

4628 INDUSTRY LANE DURHAM, NC



Carolina Moon
REALTY

PROFESSIONAL GRADE FLEX/OFFICE PARK WITHIN
THE SOUTH DURHAM SUBMARKET



PROPERTY OVERVIEW

- **BUILDING FACTS:** 9,408 SF, BUILT IN 2006, CLASS B, MULTI-TENANT CONFIGURATION
- **PARKING:** 38 SURFACE SPACES INCLUDED
- **LOCATION ACCESS:** EXCELLENT PROXIMITY TO I-40, RTP, RDU, I-85, DUKE UNIVERSITY, AND UNC
- **AVAILABLE SPACE:** 2ND FLOOR 529 SF, 2ND FLOOR 720-1450 SF

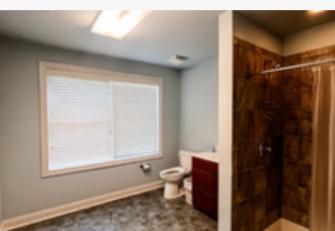
AMENITIES

- LARGE, OPEN SPACE
- CENTRAL AIR + HEATING
- HIGH CEILINGS
- SECURITY SYSTEM
- CORNER UNIT
- FULLY CARPETED
- SHOWER FACILITIES
- PRIVATE RESTROOM
- NATURAL LIGHT
- UTILITIES INCLUDED

4628 INDUSTRY LANE. DURHAM, NC

Position your business for success at 4628 Industry Lane, a well-maintained flex/office building located in one of Durham's most accessible and desirable commercial corridors. Nestled between I-40, NC-55, and the Triangle Expressway, this property offers unbeatable proximity to Research Triangle Park, RDU Airport, Duke University, and downtown Durham.

This Class B building features move-in ready suites ranging from 592 SF to 1,450 SF, ideal for professionals, startups, satellite offices, or light creative use. Enjoy natural light, high ceilings, private restrooms, and access to ample surface parking—all in a quiet, professional setting. With flexible lease terms and utilities included in select spaces, 4628 Industry Lane delivers convenience and value in equal measure.



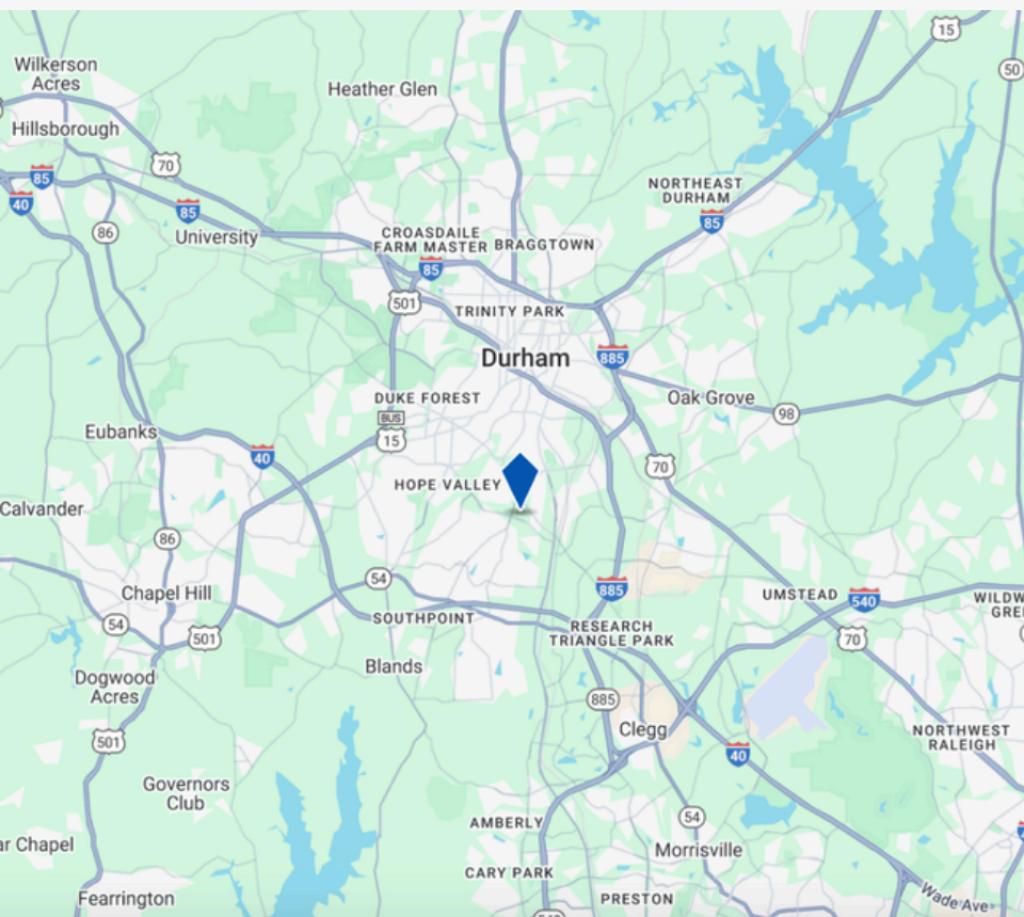
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Tucked into the established South Durham commercial corridor, this property offers quick and easy access to every major artery in the Triangle.

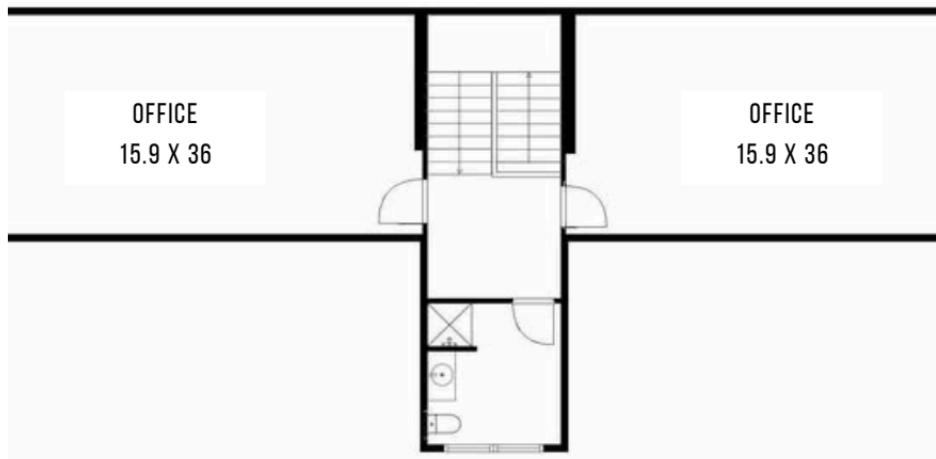
Within a 5-10 minute drive, you'll find everything your team needs to thrive:

- National retailers, banks, and services at Southpoint Mall
- Grocery, dining, and wellness options along Fayetteville Road and NC-54
- Lodging for out-of-town clients or contractors
- Access to highly skilled labor from nearby universities and tech firms

Whether you need an open collaborative layout or private offices with client-facing polish, this location offers the flexibility to adapt to your needs—all with the benefit of being centrally located in Durham's thriving business community.



FLOOR PLAN - 2ND FLOOR



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