

# 32,320 SF

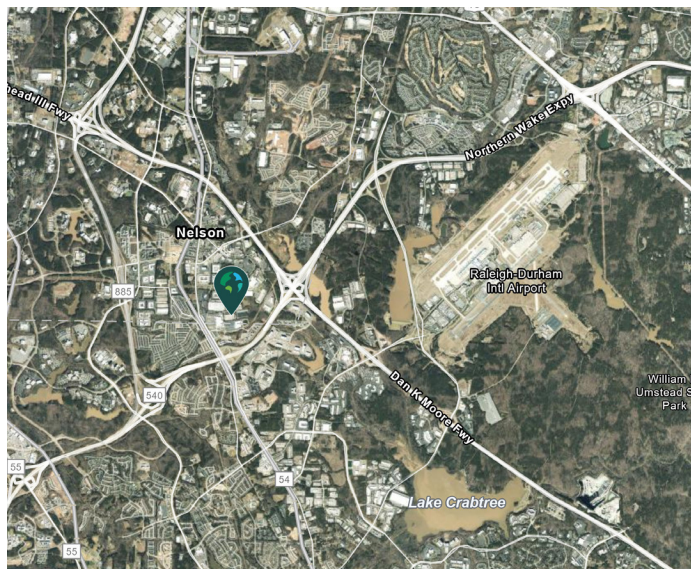
Industrial Space For Lease



## Prologis Imperial Center 1000



1000 Parliament Court, Suite 200  
Durham, NC 27703 USA



**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**

### LOCATION

- 2.5 miles from the I-40 & I-540 Interchange
- 3 miles from Raleigh-Durham International Airport
- Located in the Research Triangle Submarket

### FACILITY

- 169,520 total building SF
- 32,320 available SF
- 2,162 office SF
- 21' clear height
- 4 dock doors (1 with EOD leveler)
- 2 drive-in doors (12' x 14')
- 40' x 40' column spacing
- 202' building depth
- 400 amps available
- Calculated sprinkler system
- LED lighting upgrade available

### ADVANTAGES AND AMENITIES

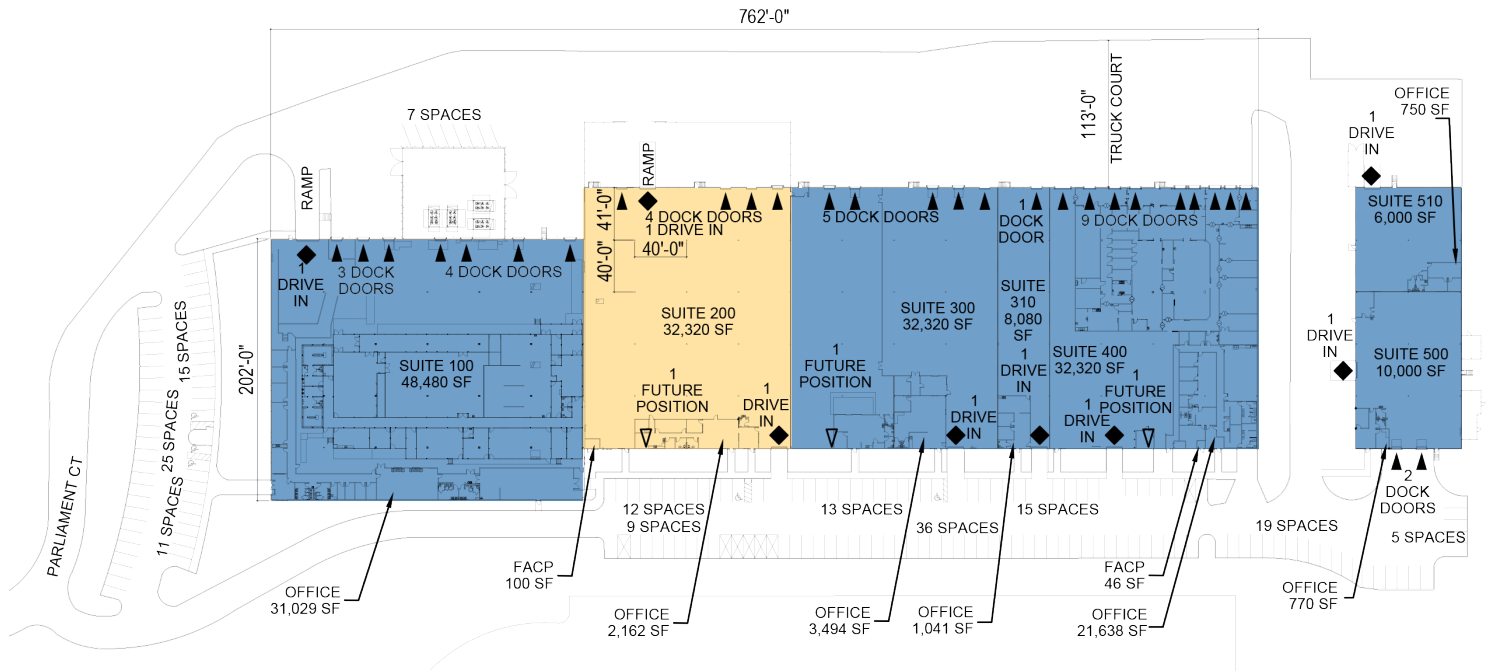
- Professionally landscaped, controlled environment
- Prologis Clear Lease - a simplified lease that fixes operating and capital expenses for the entire lease term
- Efficient and cost-effective warehouse solutions through Prologis Essentials

