



PRESENTED BY:



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FOR LEASE
2420 KISS DRIVE
DURHAM, NC 27704

PROPERTY OVERVIEW

2420 KISS DRIVE

DURHAM, NC 27704

OFFERING SUMMARY

BUILDING SIZE:	±5,883 SF
OFFICE AREA:	±1,073 SF
LOT SIZE:	±1.4 Acres (0.7 ac yard available separately)
PARCEL ID:	129266
ZONING:	Industrial Light (IL)
MARKET:	Central Durham
POWER:	400 amp service, 3-phase
YARD LEASE RATE:	\$2,700/mo (Ground)
BLDG LEASE RATE:	\$16.50/SF (NNN)

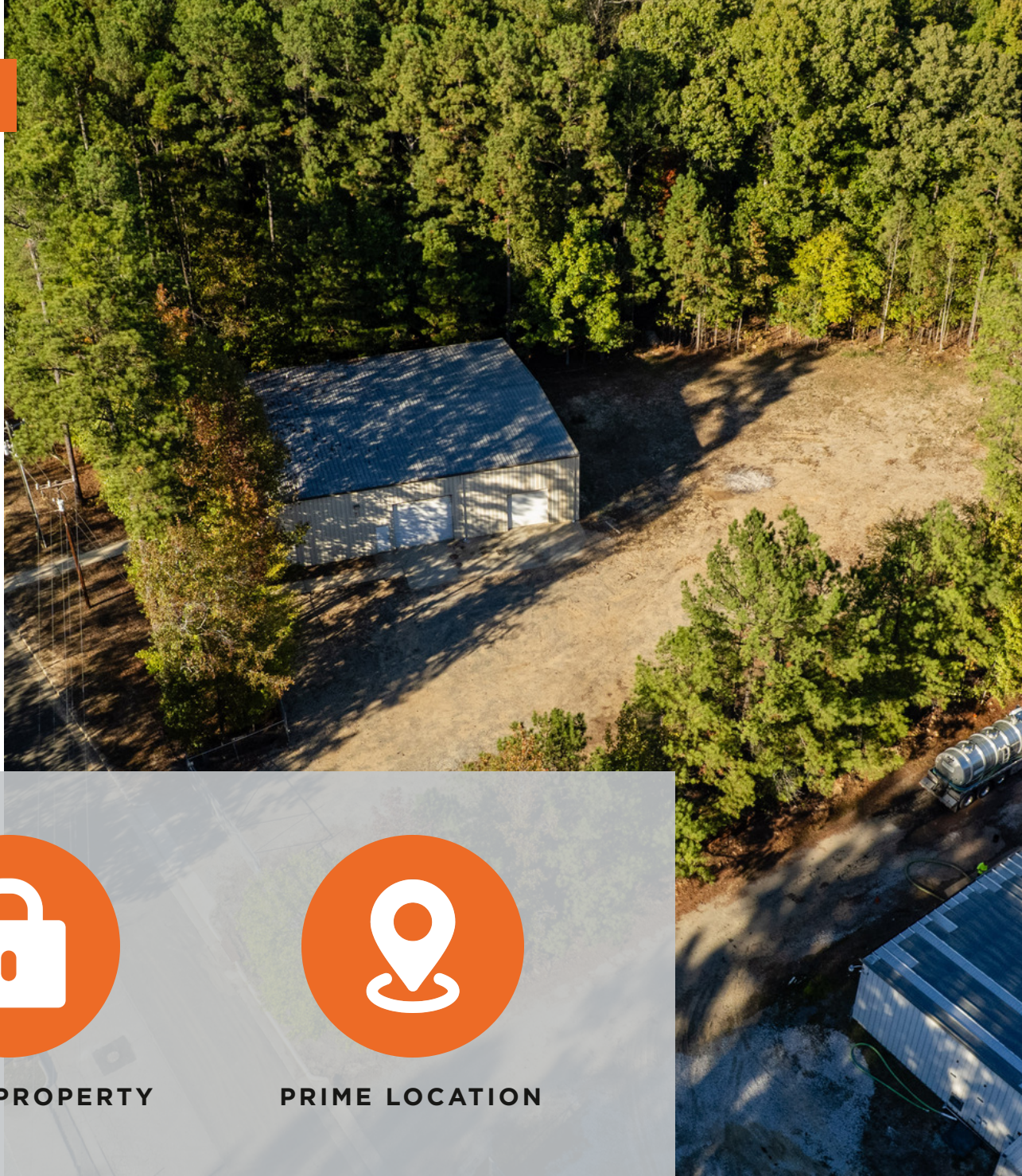
PROPERTY SUMMARY

2420 Kiss Drive presents a **rare opportunity to lease a well-maintained, highly functional light industrial property with both warehouse and fenced yard space** in central Durham — ideal for contractors, service operators, light manufacturers, or logistics users requiring outdoor storage or fleet parking. The site offers **excellent access to major transportation routes** serving Durham and the Triangle region.



