



Welcome

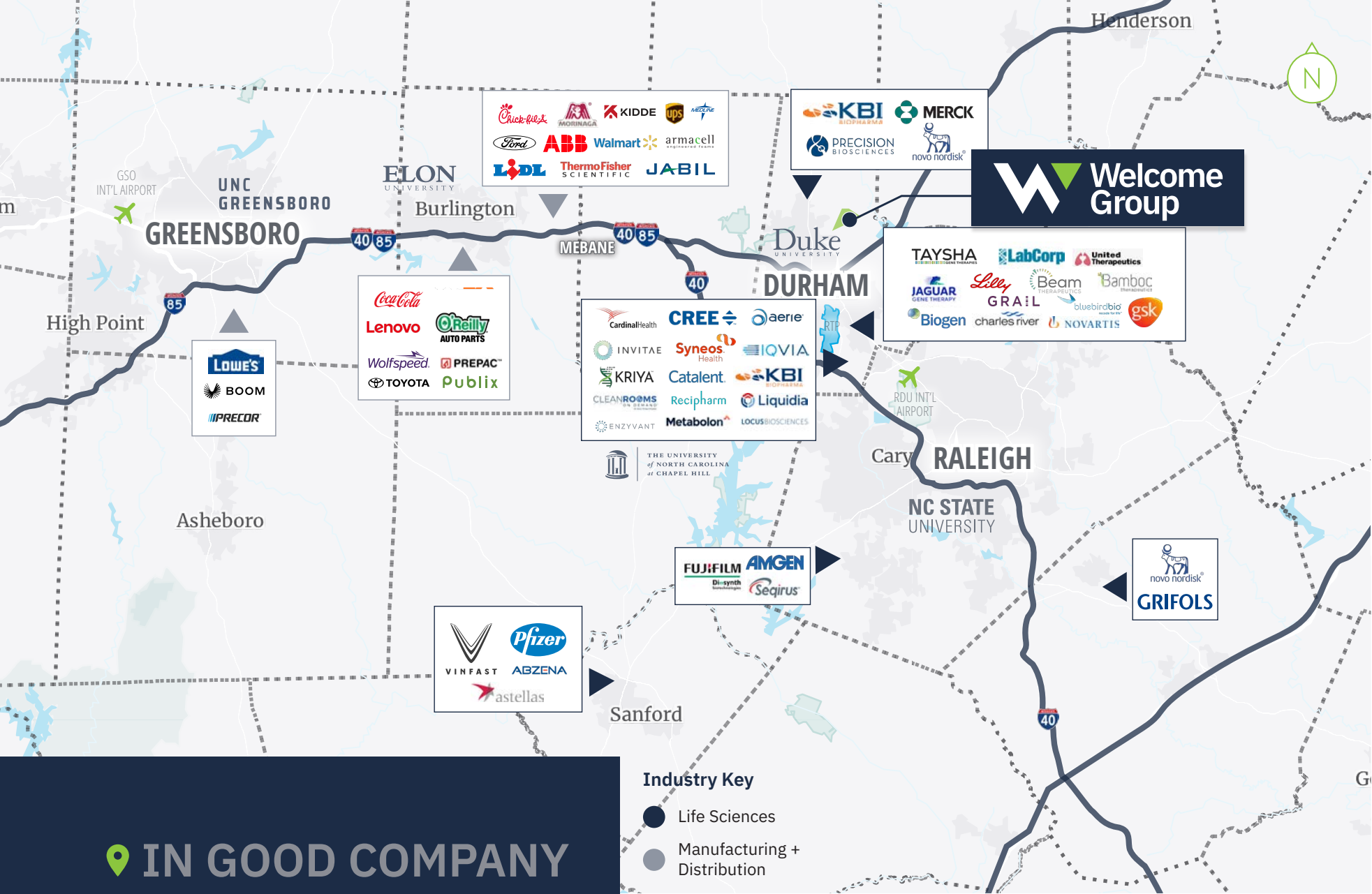
Venture Park

DURHAM, NORTH CAROLINA

A refreshing new industrial park in the center of one of the most thriving marketplaces in the Southeast