# 32,320 SF

Industrial Space For Lease



## Prologis Imperial Center 1000



- LEASED
- AVAILABLE
- DOCK POSITION
- FUTURE DOCK POSITION
- DOCK POSITION W/ EDGE OF DOCK LEVELER
- DOCK POSITION W/ PIT LEVELER
- DRIVE-IN DOOR

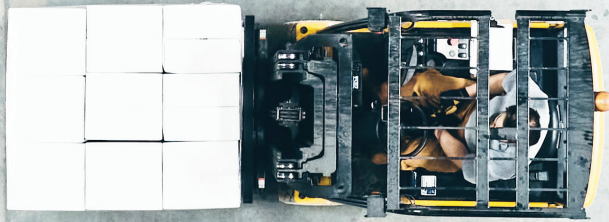


**Tri Properties**  
 Ed Brown  
 ebrown@triprop.com  
 ph +1 919 714 7116  
 cell +1 919 345 5939  
 5121 Kingdom Way  
 Suite 200  
 Raleigh, NC 27607 USA

**Tri Properties**  
 Daniel Herring  
 dherring@triprop.com  
 ph +1 919 714 7127  
 cell +1 919 760 7822  
 5121 Kingdom Way  
 Suite 200  
 Raleigh, NC 27607 USA

**Prologis**  
 Kristel Toliver  
 ktoliver@prologis.com  
 ph +1 704 426 8024  
 cell +1 919 995 5275  
 1 Fenton Main Street  
 Suite 230  
 Cary, NC 27511 USA

**Prologis**  
 Todd Summerfield  
 tsummerfield@prologis.com  
 ph +1 704 426 8002  
 cell +1 410 441 1145  
 1900 South Blvd.  
 Suite 302  
 Charlotte, NC 28203 USA



Worry less about your real estate expenses and focus more on your business.

Don't be blindsided by unexpected costs or a surprise bill at year-end. Get greater cost certainty through the term of your lease. There is NO annual reconciliation with the exception of property taxes.\*

# Simplify Your Lease, Simplify Your Life

Prologis' Clear Lease includes fixed base rent as well as fixed operating expenses,\* including both capital and non-capital expenses, throughout the initial lease term. We make your lease easier allowing for you to focus on streamlining your operations.



Simplified leasing process



Greater cost certainty



Trusted property maintenance



No operating or capital expense surprises



No reconciliation for common area maintenance



Shortened 11-page lease with no complex legal jargon

Clear Lease		Typical Lease Triple Net (NNN)
✓ Fixed and no unexpected costs or surprises	<b>Common Area Maintenance (CAM)</b> Landscaping Fire protection Snow removal Common utilities Roof repair	✗ Variable and reconciled
✓ Fixed and no unexpected costs or surprises	<b>Capital Repairs and Replacements</b> Parking lot repair and replacement Exterior building paint Roof replacement	✗ Variable and reconciled
✓ Fixed and no unexpected costs or surprises	<b>Management Fee</b>	✗ Variable
✓ Fixed and no unexpected costs or surprises	<b>Property Insurance and Liability Insurance Fees</b>	✗ Variable and estimated annually
✓ Fixed and no unexpected costs or surprises	<b>Office HVAC and Warehouse Heating</b> Maintenance Repair and replacement	✗ Tenant contracts and pays directly
✓ Fixed and no unexpected costs or surprises	<b>Dock Doors</b> Bi-annual maintenance	✗ Tenant contracts and pays directly

\*property taxes excluded

# Move-In Services

We make your end-to-end move easier.

We offer the solutions you need to run an efficient operation from day one in a newly leased facility—streamlined, customized and provided on a turnkey basis.



## Racking

- Turnkey solutions: design, engineering, procurement, permitting, installation.
- Options for new, refurbished and used: mezzanines, conveyors and automation equipment.
- Short lead times.



## Forklifts

- Extensive in-stock inventory.
- Short-term and long-term rentals.
- New, used, refurbished options.
- Free demos.



## Smart buildings

- Turnkey fiber optic network with internet and wireless APs.
- Access control, cameras, monitoring.
- Devices for handling inventory, security, communication, shipping and more.



## Generators

- Used, tested and certified generators from 20 to 3,000 kilowatts.
- 31-point inspection and certification process.
- Ready to ship in 24 to 48 hours.

### Let's start planning your move.

Please contact us at [Essentials@prologis.com](mailto:Essentials@prologis.com) to get started.