PROPERTY HIGHLIGHTS

- Functional mix of warehouse and office space, ideal for a wide range of businesses
- Clear-span warehouse with ± 18 -20' ceiling heights + new LED lighting
- Freshly painted office area with four private offices and two restrooms
- Fenced + gated yard for secure outdoor storage or equipment parking
- Just minutes from I-85 (± 1 mile) with quick access to US-70, NC-147, and 15-501
- Close to Duke University (± 4 miles), downtown Durham (± 3 miles), and RTP (± 11 miles)
- Option to lease roughly half of the total acreage (± 0.7 acres) separately (contact brokers)



FLEXIBLE LAYOUT



SECURE PROPERTY



PRIME LOCATION

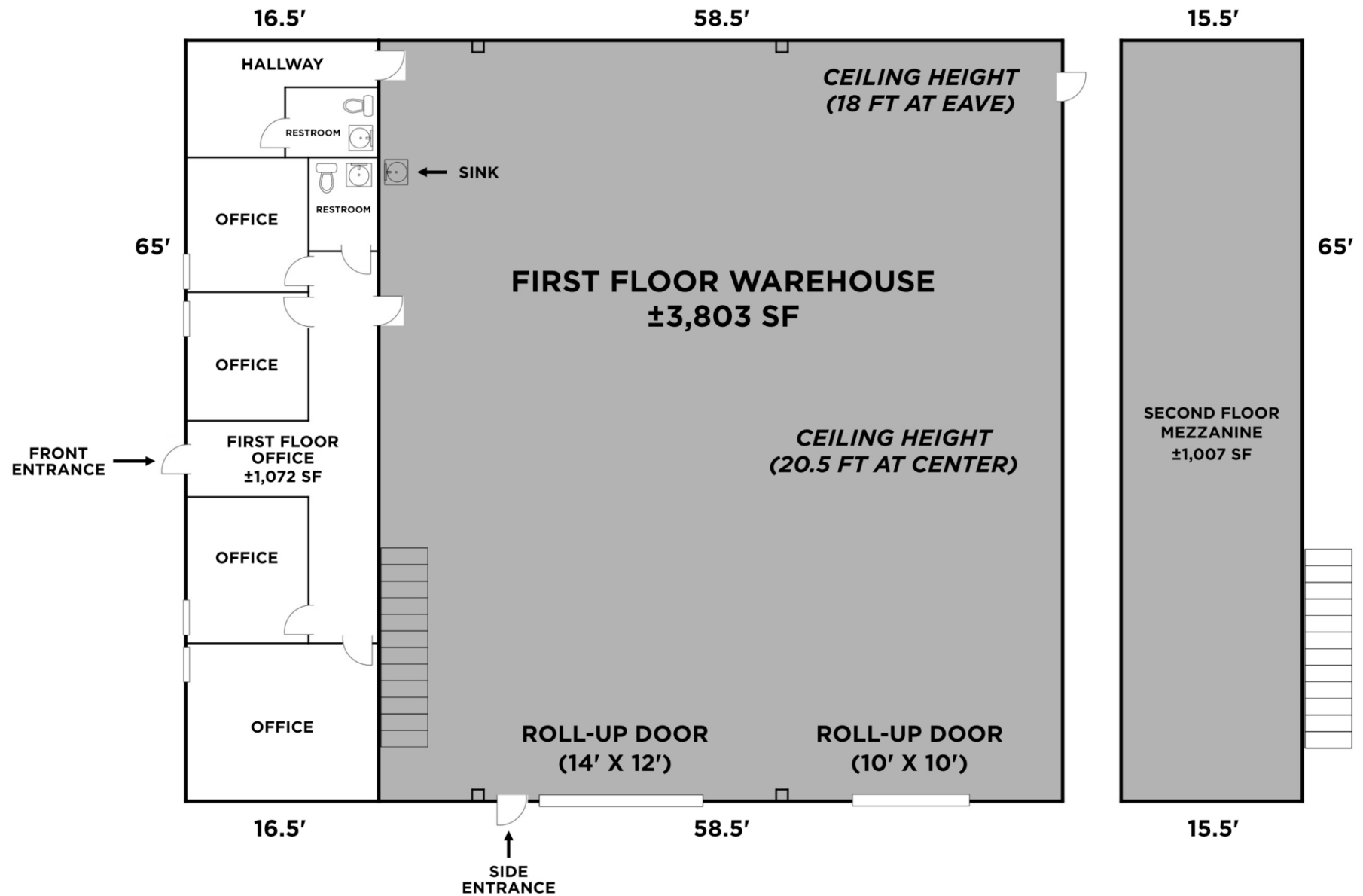
LEASING OPTIONS



EXTERIOR PHOTOS



FLOOR PLAN



OFFICE AREA PHOTOS



WAREHOUSE PHOTOS



LOCATION MAP





Local Expertise.
National Reach.

SVN | Real Estate Associates

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