



Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

FOR SALE

1519 Camden Avenue

Durham, NC 27704



**AVISON
YOUNG**

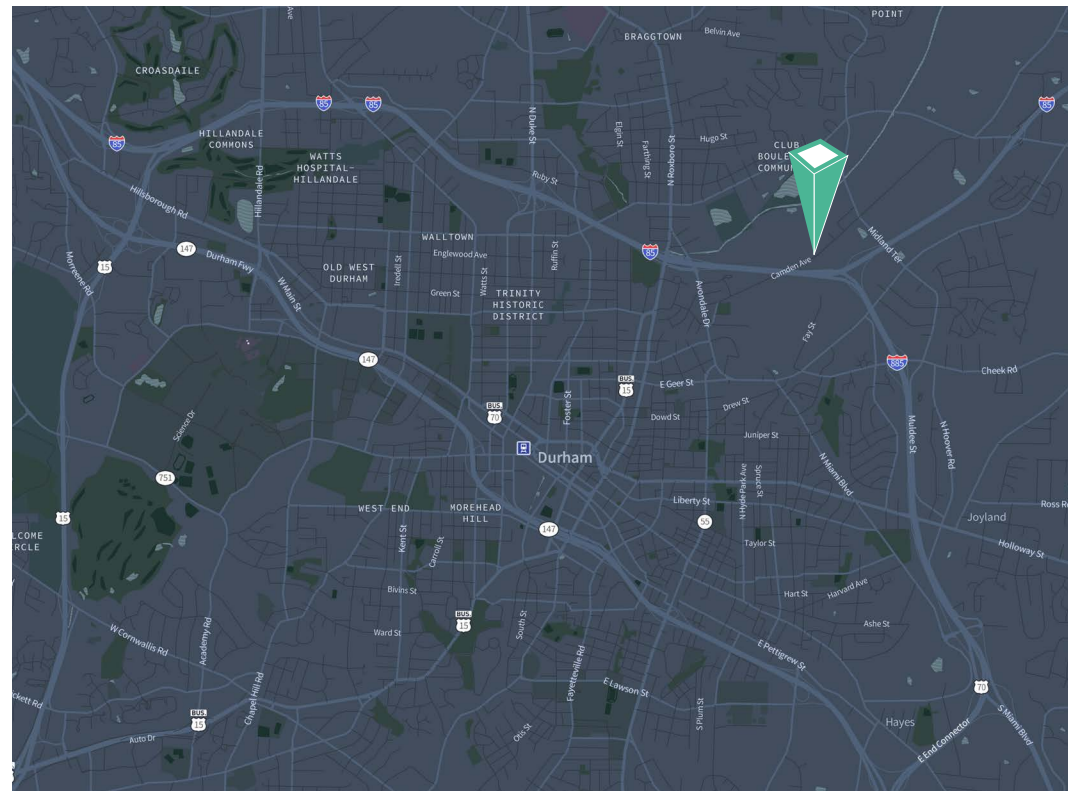
Property highlights

Flex property for sale right off Interstate 85/Highway 70 in Durham

Offering Summary

Sale Price:	\$1,800,000
Building Size:	9,540 sf
Year Built:	1982
Ceiling Height:	15'
Drive In Doors:	Four (12' x 14') & One (10' x 8')
Lot Size:	1.96 ac
Power:	Ample
Zoning:	I & IL

- Gated rear storage
- Approximately 4,200 sf of finished office area
- Office features conference room, large open work spaces, and two restrooms
- Warehouse features drive through doors with one warehouse restroom



