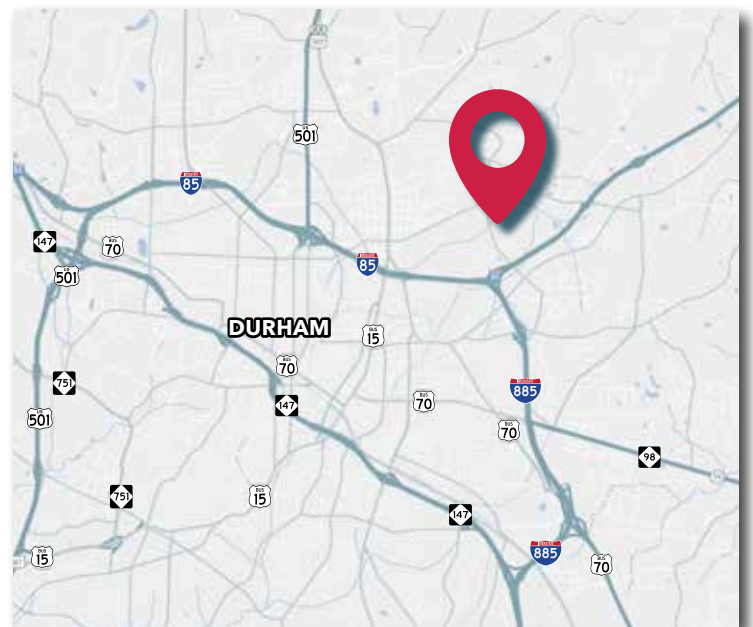




## PROPERTY OVERVIEW

- Industrial spaces available for lease
- 31,710 SF warehouse with 4 Dock doors in main building - Lease rate: \$7.50/SF, NNN (subdividable)
  - » 21,310 SF with 3 docks: \$8.00/SF, NNN
  - » 10,400 SF with 1 dock: \$8.00/SF, NNN
- 2,300 SF flex with roll up door in Bldg B
  - » Lease rate: \$11.50/SF, NNN
- Located on East Club Blvd, less than one mile to I-85 in north Durham
- Shared, pro-rata electric
- TICAM: \$0.85/SF (estimated)

