) <a href="#">ZONING INFO</a>
EST. DELIVERY	December 2025
NO. OF ACRES	±32.12 acres
TOTAL SF	±238,680 SF
BUILDING DIMENSIONS	260' x 918'
EXTERIOR WALLS	Load bearing concrete wall panels
ROOFING MATERIAL	Fully adhered .60 mil TPO with R-30 insulation
FLOOR THICKNESS	7" un-reinforced, 4,000 psi concrete on 4" aggregate base
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 54' with 60' x 54' speed bays
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV Commodities
LOADING	29 dock-high doors (9' x 10') with 21 knockouts for additional doors 2 ramps with motorized roll-up doors (12' x 14')
DOCK EQUIPMENT	29 35,000 lb. mechanical levelers, seals, bumpers and swing lights
PAVED PARKING	342 auto spaces (1.43/1,000 SF)
TRAILER PARKING	71 stalls
TRUCK COURT DEPTH	180' with 60' concrete apron and heavy duty asphalt
LIGHTING	LED high bay with motion sensors, 30FC
ELECTRICAL CAPACITY	One (1) 480v/277, 1,600 Amp service (upgradable)

Triangle55

INDUSTRIAL SPACE FOR LEASE

BUILDING #4 FLOOR PLAN



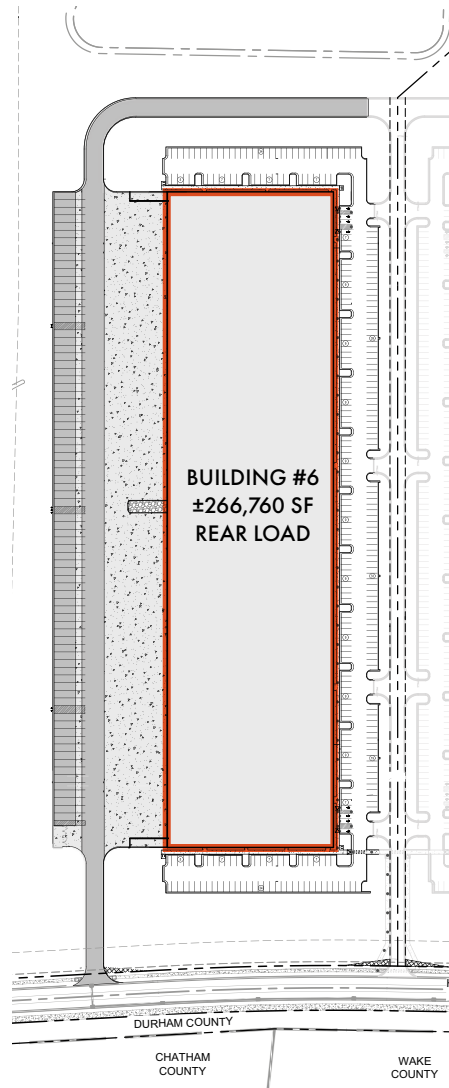
D

DOCK DOOR

K

KNOCK OUT PANEL

