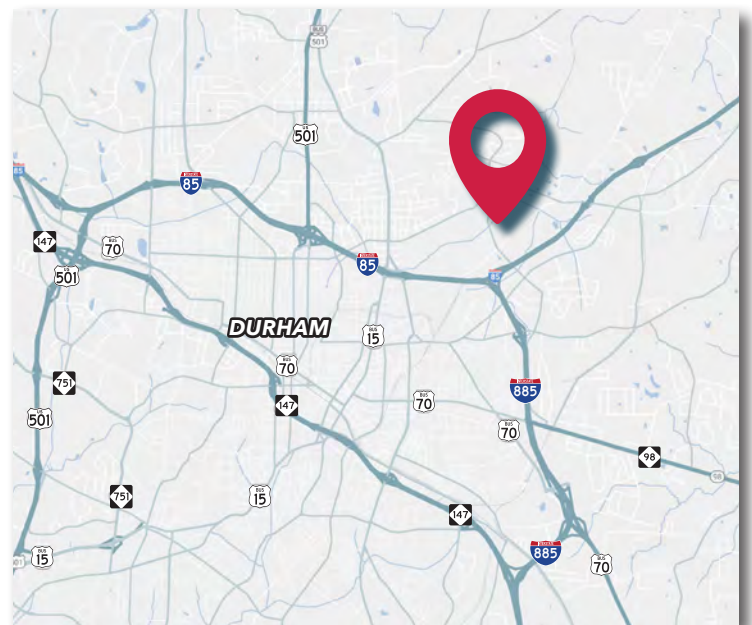




PROPERTY OVERVIEW

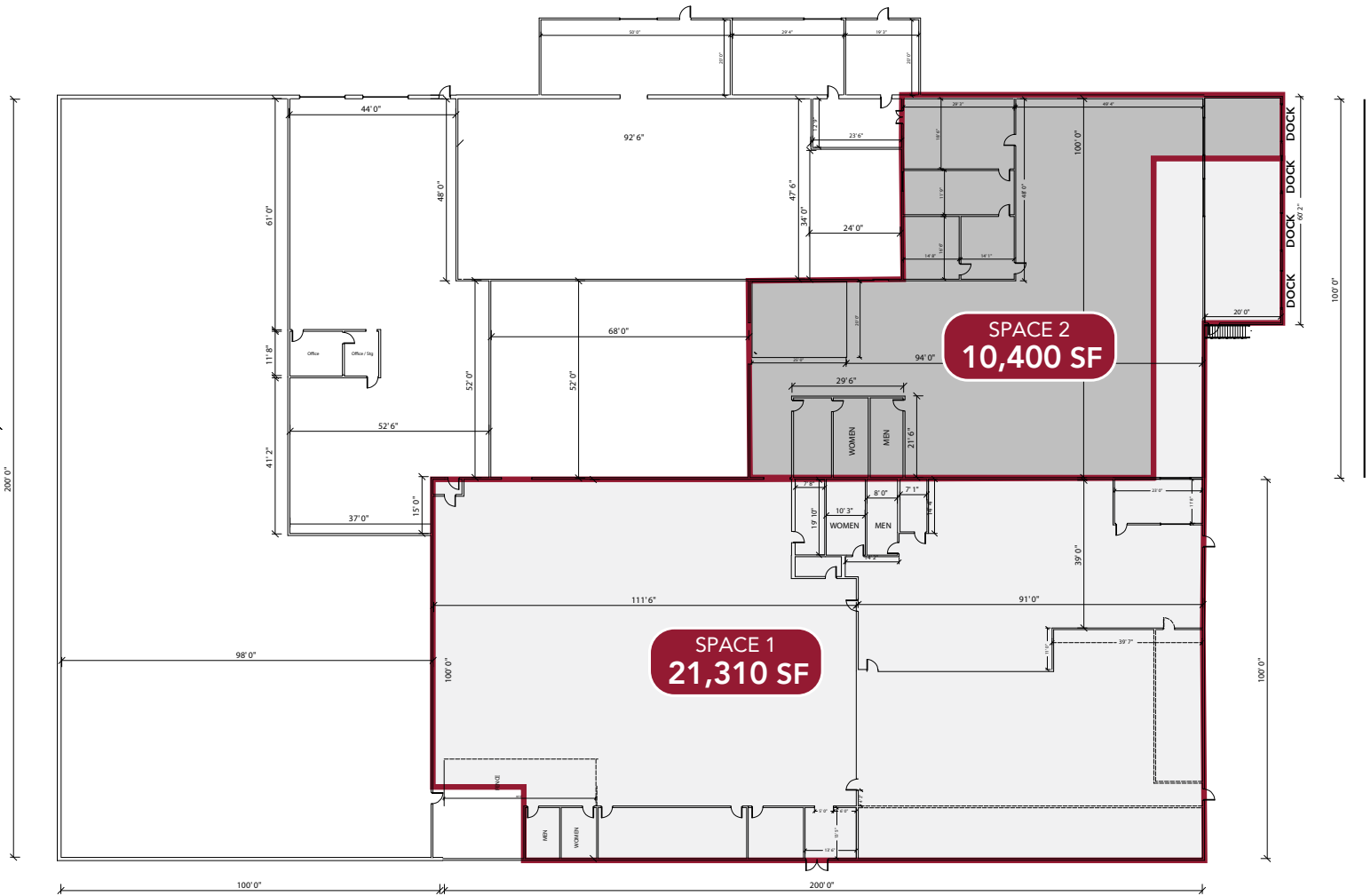
- Industrial spaces available for lease
- 31,710 SF warehouse with 4 Dock doors in main building - Lease rate: \$7.50/SF, NNN (subdividable)
 - » 21,310 SF with 3 docks: \$8.00/SF, NNN
 - » 10,400 SF with 1 dock: \$8.00/SF, NNN
- Located on East Club Blvd, less than one mile to I-85 in north Durham
- Shared, pro-rata electric
- TICAM: \$0.65/SF (estimated for 2024)