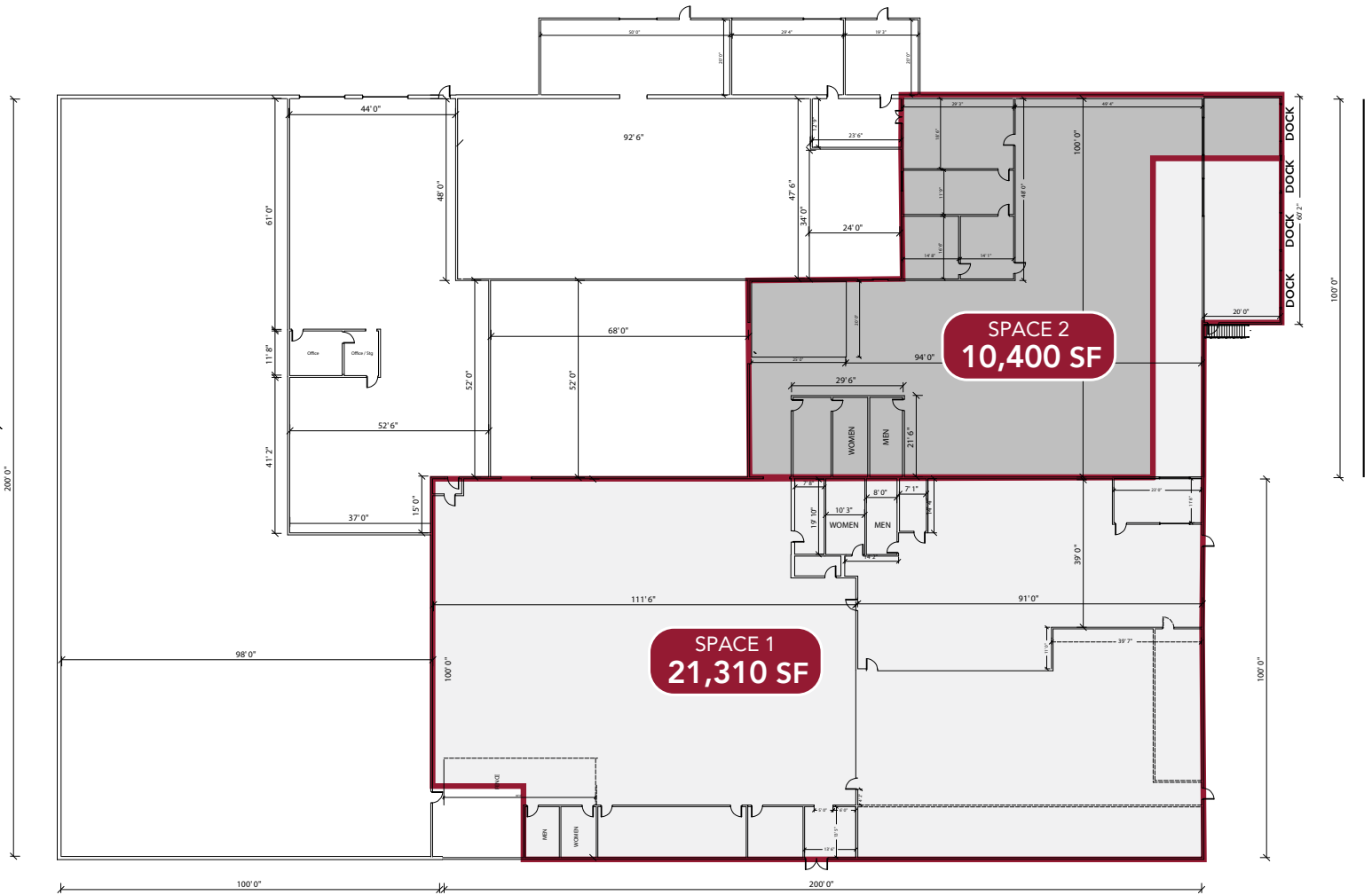


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MAIN WAREHOUSE



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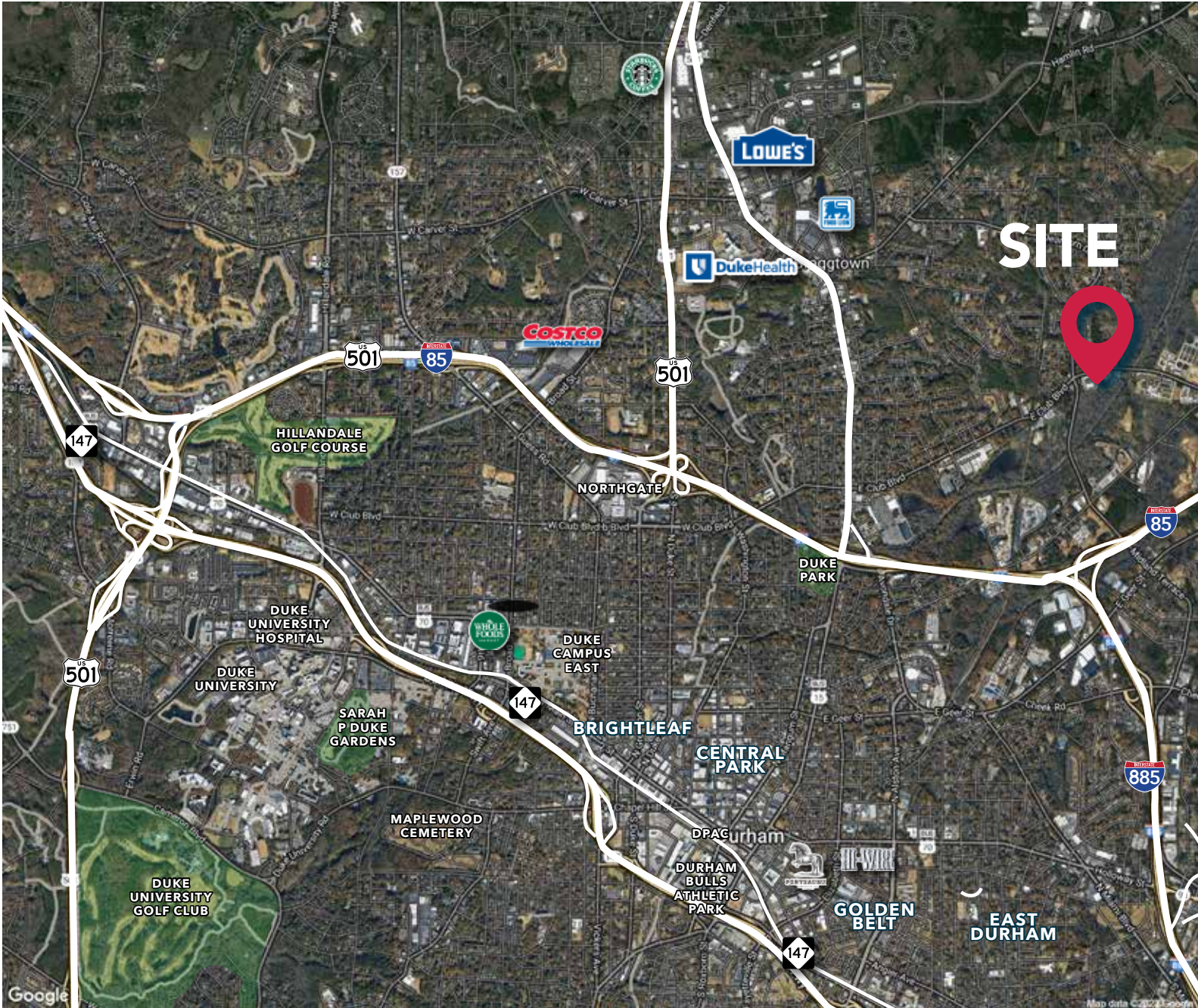
**BUILDING B**



1500 East Club Blvd - Bldg B - Space B (Middle Unit) 2300 SF

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