## BUILDING #6 SITE PLAN



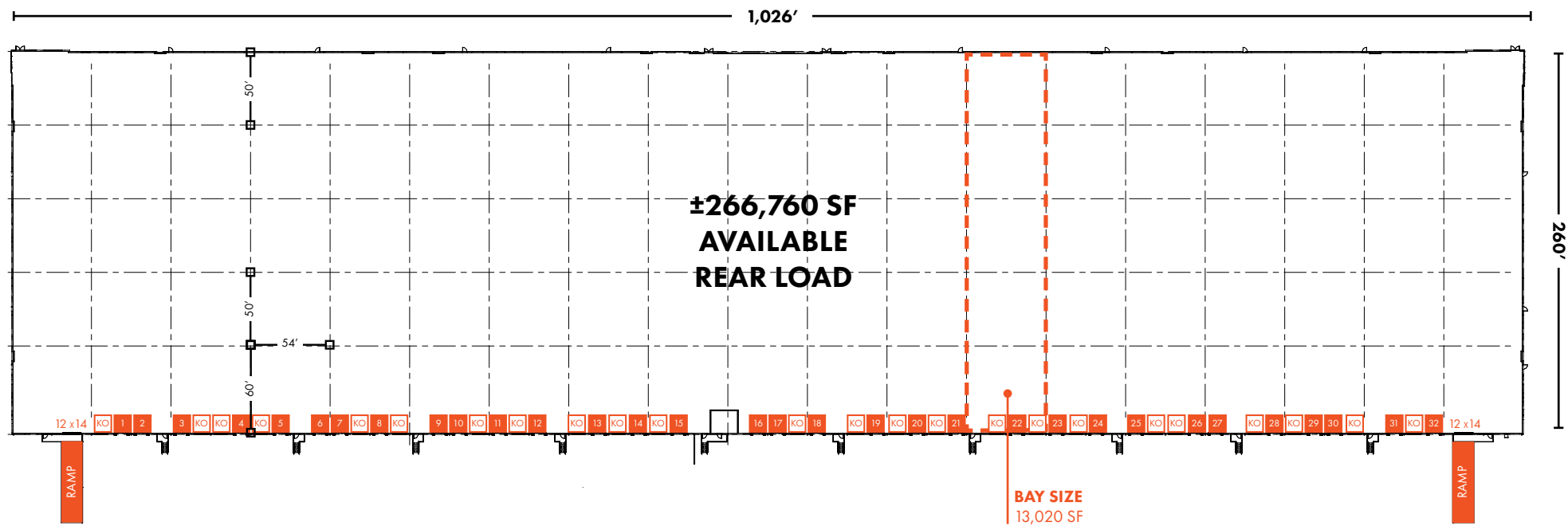
## BUILDING #6 FEATURES

ADDRESS	NC 55 and Hopson Road Durham, NC 27713
LEASE RATE	Call for details
ZONING	Light Industrial (IL) <a href="#">ZONING INFO</a>
ACREAGE	39 acres
BUILDING DIMENSIONS	260' X 1,026'
COLUMN SPACING	Typical bays - 50' x 54'; loading bay is 60' x 54'
CLEAR HEIGHT	32'
AUTO PARKING	306 spaces
TRUCK COURT	180' total depth (79 Trailer Drop Spaces)
EXTERIOR WALLS	Load bearing concrete wall panels
STRUCTURAL STEEL	Gray tube steel columns and joists supporting white roof deck
SLAB CONSTRUCTION	7" un-reinforced, 4,000 psi concrete on 6" aggregate base with 10 MIL vapor-barrier under the entire slab
DOCK DOORS	32, 9'x10' insulated manual overhead doors with dock seals and bumpers 30 knockouts for additional doors
ROOFING	Mechanical fastened .60 mil TPO with R-30 insulation
HVAC	Heat for freeze protection (to 49°F); 1 air change per hour
FIRE PROTECTION	ESFR for protection of Class I-IV Commodities
ELECTRICAL SERVICE	One (1) 480v/277, 3,000 amp service
LIGHTING	LED high bay with motion sensors, 30' FC at 36" AFF

