

# 147 EXCHANGE

933 ELLIS ROAD | DURHAM, NC 27703

SHELL READY FOR UP-FIT



±48,019 SF NEWLY DELIVERED, CLASS A INDUSTRIAL SPACE FOR LEASE NEAR RTP

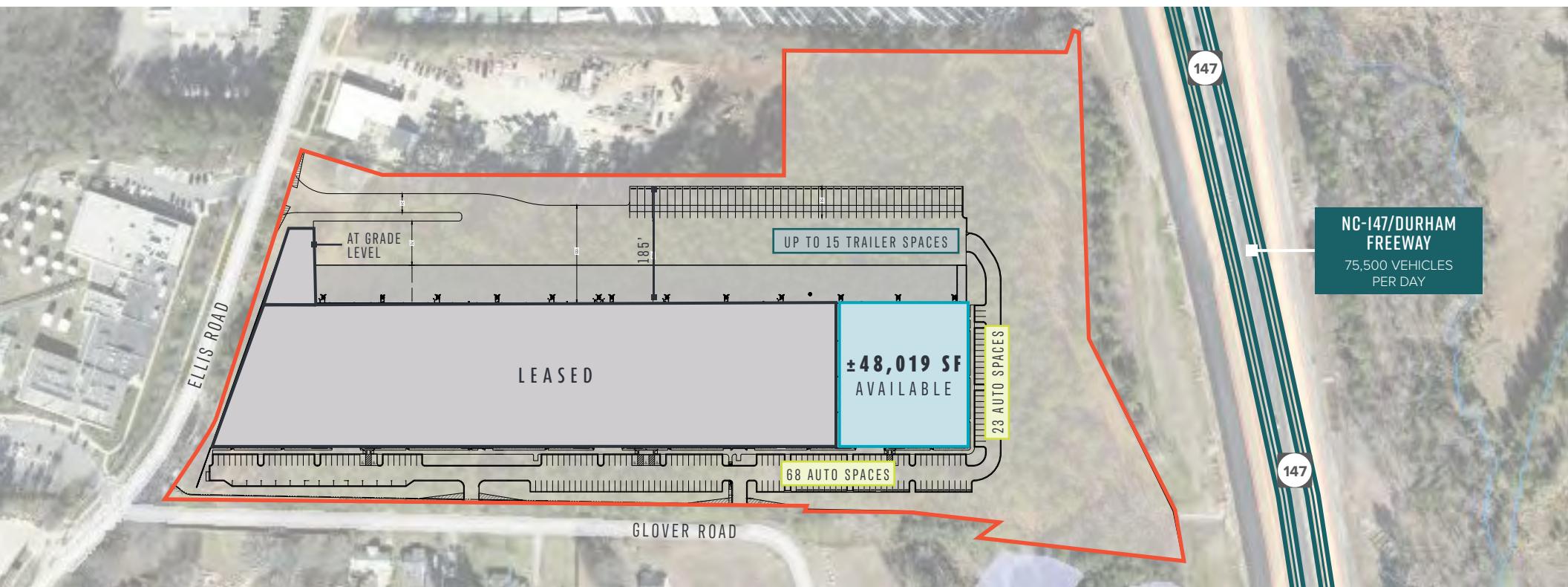
## THE SITE



## PROPERTY OVERVIEW

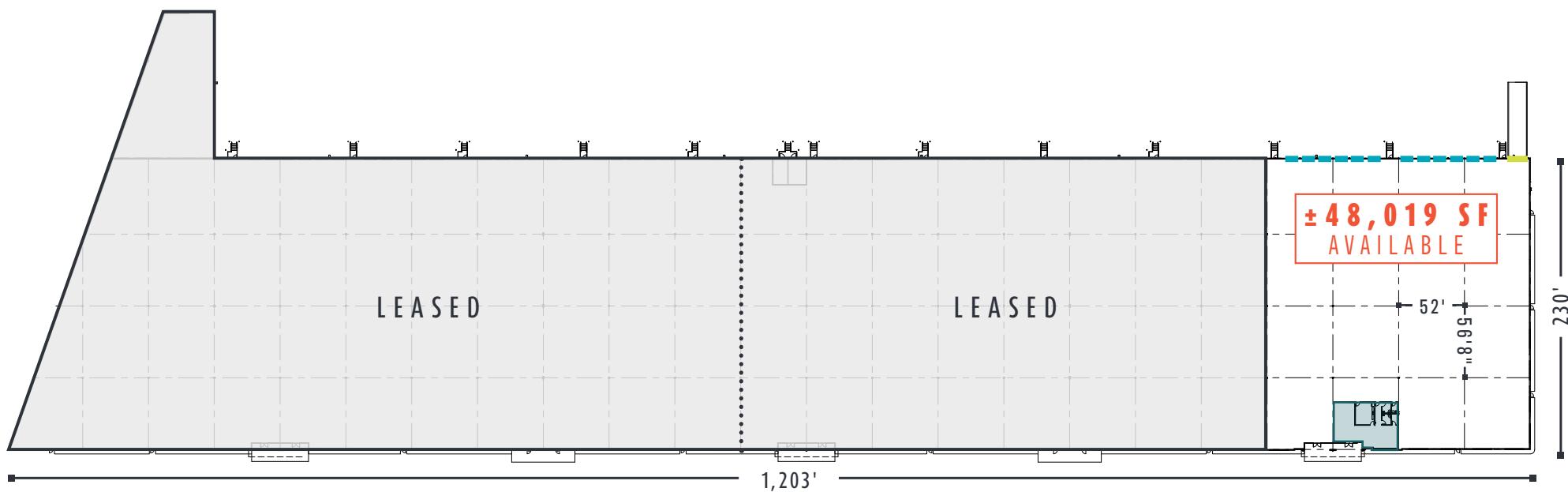
ADDRESS	933 Ellis Road   Durham, NC 27703
BUILDING SIZE	274,370 SF
AVAILABLE SF	±48,019 SF
OFFICE SF	1,783 SF expandable spec office space
BUILDING DIMENSIONS	230' x 1,203'
COLUMN SPACING	52' x 56' 8" typical
STANDARD BAY SIZE	±11,960 SF typical
CLEAR HEIGHT	32' clear
DOCK-HIGH DOORS	Twelve (12)
DRIVE-IN DOORS	One (1) ramp

AUTO PARKING	1.0/1,000 SF ratio
TRAILER PARKING	Up to 15 spaces
TRUCK COURT	185' truck court
SPRINKLER SYSTEM	ESFR
LIGHTING	Motion sensor LED   25 foot candles
POWER	400 amps with ability to upgrade
CONSTRUCTION	Tilt-up concrete
ZONING	Light Industrial (IL)   <a href="#">City of Durham ETJ</a>
DELIVERY	Shell delivered   Spec office delivery Q1 2024
LEASE RATE	Call for pricing



## OVERALL FLOOR PLAN

- BUILDING SHELL READY FOR UP-FIT
- ±48,019 SF REMAINING FOR LEASE
- 1,783 SF EXPANDABLE SPEC OFFICE SPACE
- ACCESS TO TRAILER PARKING
- 1.0/1,000 SF AUTO PARKING RATIO

