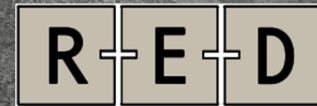


Available for Lease

7,000 SF - Fully Conditioned Flex



4506 Bennett Memorial Rd
Durham, NC 27705



REAL
ESTATE
DEVELOPMENT
PARTNERS

Jonathan Beall
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7,000 SF Flex Space for Lease

**4506 Bennett Memorial Rd.
Durham, NC**

Building Details

Well-located flex building available in Durham with excellent access to I-85 and major local routes. The property offers **7,000 SF** of fully conditioned space, including **599 SF of office**, and is well-suited for light industrial, storage, or service-oriented uses.

Key Features:

- **7,000 SF** total area
- **599 SF office** space
- **Fully conditioned** throughout
- **17' clear height**
- **1 dock-high door** and **1 drive-in rollup door**
- **Racking available** (optional)
- Flexible layout for a range of operational needs

This is a move-in ready solution for companies looking for warehouse or flex space in a central Durham location.

Available For Lease
\$14.50 NNN





Hillsborough Rd

4506 Bennett
Memorial

Bennett Memorial Rd



High Aerial

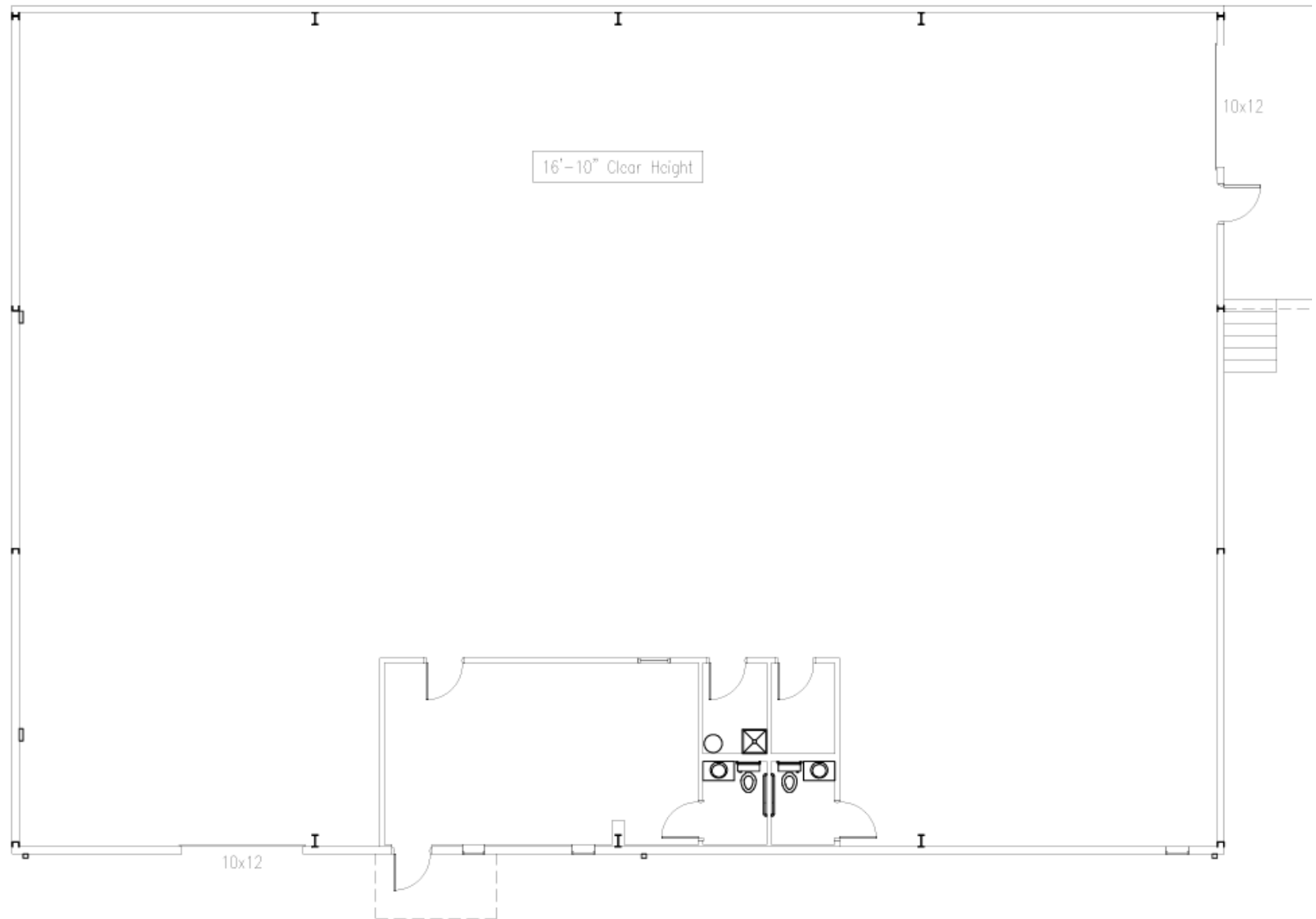
**4506 Bennett
Memorial**

**DURHAM
DOWNTOWN**



Image © 2025 Airbus

4506 Floor Plan & Building Details



4506 Bennett Memorial Drive

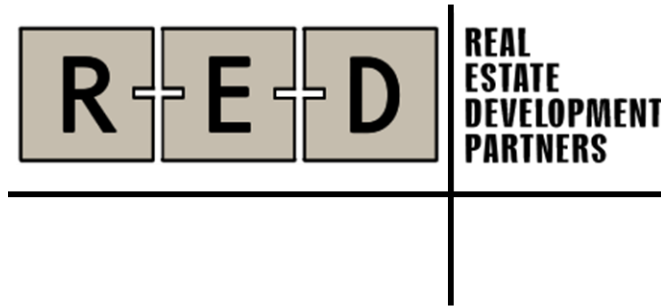
7,000 SF

599 Office SF

Additional Property Photos



For Additional Information Contact:



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