PHASE I DELIVERING Q4 2024



IN GOOD COMPANY
LOCATION IS EVERYTHING

Industry Key

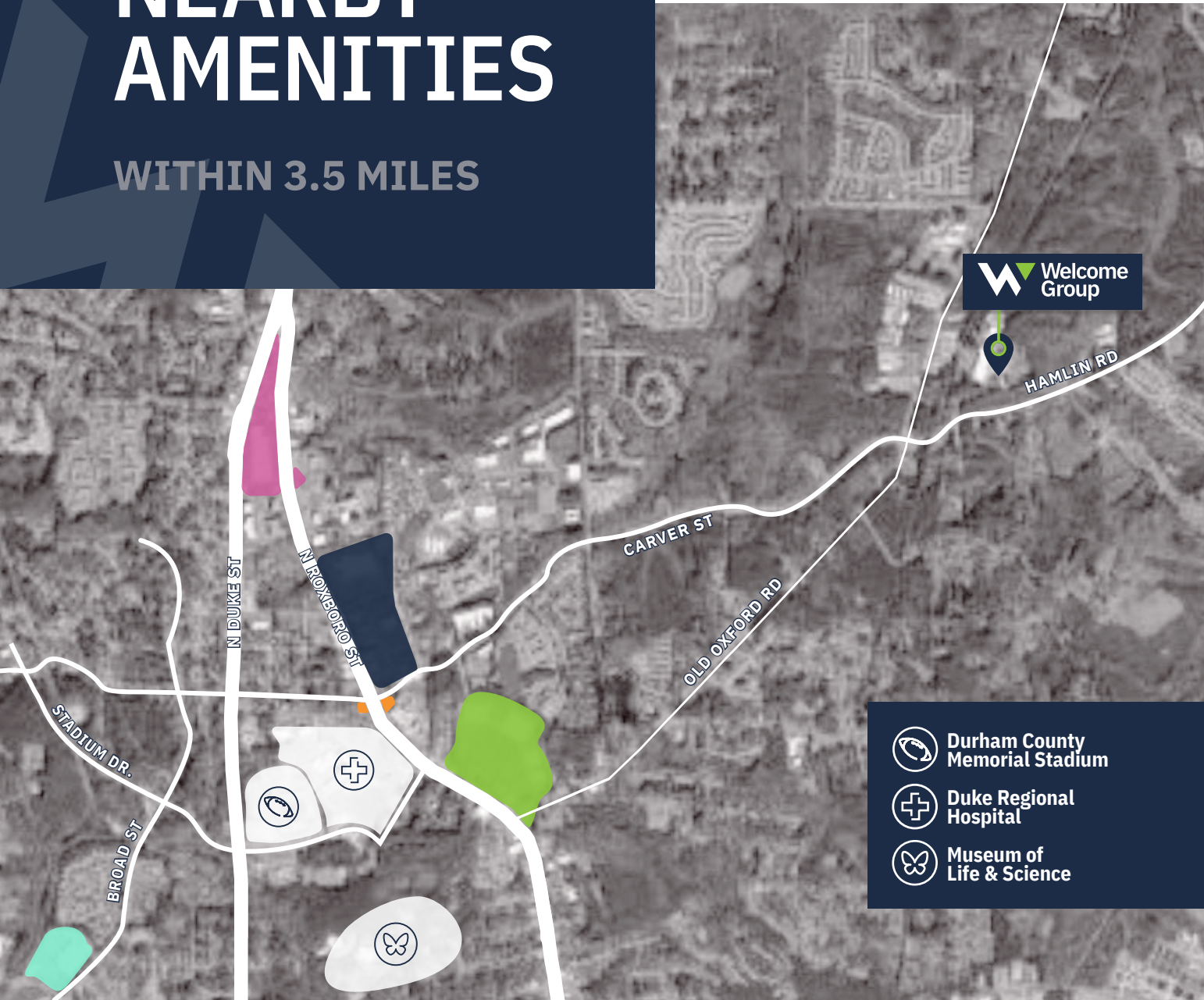
- Life Sciences
- Manufacturing + Distribution

Downtown Durham	5.4 miles
Raleigh-Durham International	19.5 miles
Duke University	6.4 miles
Research Triangle Park	13.9 miles



NEARBY AMENITIES

WITHIN 3.5 MILES



1.8 MILES | 5 MINS

- Burger King
- Church's Chicken
- Kuomi Japanese
- Food Lion
- Subway
- U.S. Postal Service