Triangle55

INDUSTRIAL SPACE FOR LEASE

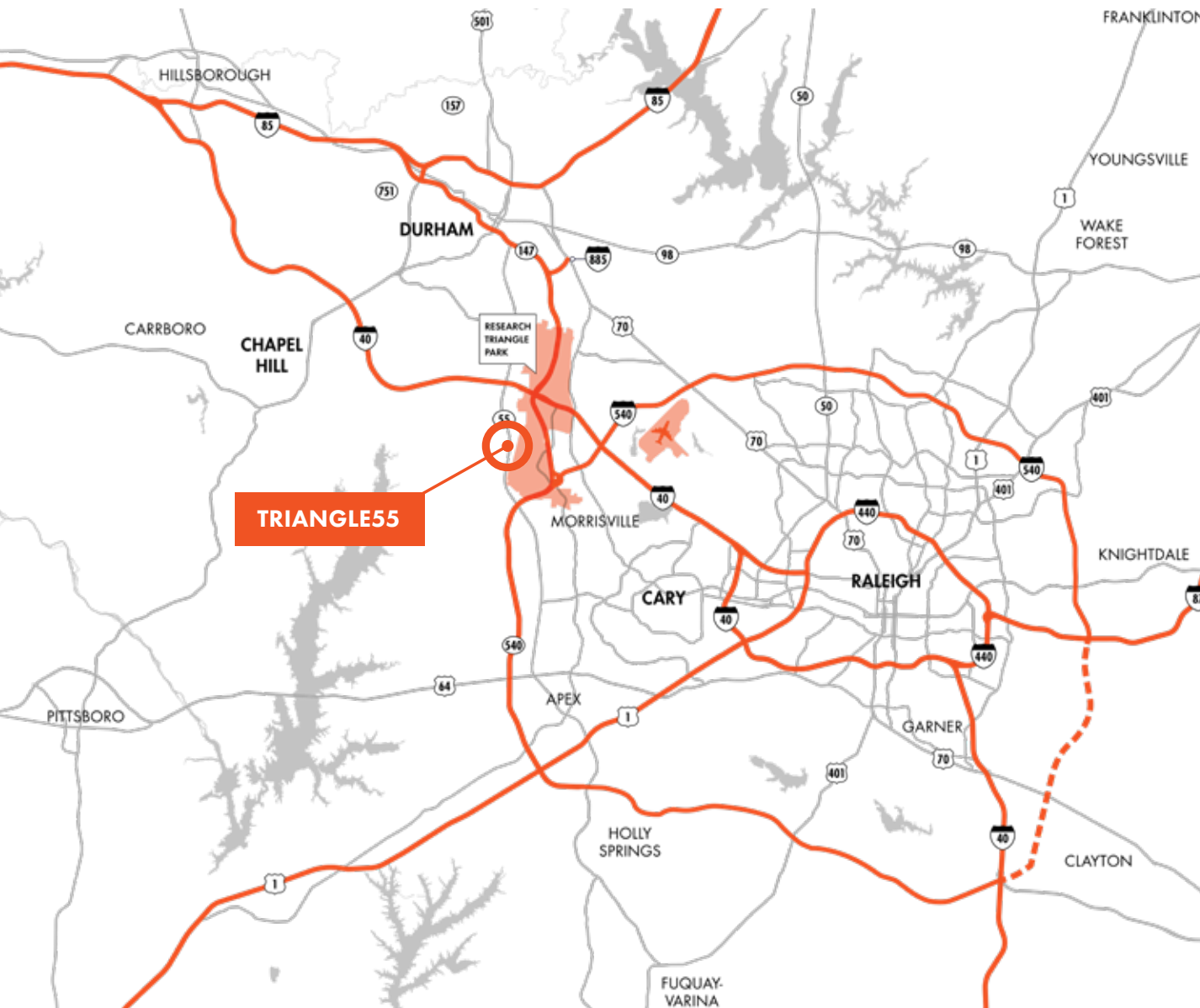
BUILDING #6 FLOOR PLAN



- D** DOCK DOOR
- K** KNOCK OUT PANEL

Triangle55






## INDUSTRIAL SPACE FOR LEASE



### LOCATION & ACCESS

#### INTERSTATES

Uninterrupted distribution to every major market in the United States

	Highway 540	2.3 miles
	Durham Freeway	3.9 miles
	Interstate 40	5.0 miles
	US-70	7.4 miles
	Interstate 85	12.4 miles



