

FOR SALE

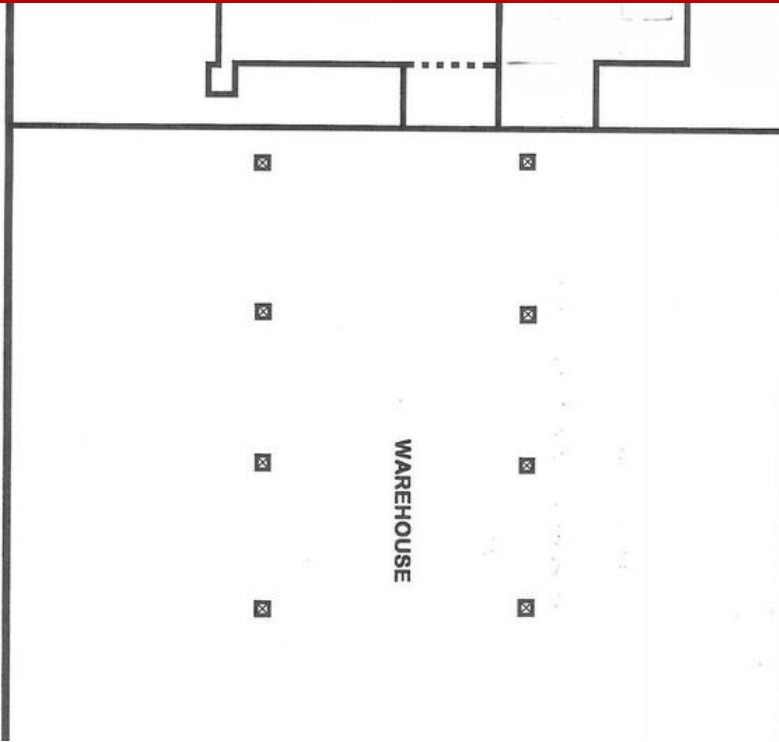
**312 S Miami Blvd
Durham, NC**



- Existing 25,668 SF flex/warehouse building; Two separately surveyed parcels totaling 9 acres (6 acres and 3 acres)
- Dry sprinkler system
- One dock high door, Two 12' W X 15' H drive-in doors
- Power: 200 – 1825 AMP / 270 V 3 Phase
- Masonry construction
- Built in 1965; Original roof - Recent cost of replacement ranging \$200,000 - \$300,000
- 20 existing parking spaces with rear excess acreage for excess parking and/or laydown if needed
- Total 9 acres, Existing building is situated on 3 acres surveyed separately
- Locally owned by 20+ year strong financial company in the construction business, specific to elevator contracting
- Remaining approximate six acres:
 - Preliminarily site conceptual for an approximately 45,000+ SF of additional building square footage, whether one single large building or multiple freestanding buildings; Substantial impervious coverage potential