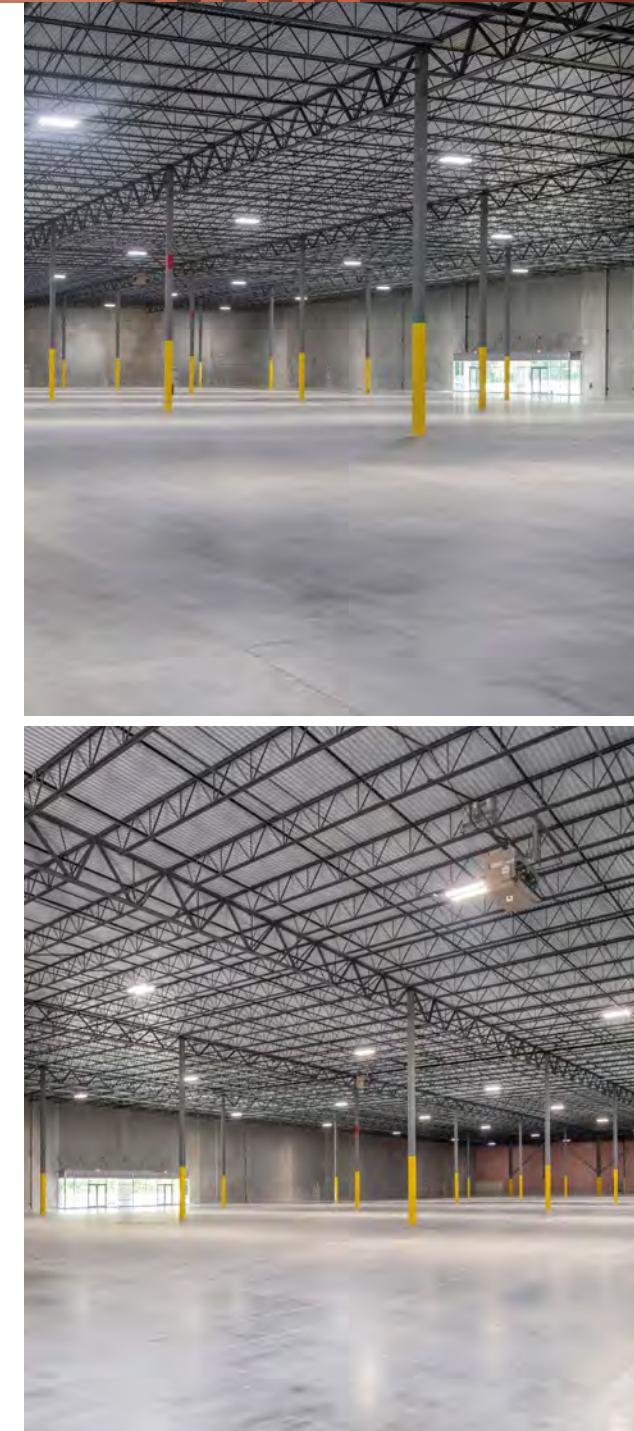
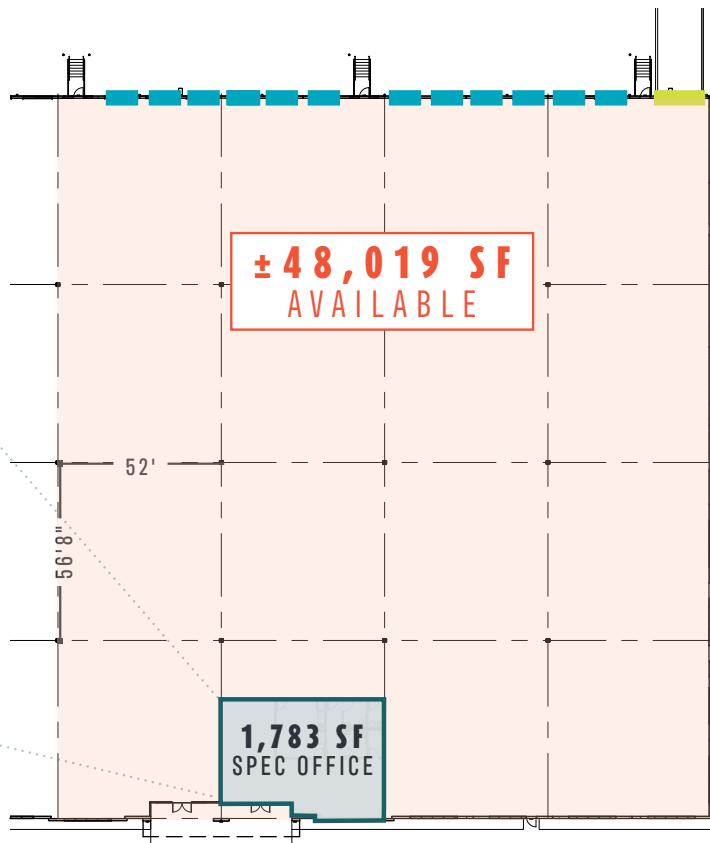
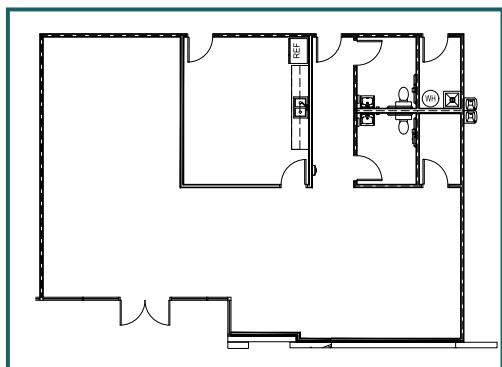