# Triangle55

## INDUSTRIAL SPACE FOR LEASE

### LOCATION & ACCESS



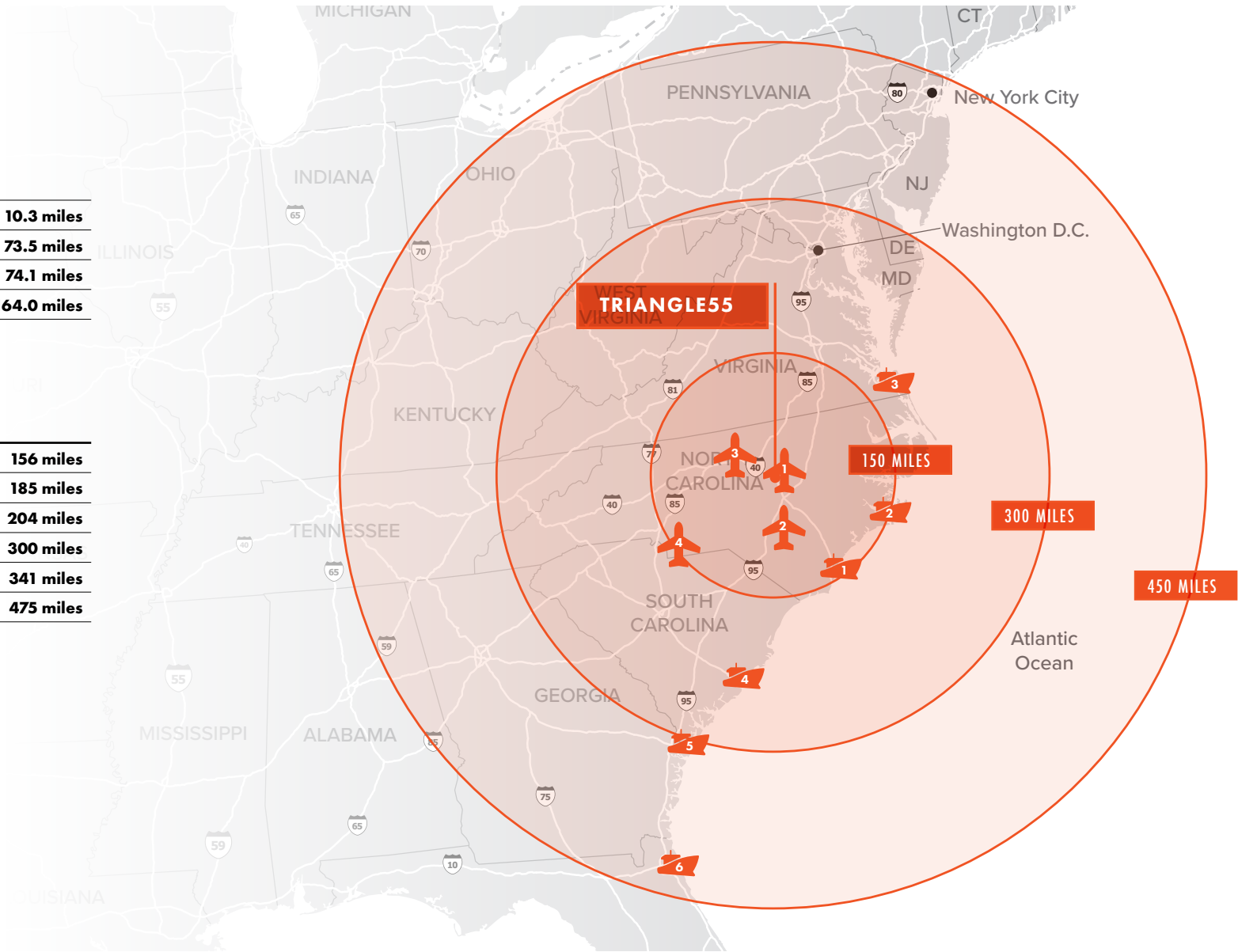
#### AIRPORTS

1	Raleigh-Durham International	10.3 miles
2	Fayetteville Regional	73.5 miles
3	Piedmont Triad International	74.1 miles
4	Charlotte Douglas International	164.0 miles



#### SEAPORTS

1	Wilmington, NC	156 miles
2	Morehead City, NC	185 miles
3	Norfolk, VA	204 miles
4	Charleston, SC	300 miles
5	Savannah, GA	341 miles
6	Jacksonville, FL	475 miles



**JIM ALLAIRE**

JIM.ALLAIRE@FOUNDRYCOMMERCIAL.COM

**919.576.2691**

**ALEXIS LAMBETH**

ALEXIS.LAMBETH@FOUNDRYCOMMERCIAL.COM

**919.524.3593**

**MARIA LOMBARDI, MSRE**

MARIA.LOMBARDI@FOUNDRYCOMMERCIAL.COM

**919.899.5087**

DEVELOPED BY



LEASED BY

**FOUNDRY**  
COMMERCIAL

**FOUNDRYCOMMERCIAL.COM**