2.0 MILES | 5 MINS

- Chick-fil-A
- Chipotle Mexican Grill
- Freddy's Frozen Custard & Steakburgers
- Goodberry's Frozen Custard
- Lowe's Home Improvement
- Panera Bread
- Zaxby's

2.0 MILES | 5 MINS

- CVS Pharmacy
- Dunkin' Donuts
- Five Guys
- Marco's Pizza
- PNC Bank

2.4 MILES | 6 MINS

- Captain D's
- Cook Out
- Firehouse Subs
- Hardee's
- Jersey Mike's Subs
- KFC
- McDonald's
- Pizza Inn
- Starbucks Coffee
- Wendy's

3.3 MILES | 8 MINS

- Costco



ALTERNATE PLAN

OVER 1MSF

**INDUSTRIAL / FLEX /
GMP / LIFE SCIENCE**

±394,800 SF available in Phase I
Spaces available from 4,800 SF+

PHASE I		PHASE II		PHASE III	
Building	SF	Building	SF	Building	SF
D - 1613	103,200	C - 1539	100,100	A	255,000
E - 1601	74,400	H - 1225	100,450	B	28,000
F - 1607	192,000			I	240,000
G - 1507	25,200			J	192,000
				I	385,560

Alternate Plan

I 385,560



ENJOY THE OUTDOORS

WELLNESS AT WORK,
NATURALLY.

LEGEND

- | | | | | | |
|--|--|--|-----------------------------|--|--------------------|
| | BUILDING (LIGHT INDUSTRIAL) | | GATHERING SPACE | | MAIN MONUMENT |
| | SCM | | AMENITY | | SECONDARY MONUMENT |
| | ENVIRONMENTAL FEATURE/TREE PRESERVATION AREA | | BUILDING WAYFINDING SIGNAGE | | TRUCK SIGNAGE |
| | PERIMETER BUFFER / STREETSCAPE | | | | |

- | | | | |
|--|------------------------------------|--|-----------------------|
| | PAVED TRAIL | | PAVED MULTI-USE PATHS |
| | MULCHED TRAIL | | |
| | POTENTIAL RAIL TO CONVERSION TRAIL | | |
| | PHASE 1 LIMIT | | |

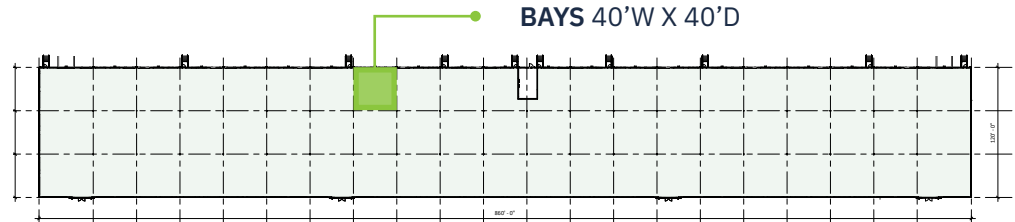
PHASE I

BUILDING D

1613 HAMLIN ROAD

103,200 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	103,200 SF
Dimensions	120' deep x 860'
Date Available	Q4 2024
Column Spacing	40' x 40'
Dock Doors	up to 44 9'x10' dock high (21) / up to 8 14'x16' OH (2)
Lighting	Lease lighting - single fixture per bay
Clear Height	24' clear
Electrical	2,000 AMP service

Associate Parking	195 spaces / 1.8 per 1K SF
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	60 mil over 5" rigid insulation
Floor/Slab	6" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham

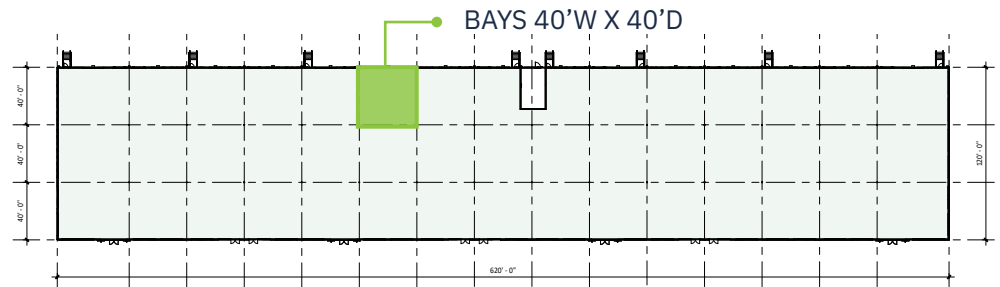
PHASE I

BUILDING E

1601 HAMLIN ROAD

74,400 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	74,400 SF
Dimensions	120' deep x 620'
Date Available	Q4 2024
Column Spacing	40' x 40'
Dock Doors	up to 33 9'x10' dock high (15) / up to 6 14'x16' OH (4)
Lighting	Lease lighting - single fixture per bay
Clear Height	24' clear
Electrical	2,000 AMP service

Associate Parking	154 spaces / 2.0 per 1K SF
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	60 mil over 5" rigid insulation
Floor/Slab	6" concrete
Truck Court Depth	175' shared
Zoning	IL - City of Durham

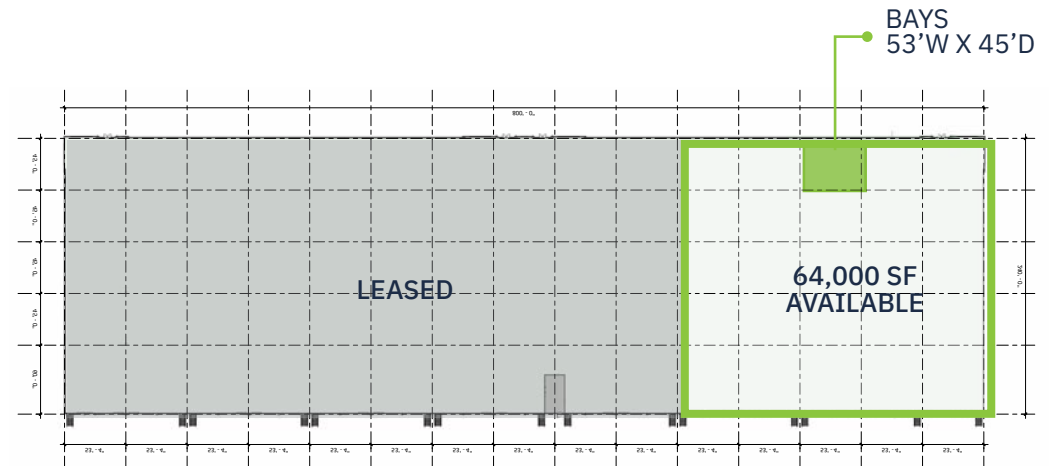
PHASE I

BUILDING F

1607 HAMLIN ROAD

64,000 SF
AVAILABLE

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	192,000 SF
Dimensions	240' deep x 800'
Date Available	Q4 2024
Column Spacing	53' x 45' w/ 60' x 53' speed bay
Dock Doors	up to 43 9'x10' dock high (15) / up to 2 14'x16' OH (2)
Lighting	Lease lighting - single fixture per bay
Clear Height	32' clear
Electrical	3,000 AMP service

Space Available	64,000 SF
Associate Parking	257 spaces / 1.3 per 1K SF
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	60 mil over 5" rigid insulation
Floor/Slab	7" concrete
Truck Court Depth	175' shared
Zoning	IL - City of Durham

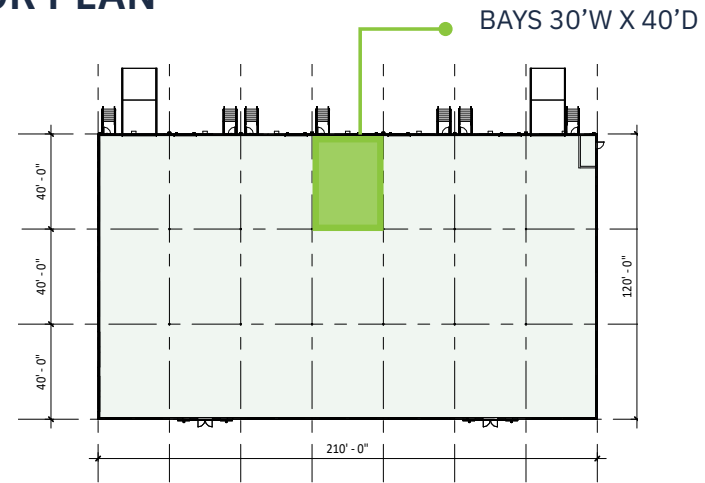
PHASE I

BUILDING G

1507 HAMLIN ROAD

25,200 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	25,200 SF
Dimensions	120' deep x 210'
Date Available	Q1 2025
Column Spacing	30' x 40'
Dock Doors	9 9'x10' dock high (9) / 2 14'x16' OH (2)
Lighting	Lease lighting - single fixture per bay
Clear Height	24' clear
Electrical	800 AMP service