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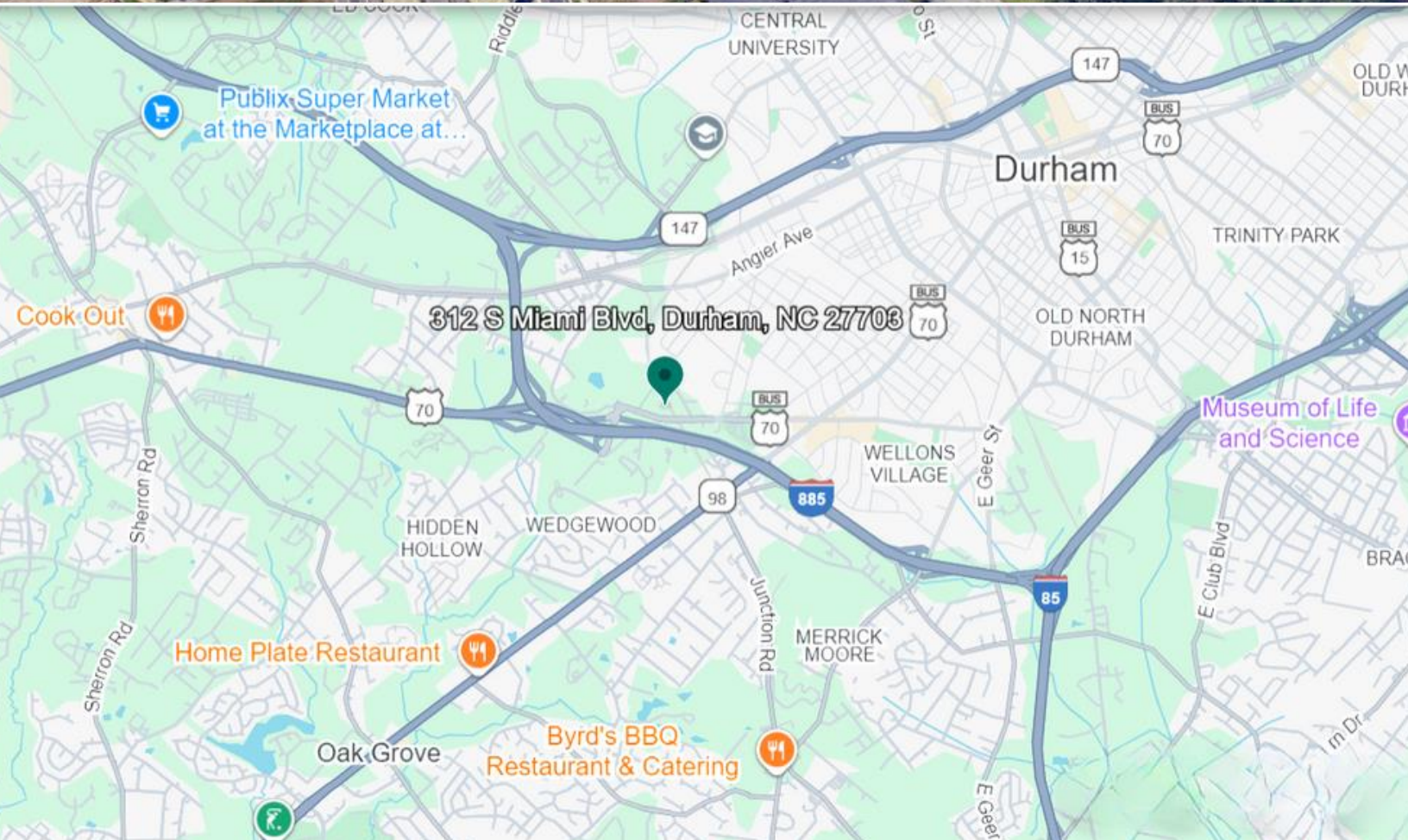


- Seller is open to long – term leaseback (up to 10 years) if selling to investor OR shorter term if desired
- While open to subdividing and selling the excess six acres individually/separate from existing building, ideally seeking one buyer for entire 9 - acre package (existing building, 3 acres on which it sits, and the excess 6 acres)
- Flexibility offering investment opportunity via long – term leaseback with strong credit tenant, potential owner occupancy, excess laydown, IOS, etc.; “Menu” of optionality
- Premiere Durham and RTP proximity located just off HWY 70 Interchange, Durham – 147, and all points throughout Triangle
- Exposure/visibility from HWY 70
- Ideal for industrial user seeking quasi-retail footprint, particularly if needing excess acreage
- Call regarding price structuring
- From I—95 to Mebane, this is an optimal footprint and extremely difficult to replicate whether investment, user/occupier, etc.

