



# DURHAM

LOGISTICS CENTER



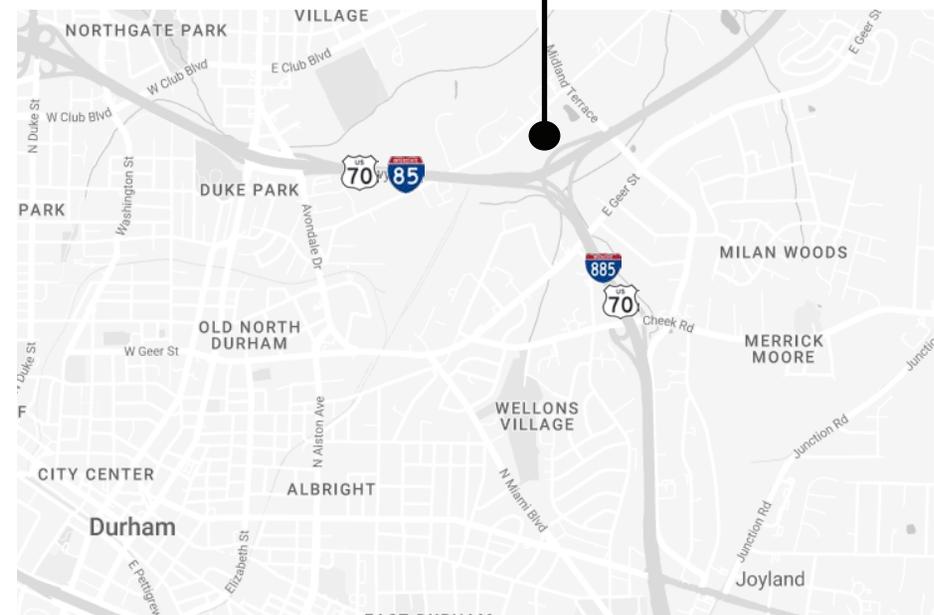
**90,000 - 351,030 Square Feet Available**

**1716 Camden Avenue, Durham, NC 27704**



## Property Features.

- Irreplaceable Location Fronting The I-85 and I-885 Intersection in Durham, North Carolina
- 36-Foot Modern Clear Height
- 77 Trailer Storage Spaces
- \$4.7 Billion Consumer Spending within a 10-Mile Radius
- 10 Miles (15 Minute Drive) to Research Triangle Park
- 13.3 Miles (22 Minute Drive) to Raleigh/Durham International Airport





**167K**

2023 POPULATION  
WITHIN 5-MILES

**10,982**

SERVICE-PRODUCING INDUSTRIES  
WITHIN 5-MILES

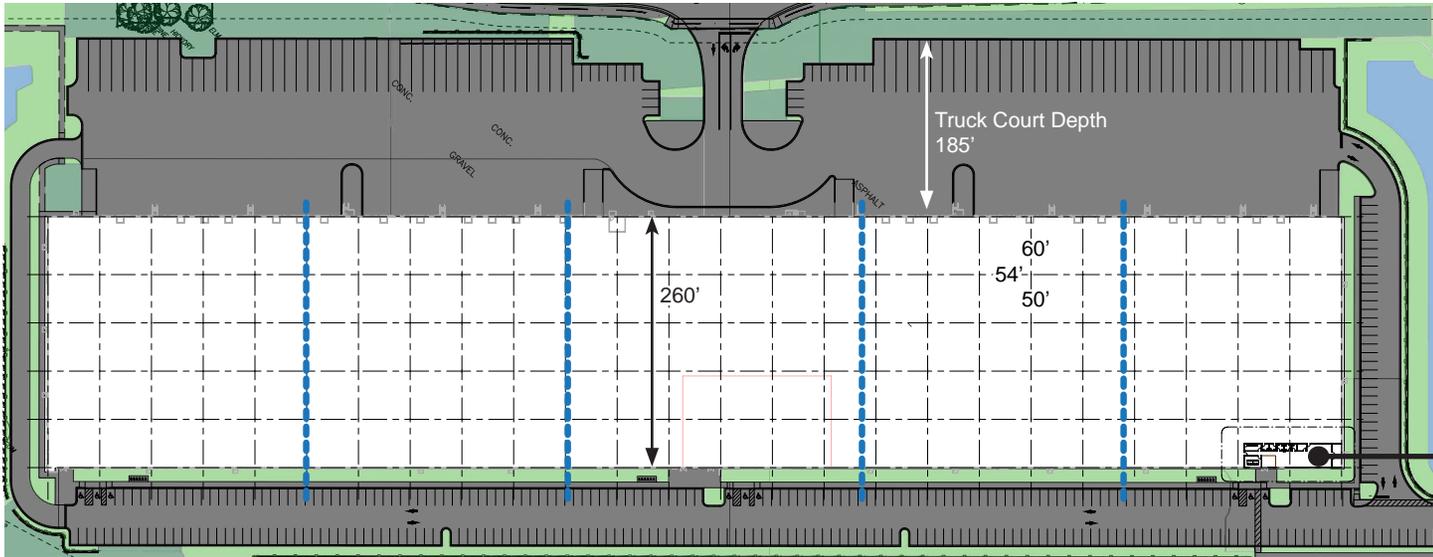
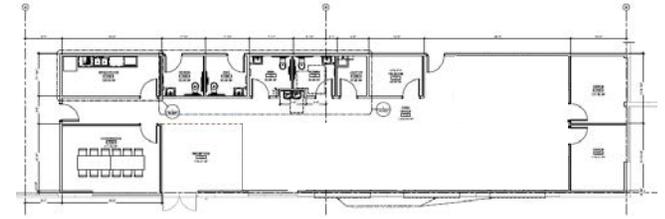
**\$4.7B**

CONSUMER SPENDING  
WITHIN 10-MILES

\* 2023 COUNT YEAR

# Building 1 Overview.

351,030 SF

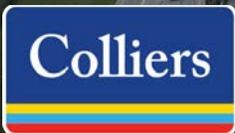


**Spec Office  
2,500 SF**

## Highlights.

Available for Lease	351,030 SF	Slab Thickness	7"	Dock Doors	66 available with 26 mechanical pit levelers in place
Spec Office	2,500 SF	Available Power	4,000amp service	Drive-in Doors	4
Configuration	Rear Load	Sprinklers	ESFR	Trailer Parking Spaces	77
Building Depth	260'	Clear Height	36'	Auto Parking Spaces	351
Speed Bay	60'	Column Spacing	54' x 50'		
Truck Court Depth	185'				

Leased by:



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