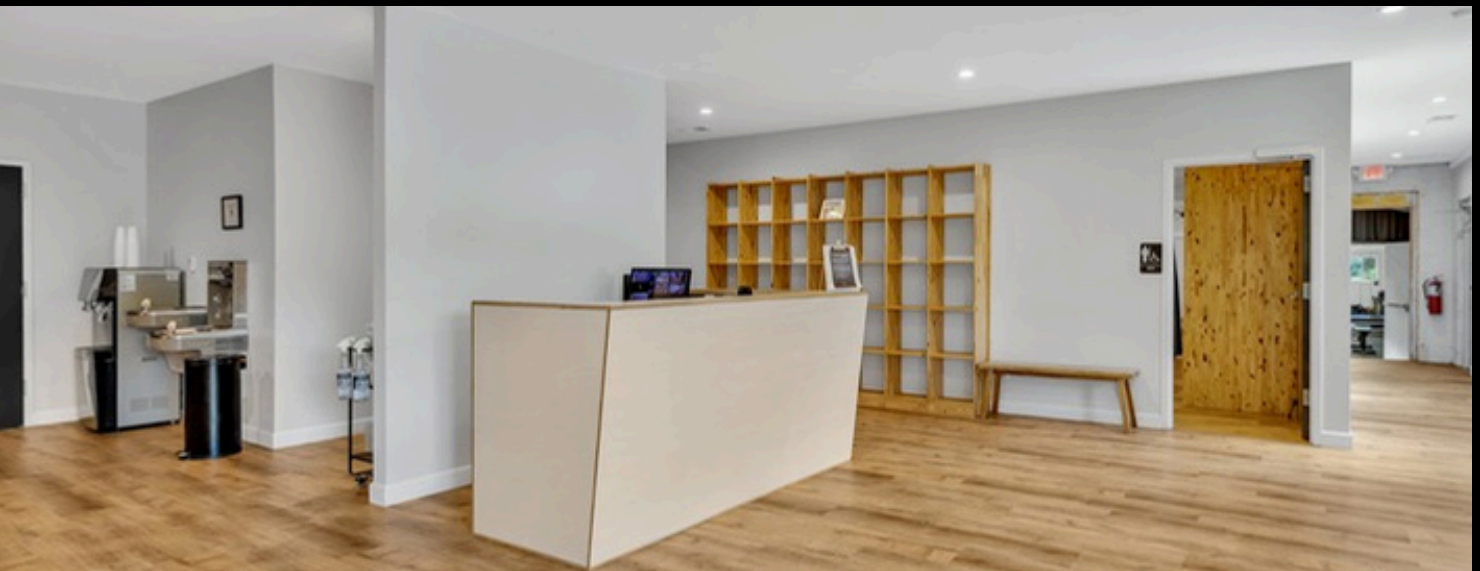


DURHAM FLEX BUILDING FOR SALE



± 6,018 SF ON 0.904 AC
1612 CARPENTER FLETCHER RD, DURHAM



OFFERING MEMORANDUM



50051 GOVERNORS DRIVE
CHAPEL HILL, 27517
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LISTING AGENT
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LISTING AGENT
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PROPERTY OVERVIEW

This offering presents a rare opportunity to acquire a versatile 6,018 SF standalone flex building in the heart of North Carolina's Triangle region. Located at 1612 Carpenter Fletcher Rd. in south Durham, this newly renovated property offers a strategic mix of office/retail and conditioned warehouse space, perfectly positioned to capitalize on the area's rapid growth and diverse business needs.

