



2525 Whilden Drive | Durham, NC

155,472 SF fully conditioned warehouse **for lease**

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Property Overview

Address	2525 Whilden Drive, Durham, NC 27713
Occupancy Date	Immediately
Rate	Call broker for pricing
TICAM	\$1.62 PSF (\$0.74 Tax, \$0.27 Ins, \$0.61 CAM)
Zoning	IL, Light Industrial
Building Size	155,472 SF
Total Office Space	4,185 SF
Typical Bay Spacing	40' 40'
Exterior Wall Material	Tilt-up concrete
Roofing Material	EPDM
Parking	66 car parks (full building)
Truck Court Depth	110' concrete
Ceiling Height	22'-24' clear
Heating	Roof mounted, gas fired
Lighting	T5 fluorescent high-bay, 4 lampv with motion sensors
Sprinkler System	50% ESFR, 50% wet
Loading Docks	17 (10' x 10')
Drive-In	1 (12' x 14')
HVAC	Fully conditioned
Electrical Capacity	480 volt, 3 phase, 2,000 amps
Water / Sewer Provider	City of Durham
Power Provider	Duke Energy



Floor Plan



Warehouse
with office



Signage
opportunities



Full building
opportunity



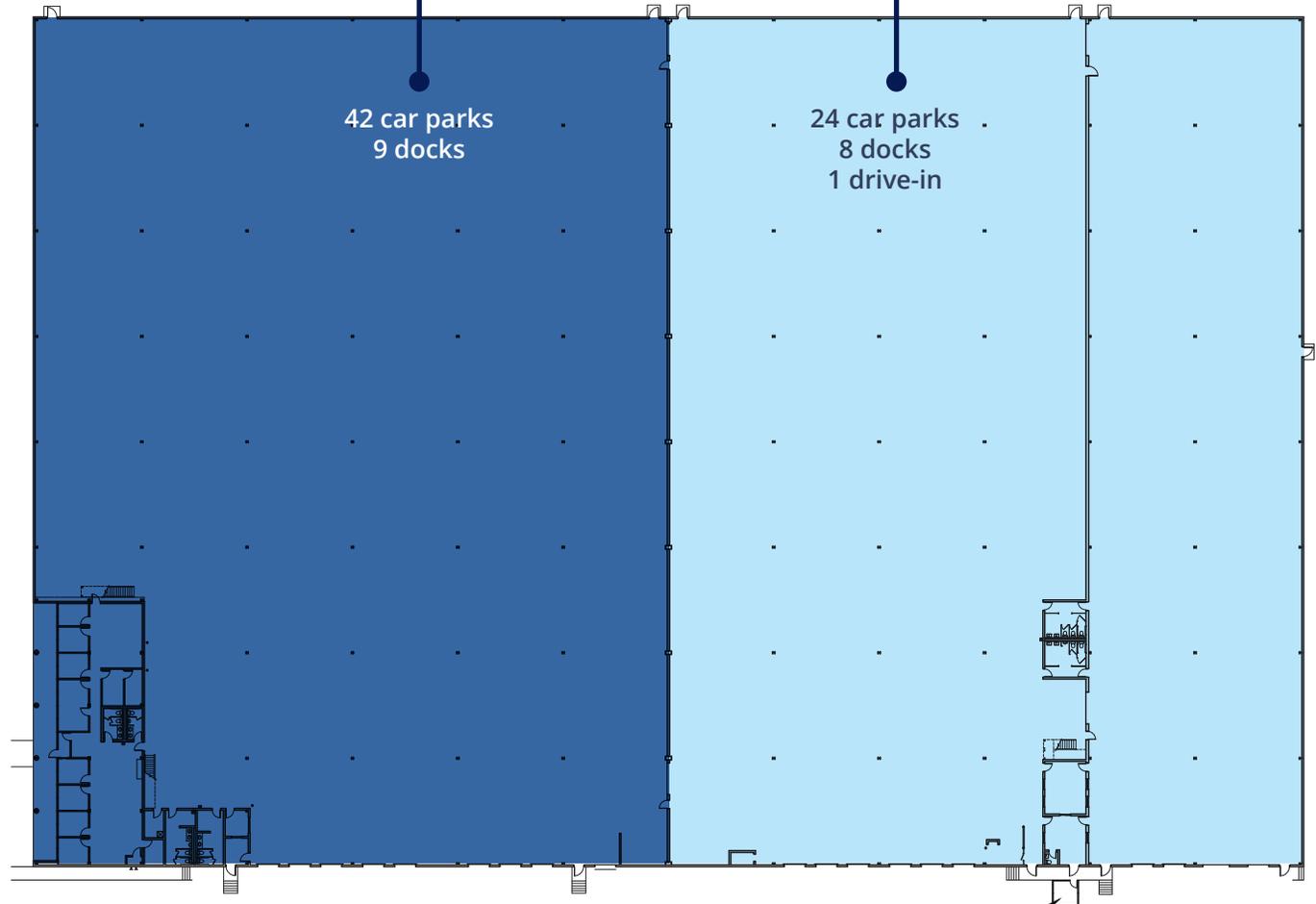
Easy access to
Hwy 55, I-40
and I-885

82,869 SF

42 car parks
9 docks

78,441 SF

24 car parks
8 docks
1 drive-in



Property Location



Airports

Raleigh-Durham International

10 miles | 18 minutes

Piedmont Triad International

75.8 miles | 1 hour 34 minutes

Charlotte Douglas International

150 miles | 2 hours 20 minutes



Ports

Norfolk, VA

189 miles | 3 hours 44 minutes

Morehead City, NC

171 miles | 3 hours 9 minutes

Wilmington, NC

150 miles | 2 hours 20 minutes

Charleston, SC

301 miles | 4 hours 43 minutes

Savannah, GA

344 miles | 5 hours 5 minutes

Jacksonville, FL

476 miles | 6 hours 53 minutes





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