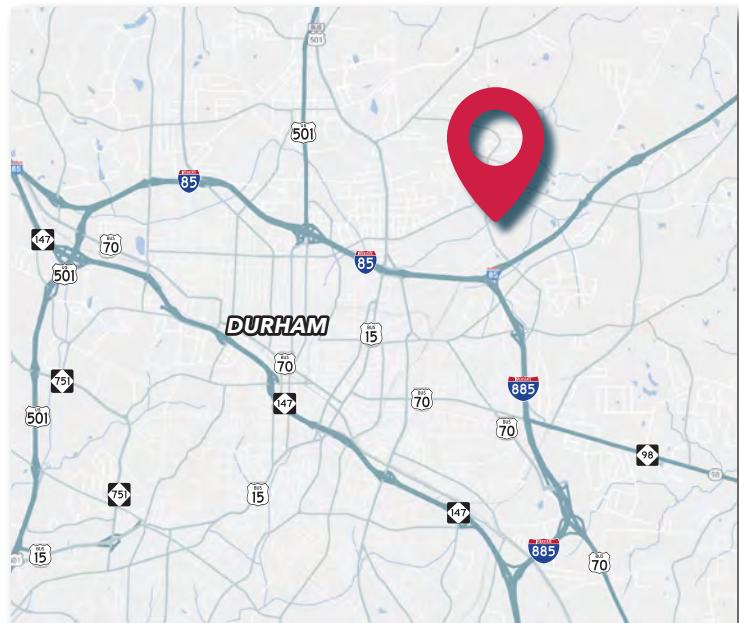




PROPERTY OVERVIEW

- 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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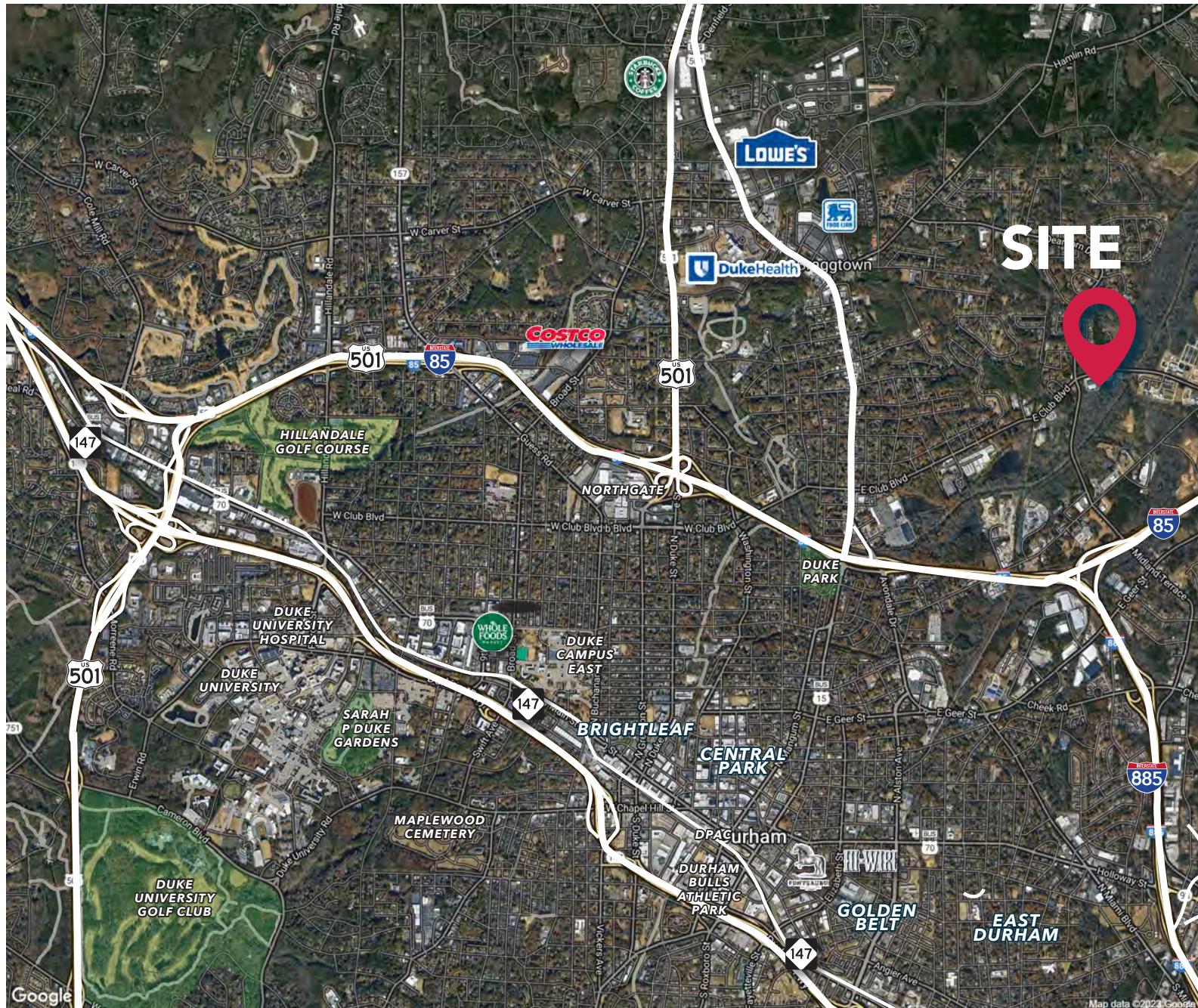
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