Associate Parking	46 spaces / 2.0 per 1K SF
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	60 mil over 5" rigid insulation
Floor/Slab	6" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham

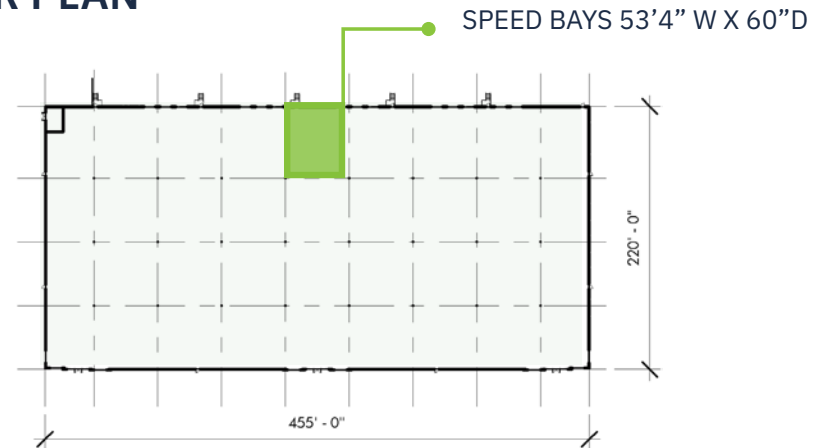
PHASE II

BUILDING C

1539 HAMLIN ROAD

100,100 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	100,100 SF
Dimensions	220' deep x 455' wide
Date Available	Q3 2025
Column Spacing	53' - 4" x 53' - 4"
Dock Doors	(14) 9'x10' Dock Doors (9) 9'x10' Dock Knock outs (4) 14'x12' Drive-in Knock outs
Lighting	Lease lighting - single fixture per bay
Clear Height	32' clear
Electrical	2,000 AMP

Associate Parking	125 parking spaces
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	45 mil over 3.5" rigid insulation
Floor/Slab	7" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham

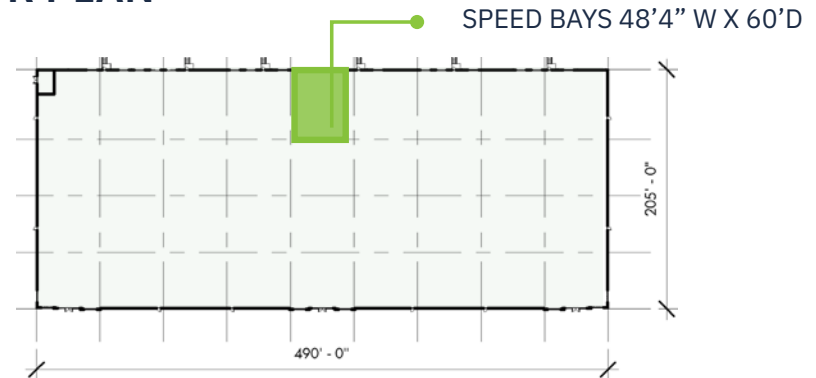
PHASE II

BUILDING H

1225 HAMLIN ROAD

100,450 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	100,450 SF
Dimensions	205' deep x 490' wide
Date Available	Q3 2025
Column Spacing	48' - 4" x 54' - 6"
Dock Doors	(17) 9'x10' Dock Doors (8) 9'x10' Dock Knock outs (5) 14'x12' Drive-in Knock outs
Lighting	Lease lighting - single fixture per bay
Clear Height	32' clear
Electrical	2,000 AMP

Associate Parking	86 Parking Spaces
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	45 mil over 3.5" rigid insulation
Floor/Slab	7" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham

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