- Location: Prime position in Durham, just 3.5 miles from Research Triangle Park (RTP)
- Access: Conveniently located off I-40 Exit 278 and Highway 55, with easy access to I-540
- Space Configuration: 50% office/retail, 50% conditioned warehouse with roll-up door
- Potential Uses: Suitable for retail, office, medical, storage, and logistics operations



PROPERTY HIGHLIGHTS

Sale Price	Contact Broker
Zoning	GC - see permitted uses following approved text amendment.
Building Size	6,018 SF (3,018 Office/Retail, 3,000 SF Flex)
Year Built	Office built in 1978, renovated in 2020 Warehouse built in 2020
Lot Size	0.904 AC
Clear Ceiling Height	±9'3" - 12'7", 8' x 8' roll up door
Parking	37 spaces
Traffic Counts	NC 55 Hwy 28,528 VPD
Power	3 Phase Power

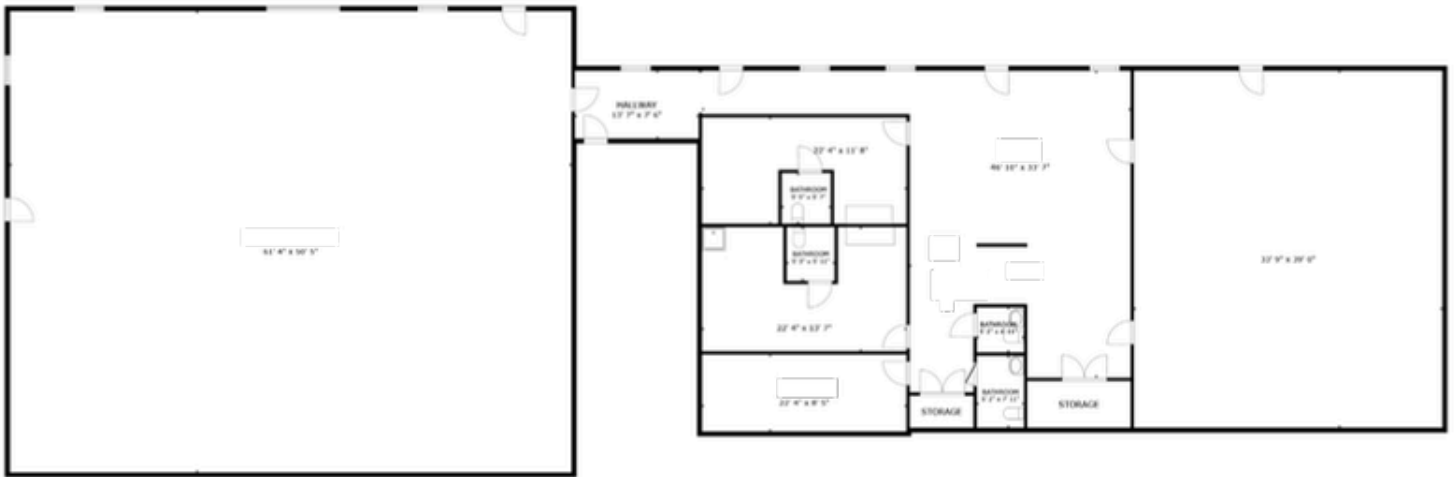


3,000 SF Flex
60' x 50'