12 DOCK DOORS

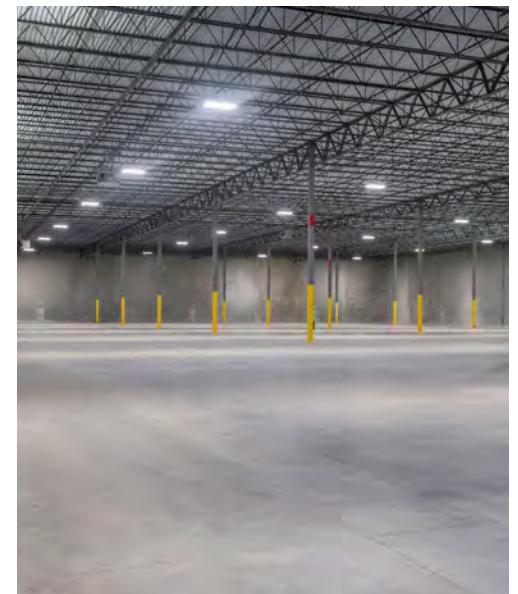
1 DRIVE-IN RAMP

## ENLARGED FLOOR PLAN

**1,783 SF**  
SPEC OFFICE SPACE  
UNDER CONSTRUCTION



## BUILDING PHOTOS



## ■ GREAT HIGHWAY ACCESS

Multiple ingress & egress access points to NC-147 and just 3.0 miles from the recently completed East End Connector, that connects NC-147/Durham Freeway to US-70 Highway.

## ■ STRATEGICALLY LOCATED

Situated with frontage along NC-147/Durham Freeway in close proximity to Downtown Durham and RTP amenities, along with major distribution tenants such as Amazon, UPS, FedEx, and North State Express.

## ■ LOCAL OWNERSHIP & MANAGEMENT

Owned and developed by Trinity Capital Advisors, a value-add real estate investor based in North Carolina, focusing on acquisition and development of institutional quality commercial real estate across the southeastern United States.





## LOCATION & ACCESS

- Unbeatable location and accessibility
- 1.5 miles North of Research Triangle Park
- 3.0 miles from new East End Connector
- 7.0 Miles from Downtown Durham