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

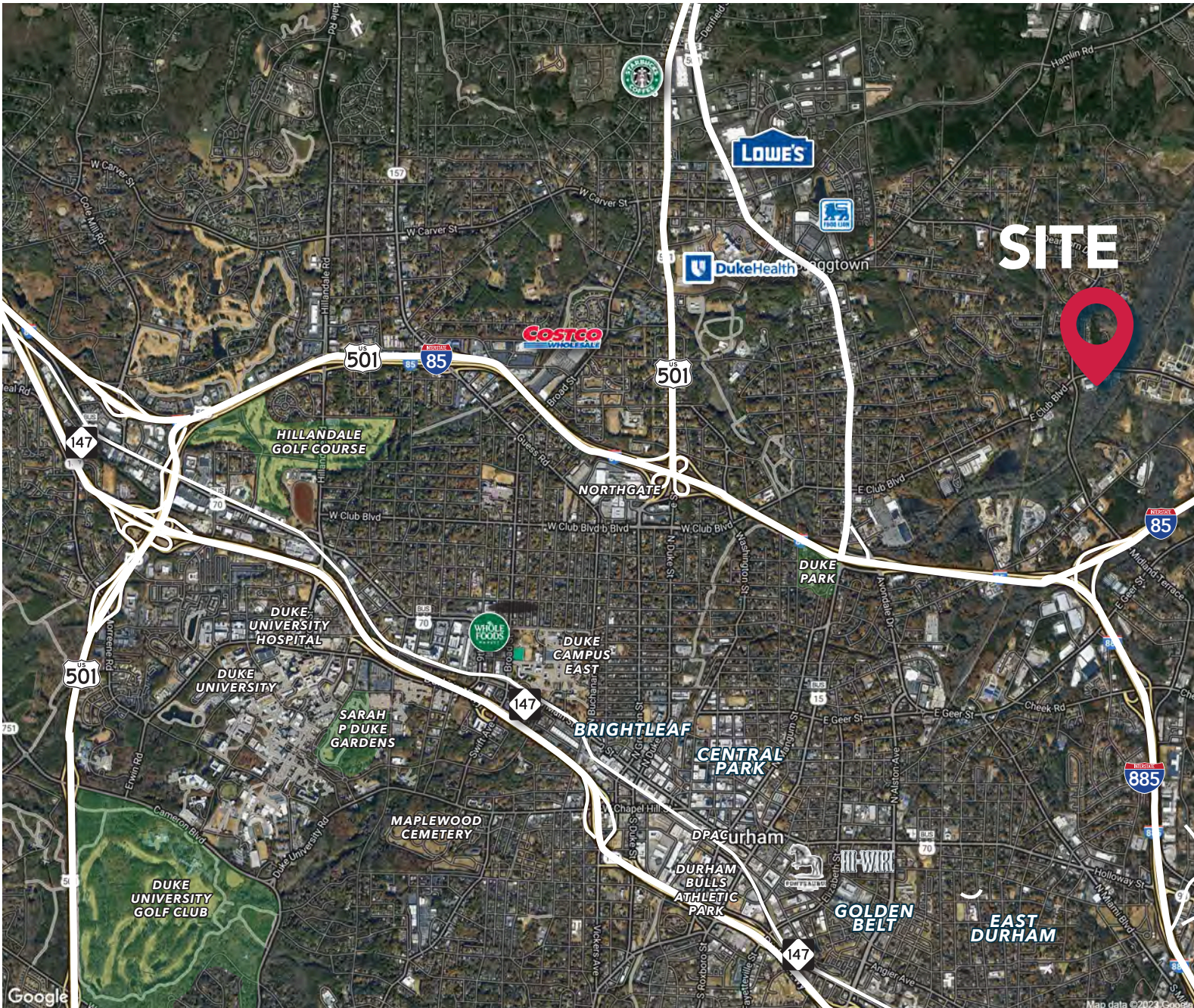
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INDUSTRIAL FOR LEASE



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