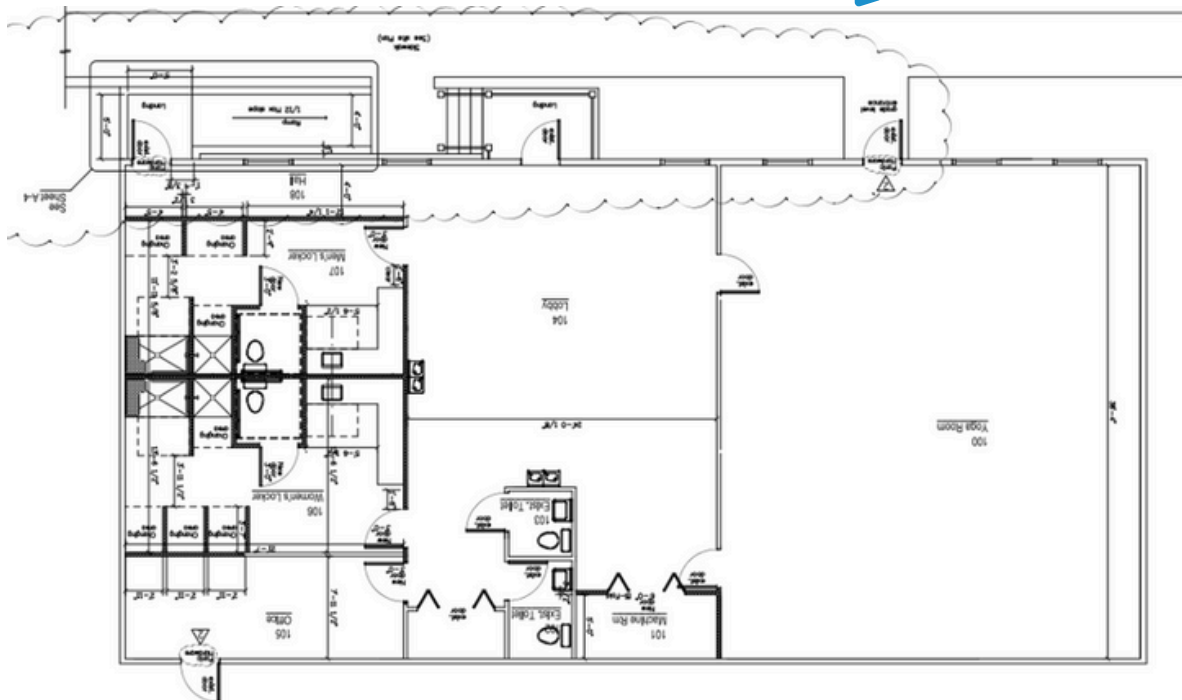


3,018 SF Finished Office/Retail

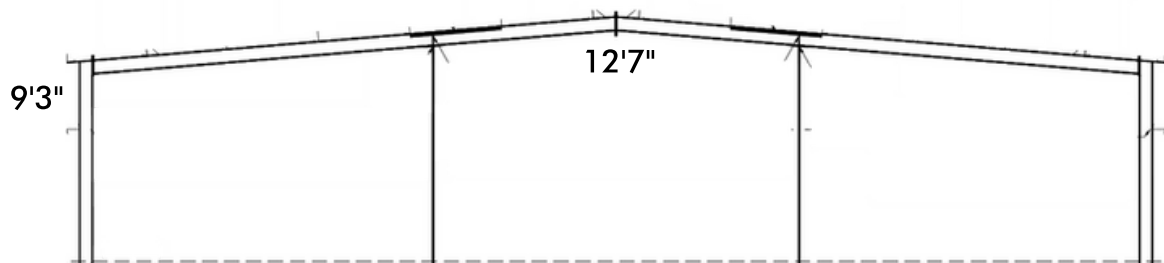
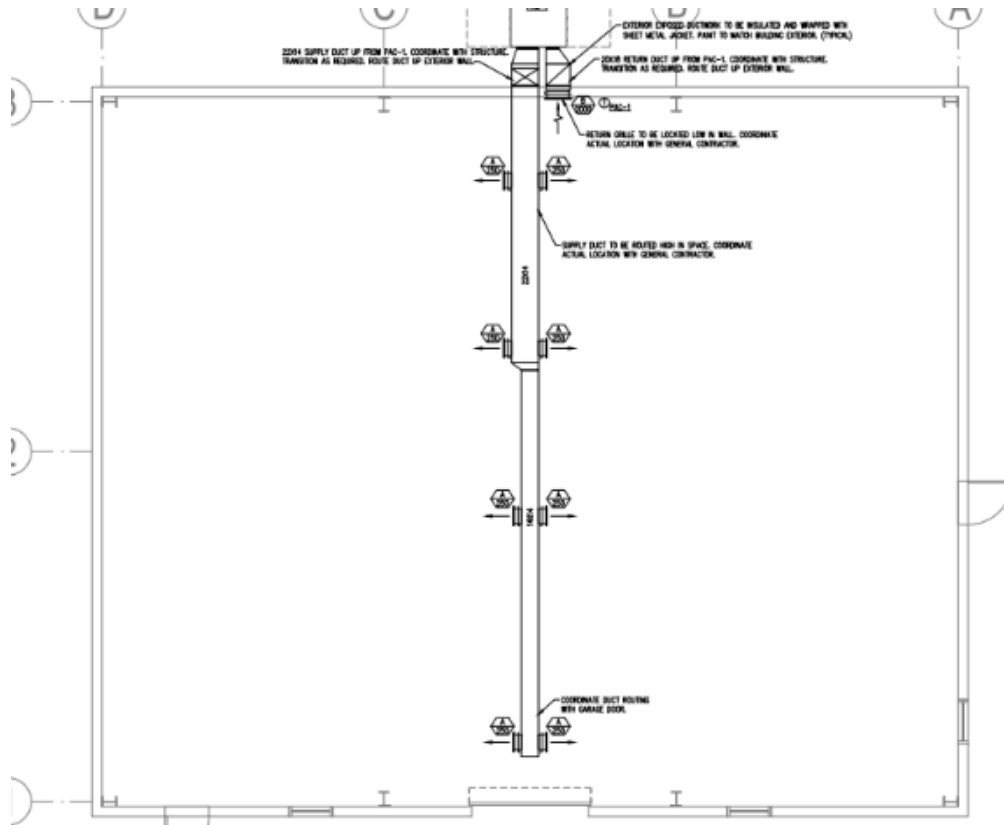
FLOOR PLAN 3,018 SF Office/Retail