## INTERSTATES

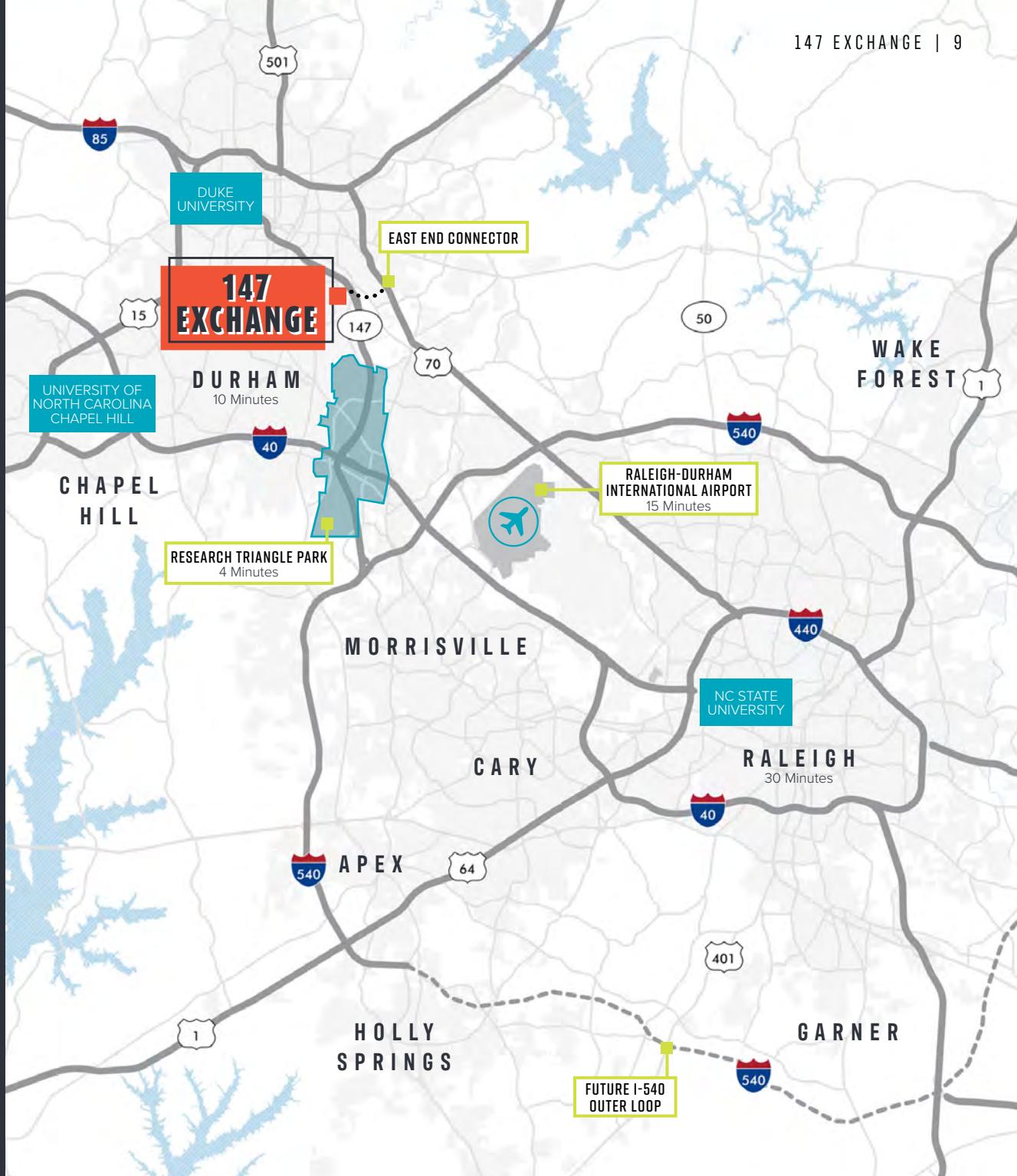
<b>147</b>	NC-147/DURHAM FREEWAY	2.5 Miles
<b>70</b>	US ROUTE 70	4.0 Miles
<b>40</b>	INTERSTATE 40	6.0 Miles
<b>540</b>	INTERSTATE 540	8.0 Miles

