

WAREHOUSE SPACE AVAILABLE

FOR LEASE

BUILDING 6

±52,000 - 156,000 SF

Located in Regional Commerce Center

805 S. Briggs Avenue
Durham, NC 27703



LEASED BY

Colliers

LOCATION

- Prime location at I-885 & Hwy 147 for seamless connectivity
- Just 12 miles from Raleigh-Durham International Airport
- Quick access to I-40, I-540, I-885, Hwy 70, and Research Triangle Park

AVAILABILITY

- ±156,000 SF with demising options starting at ±52,000 SF
- 16 dock doors
- 1 drive-in door
- 16 additional knock-outs

PROPERTY OVERVIEW

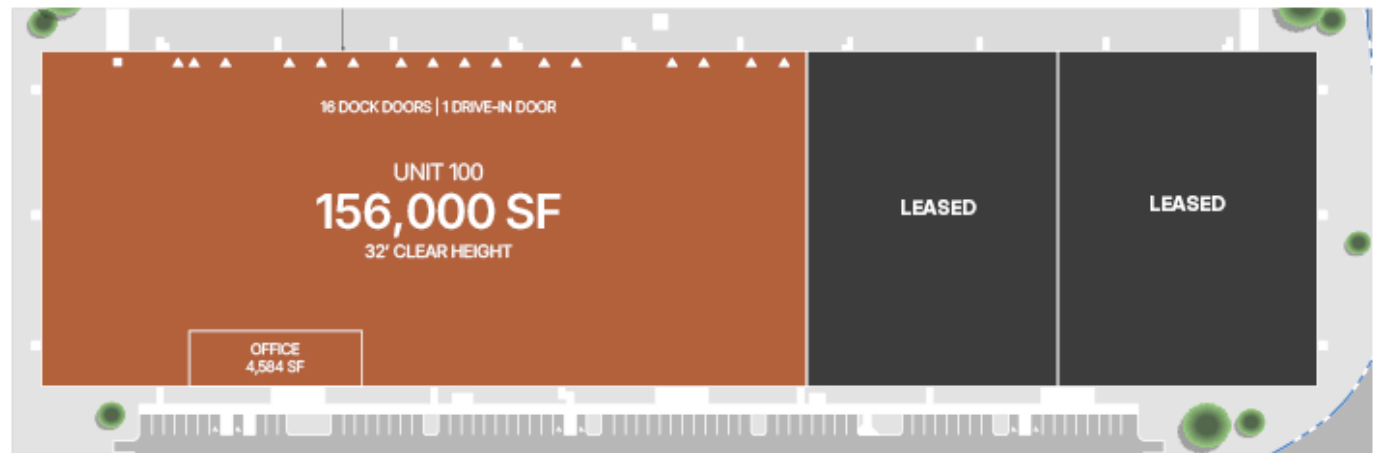
Building Size	260,000 SF
Year Built	2020
Zoning	IL
Column Spacing	50' x 60'
Trailer Parking	Up to 52 secured trailer spaces
Auto Parking	1 per 1,000 SF
Power	480c/277, 2,500 amp
Sprinkler	ESFR
Construction	Concrete tilt-wall
Roof Type	45-ml TPO
Truck Court Depth	180' (60' concrete apron)
Term	Neotiable
Lease Rate	Contact broker





Option 1

156,000 SF
16 dock doors
1 drive-in door
32' clear height
4,584 SF office



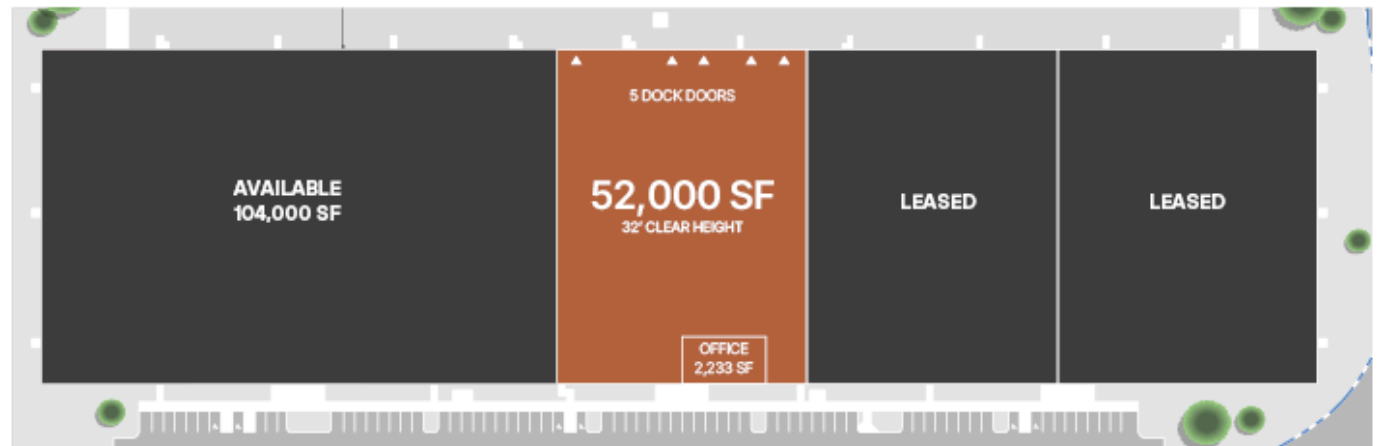
Option 2

104,000 SF
11 dock doors
1 drive-in door
32' clear height
4,584 SF office



Option 3

52,000 SF
5 dock doors
32' clear height
2,233 SF spec office



CONTACT INFORMATION

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