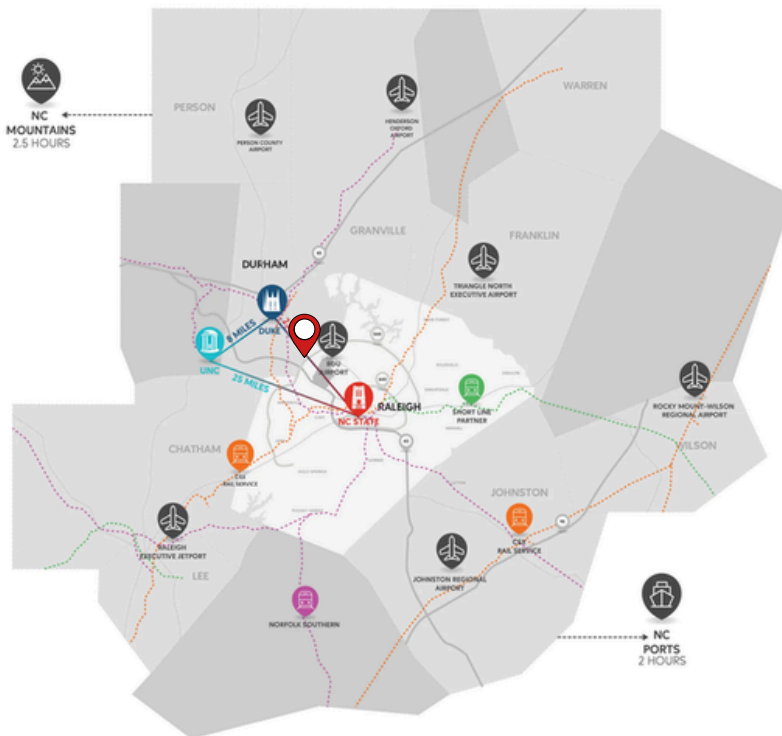
FLOOR PLAN



FLOOR PLAN 3,000 SF Warehouse (60' x 50')