Property Maps



Parcel Map



Flood Plain Map

Interior Photos



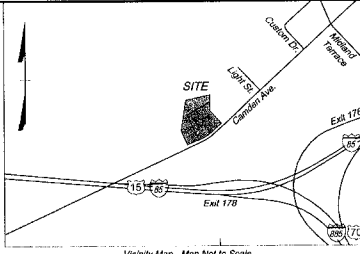
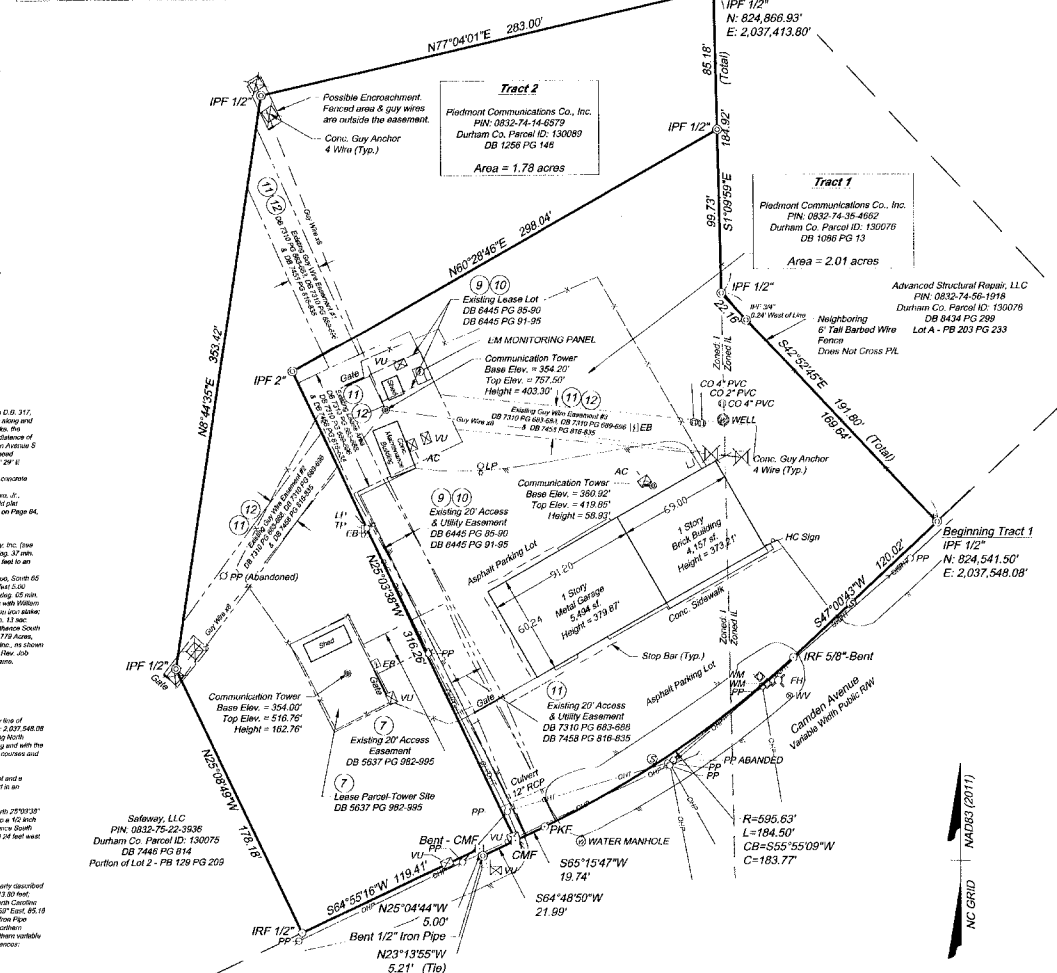
Property Survey

Schedule R II Exceptions:
Commonwealth Land Title Insurance Company
Issuing Office: Tryon Title Agency, LLC
Commitment No. 2023032887
Commitment Date: May 12, 2023 at 12:00pm