[More Photos](#)

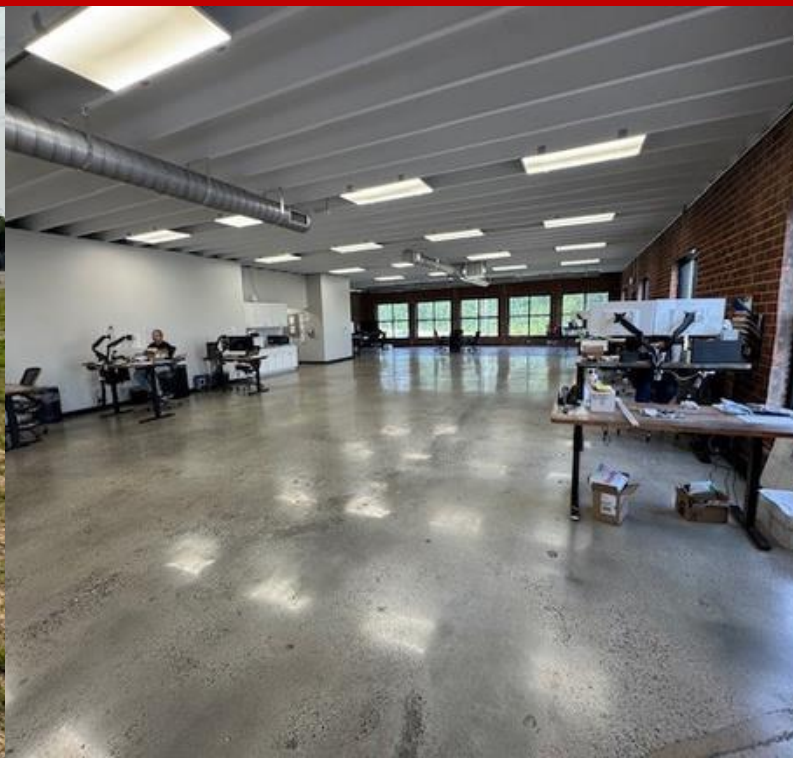
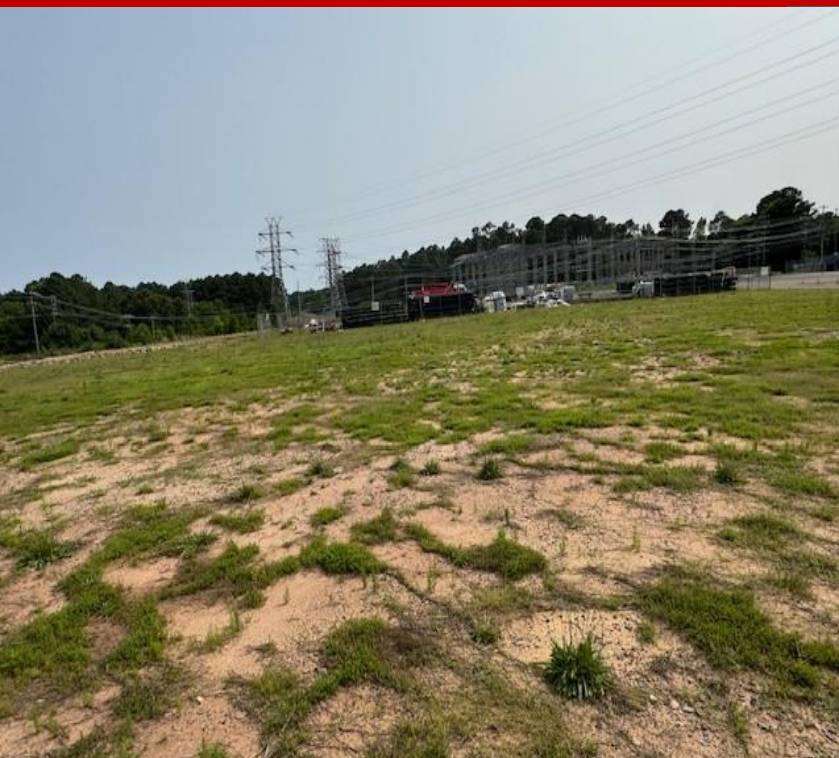
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Nearby Demographics

	2 MILES	5 MILES	10 MILES
2025 Estimated Population	34,634	161,301	392,469
2029 Projected Population	38,339	179,154	424,054
Median Age	34	35	37
2025 Estimated Households	13,404	70,147	176,459
2025 Median Household Income	\$42,895	\$62,035	\$78,082

For more information contact:

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