PROPERTY LOCATION

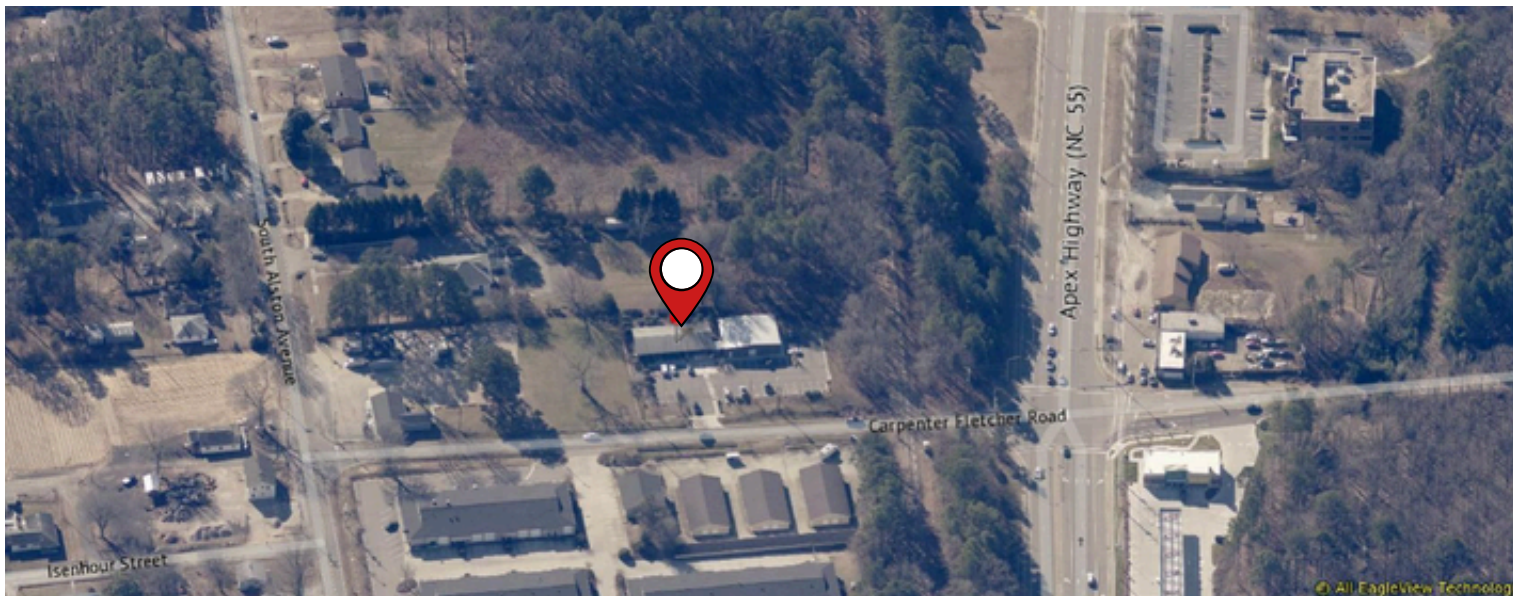