## AIRPORTS

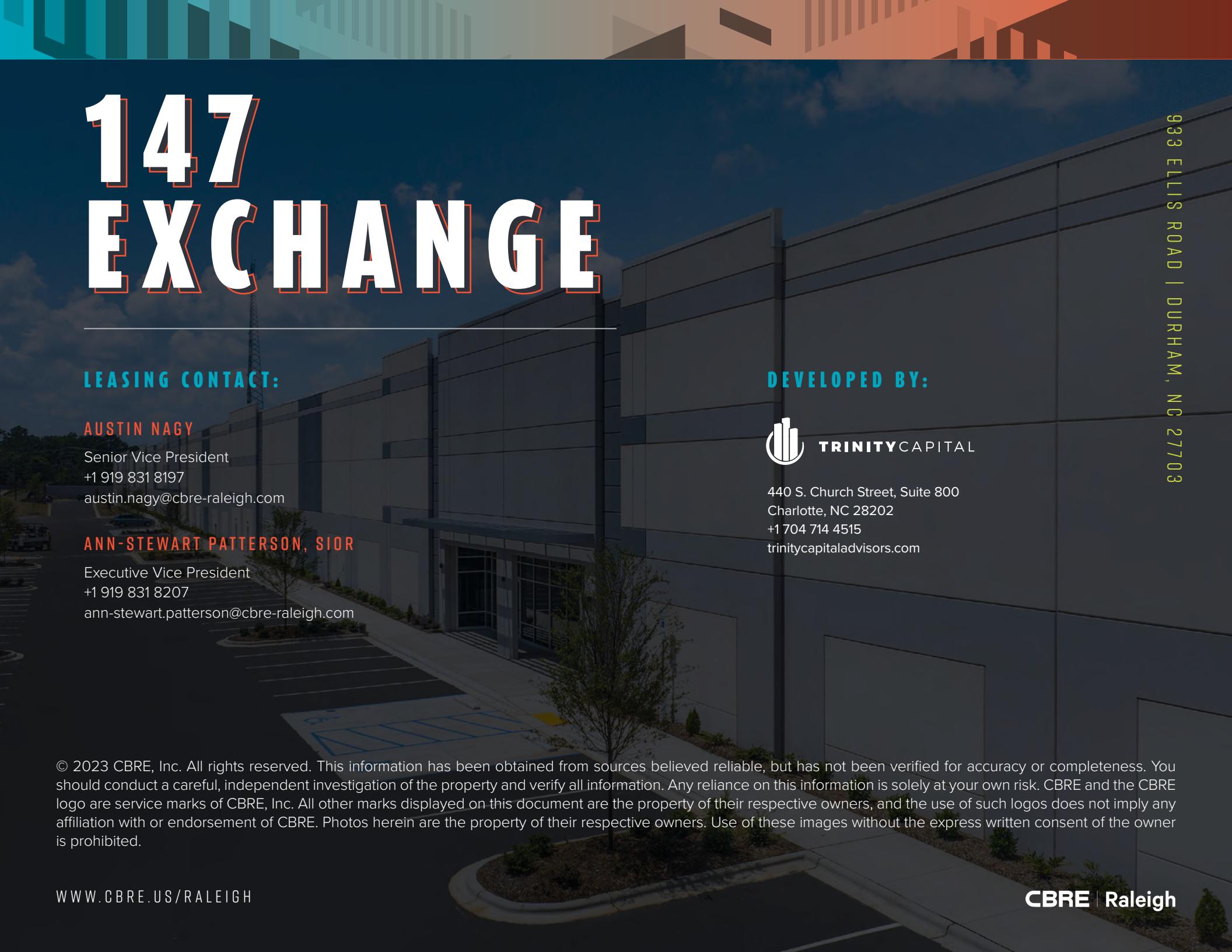
RALEIGH-DURHAM INTERNATIONAL	11.5 Miles
PIEDMONT TRIAD INTERNATIONAL	70 Miles
CHARLOTTE DOUGLAS INTERNATIONAL	151 Miles
NORFOLK INTERNATIONAL AIRPORT	191 Miles

## SEAPORTS

WILMINGTON, NC	157 Miles
MOREHEAD CITY, NC	179 Miles
NORFOLK, VA	192 Miles
CHARLESTON, SC	301 Miles



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## LEASING CONTACT:

### AUSTIN NAGY

Senior Vice President  
+1 919 831 8197  
[austin.nagy@cbre-raleigh.com](mailto:austin.nagy@cbre-raleigh.com)

### ANN-STEWART PATTERSON, SIOR

Executive Vice President  
+1 919 831 8207  
[ann-stewart.patterson@cbre-raleigh.com](mailto:ann-stewart.patterson@cbre-raleigh.com)

## DEVELOPED BY:



TRINITY CAPITAL

440 S. Church Street, Suite 800  
Charlotte, NC 28202  
+1 704 714 4515  
[trinitycapitaladvisors.com](http://trinitycapitaladvisors.com)

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