1. Debris, trees, encroachments, whether within or over the survey, if any, created after opening to the public, are shown as they appear on the date of the survey. This is not a survey of title. This is not a survey of title. This is not a survey of title.
2. This is not a survey of title. This is not a survey of title. This is not a survey of title.
3. Matters recorded by recorded in Plat Book 101, Page 84, Durham County Registry. No assessment on the surveyed parcel are present on this plat.
4. Memorandum of Lease between Tenant 372 Middle of Kings, Inc. and Landlord Piedmont Communications Company, Inc. recorded in Book 221, Page 68, Durham County Registry. Memorandum of Lease between Defendant Carolina PCS, L.P. and Plaintiff Carolina Sunrock LLC recorded in Book 2096, Page 124, Durham County Registry. The surveyor has information indicating that it may have been released or otherwise terminated. The lease is not shown on this document.
5. Memorandum of Trust Agreement to Lease Agreement recorded in Book 6457, Page 505, Durham County Registry. The surveyor has information indicating that it may have been released or otherwise terminated. The lease is not shown on this document.
6. Memorandum of Trust Agreement to Lease Agreement recorded in Book 6457, Page 505, Durham County Registry. The surveyor has information indicating that it may have been released or otherwise terminated. The lease is not shown on this document.
7. Memorandum of Trust Agreement to Lease Agreement recorded in Book 6457, Page 505, Durham County Registry. The surveyor has information indicating that it may have been released or otherwise terminated. The lease is not shown on this document.
8. Memorandum of Trust Agreement to Lease Agreement recorded in Book 6457, Page 505, Durham County Registry. The surveyor has information indicating that it may have been released or otherwise terminated. The lease is not shown on this document.
9. Lease Assignment Agreement between Plaintiff Carolina Sunrock LLC and Landlord Piedmont Communications Company, Inc. recorded in Book 6448, Page 64, Durham County Registry. The lease is not shown on this document.
10. Memorandum of Trust Agreement to Lease Agreement recorded in Book 6448, Page 64, Durham County Registry. The lease is not shown on this document.
11. Memorandum of Trust Agreement to Lease Agreement recorded in Book 6448, Page 64, Durham County Registry. The lease is not shown on this document.
12. Memorandum of Trust Agreement to Lease Agreement recorded in Book 6448, Page 64, Durham County Registry. The lease is not shown on this document.
13. Take to suit rights of others in and to the use of Camden Avenue and Parcel 101 in their right of way.
14. Rights of parties to the survey, if any. NOTE: Upon receipt of an appropriate affidavit regarding easements in possession, they may be removed from this plat.
15. This is not a survey of title. This is not a survey of title. This is not a survey of title.
16. This is not a survey of title. This is not a survey of title. This is not a survey of title.
17. This is not a survey of title. This is not a survey of title. This is not a survey of title.
18. This is not a survey of title. This is not a survey of title. This is not a survey of title.
19. This is not a survey of title. This is not a survey of title. This is not a survey of title.
20. This is not a survey of title. This is not a survey of title. This is not a survey of title.

Legend	
IPF	Iron Pipe Found
IRF	Iron Rod Found
CMF	Concrete Monument Found
S	Sanitary Manhole
W	Water Manhole
EB	Electric Box
TP	Telephone Pedestal
Cable TV	Cable TV Pedestal
Sign	Sign
EM	Electric Meter
WM	Water Meter
WV	Water Valve
FH	Fire Hydrant
PP	Power Pole
LP	Light Pole
B	Bollard - Unless Otherwise Noted
AC	Air Conditioner Unit
CO	Clean Out
W	Well
GA	Typical Guy Anchor
TE	Tile Exception Number
TAS	Tower Guy Anchor Structure - Conc. Pier

Abbreviations Legend	
DB	Deed Book
ELEV.	Elevation
PB	Plat Book
PS	Page
PN	Parcel Identification Number
R/W	Right of Way
RCP	Reinforced Concrete Pipe
SF	Square Feet
---	Surveyed Property Line
---	Line Not Surveyed
---	Fence
---	Overhead Power Line
---	Storm Line/Culvert
---	Right of Way Line
---	Edge of Pavement
---	Existing Easement Line
---	County Zoning Line
---	Overhead Telephone Line
---	OHF



ALTANSPS Table A:

1. Property corner monuments as shown hereon.
2. Tract 1 known as Durham County Parcel ID: 130076, PIN: 0832-74-35-4662, Address: 1519 Camden Ave., Durham NC. Tract 2 known as Durham County Parcel ID: 130083, PIN: 0832-74-14-6579, Address: 1517 Camden Ave., Durham NC. This property lies in Zone X, an area of minimal flood hazard, per FIRM 372003200K, Panel 0832, effective date of 10/19/2018.
3. Tract acreage is shown hereon.
4. Intentionally Blank
5. (b)(7)(C), zoning report has not been provided. Zoning for Tract 1 is L-4, Tract 2 is L-2 zoning is per Durham County GIS (GMaps) as of the date of the survey.
6. Substantial features observed in the process of conducting the fieldwork are shown hereon. There was no evidence of recent street or sidewalk construction or repairs observed at the time of survey fieldwork.
7. There were no parking stripes visible at the time of the survey, however, there was a total of 26 slip lanes (including 1 handicapped space) and one (1) Handicapped sign on the property.
8. Party walls not applicable.
9. Intentionally Blank
10. Intentionally Blank
11. Names of adjoining owners.
12. Intentionally Blank
13. Intentionally Blank
14. Intentionally Blank
15. Intentionally Blank
16. Intentionally Blank
17. Information for proposed changes in street right of way lines, if any, was not provided and are not shown. There was no evidence of recent street or sidewalk construction or repairs observed at the time of survey fieldwork.
18. Intentionally Blank
19. Intentionally Blank
20. Intentionally Blank

Survey Notes:

1. Horizontal control is based on NC State Grid, NAD83 (2011) as determined by GPS.
2. Area computation is by the coordinate method.
3. Right-of-way and property boundary information is based on Deeds and plats of record and an actual field survey provided by this firm.
4. Property shown hereon is subject to all right-of-way, easements and restrictions of record.
5. Utilities were not investigated nor noted on this plat.
6. There was no observed above ground evidence of a survey on this property at the time of survey fieldwork. Timmons Group can neither confirm nor deny that buried ground exists on this site.
7. This plat may have been created by Camden Avenue.
8. There were no observed overlaps or gaps on this property during the survey.

Certification:
To: Commonwealth Land Title Insurance Company
Tryon Title Agency, LLC
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, fully established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 17 of Table A hereof. The fieldwork was completed on: 05/25/2023
Date of Plat or Map: 05/25/2023
Merrill W. Webb, L-5497

ALTA/NSPS Land Title Survey for Carolina Sunrock LLC
Owner: Piedmont Communications Company, Inc.
PIN: 0832-74-35-4662, DB 1086 PG 13
PIN: 0832-74-14-6579, DB 1256 PG 146
1517 & 1519 Camden Avenue
Durham, North Carolina

DURHAM TOWNSHIP **DURHAM COUNTY**
DATE: 05/30/2023 SCALE: 1" = 50'
SHEET 1 OF 1 J.N.: 44089 004
DRAWN BY: MWW PLS CHECKED BY: MWW
FIELD EDIT BY: AB on 05/25/2023
MAP CHECKED BY: MWW on 05/25/2023
REVISIONS:

Y:\02044495-04-SUNROCK-157-Camden\DWG\4495-04-VTSURV.dwg - Plotted on: 6/30/2023 10:00 AM by Merrill Webb

THIS DRAWING PREPARED BY THE SURVEYOR'S OFFICE. YOUR VISION, OUR DEDICATION. TIMMONS GROUP, INC. 1517 CAMDEN AVENUE, DURHAM, NC 27701 TEL: 919.866.4495 FAX: 919.866.4496 WWW.TIMMONSGROUP.COM NORTH CAROLINA LICENSE NUMBER 0000

TIMMONS GROUP
RESIDENTIAL SITE DEVELOPMENT INFRASTRUCTURE TECHNOLOGY

**If you would like more
information please
get in touch.**

Arnold Siegmund

Principal | Avison Young

D 919 420 1573

arnold.siegmund@avisonyoung.com

Justin Booth

Senior Vice President | JLL

D 919 424 8464

justin.booth@jll.com

Visit us online

avisonyoung.com

© 2024 Avison Young - North Carolina, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