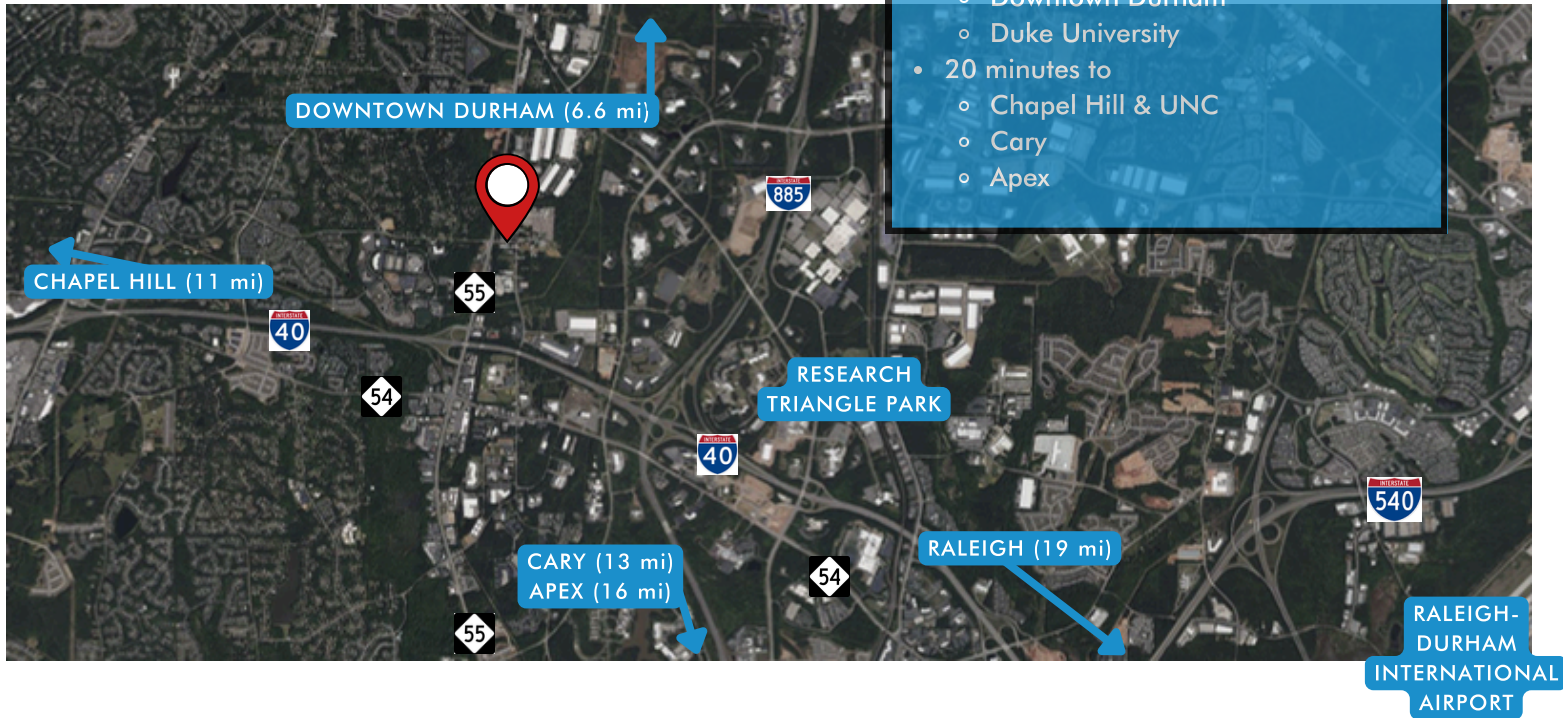


Source: [researchtriangle.org](https://www.researchtriangle.org)



PROPERTY LOCATION

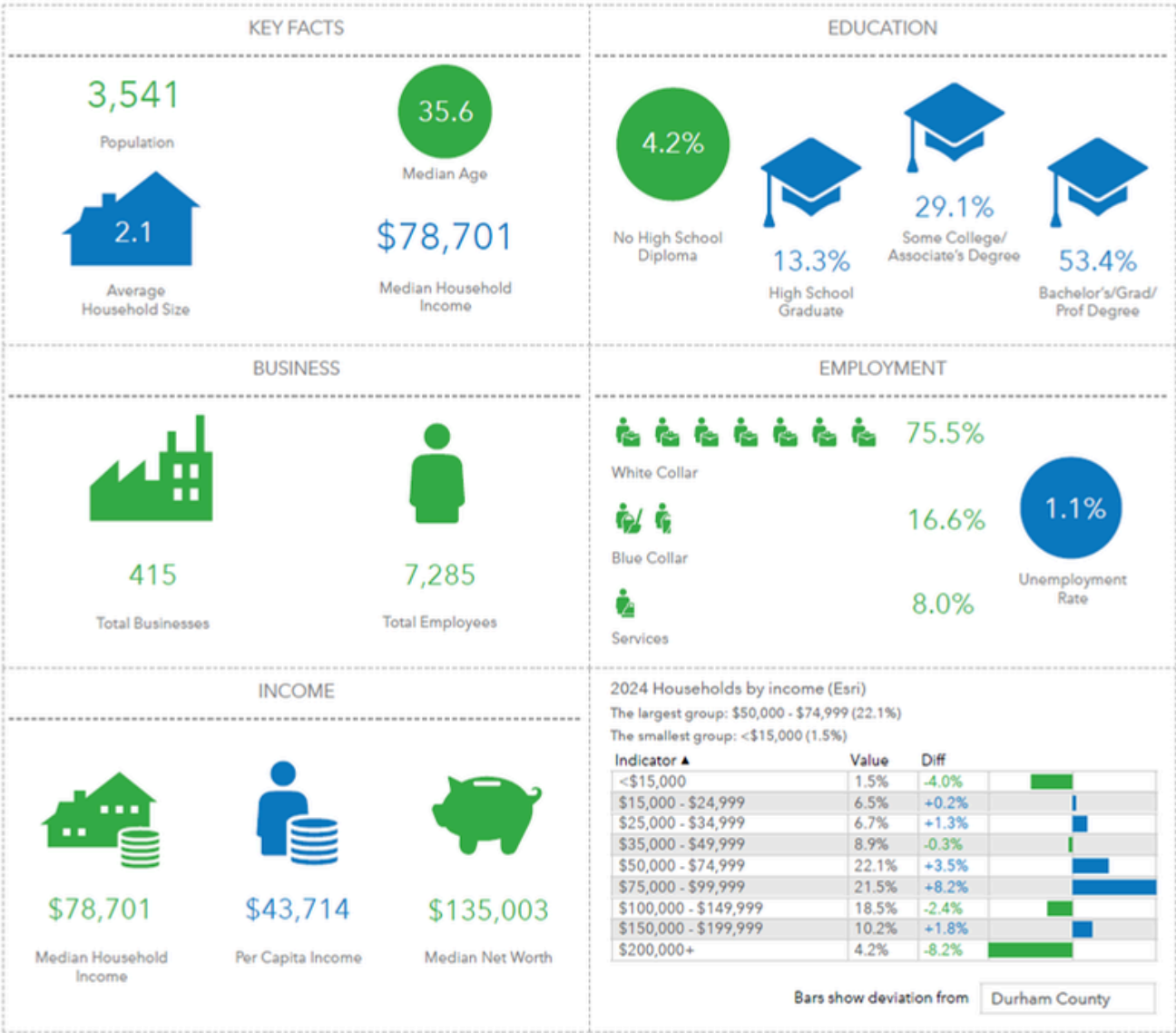
- 3 minutes from I-40 exit 278
- 8 minutes to Research Triangle Park
- 13 minutes to
 - Raleigh-Durham International Airport
 - Downtown Durham
 - Duke University
- 20 minutes to
 - Chapel Hill & UNC
 - Cary
 - Apex



PROPERTY COMMUNITY

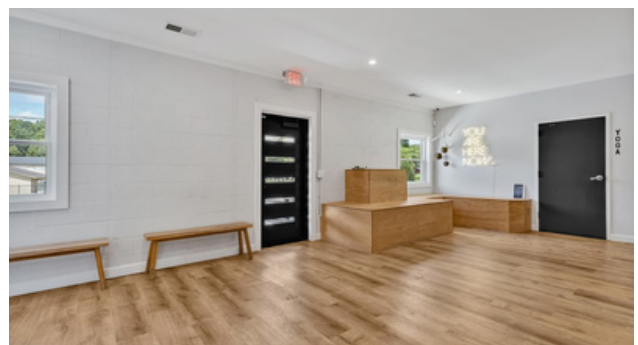
Key Facts

1612 Carpenter Fletcher Road, Durham, North Carolina, 27713
Ring of 1 mile



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri

PHOTOS



PHOTOS





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APPROVED USES – CG Zoning District

- Medical facilities, excluding hospital, helistop, housing for staff/trainees
- Restaurants, excluding fast food/drive-thru
- Sales-oriented retail sales and service excluding drive-through facilities, gasoline sales, car washes, and veterinary clinics
- Personal service-oriented retail sales and service excluding tennis/swim club, payday lenders/cash checking
- Vehicle sales, excluding manufactured home sales
- Office use categories excluding helistop
- Research and development, excluding major utilities and outdoor storage

[City of Durham UDO Use Regulations](#)

