

# Available for Lease

7,000 SF - Fully Conditioned Flex



4506 Bennett Memorial Rd  
Durham, NC 27705



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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.

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**Available For Lease  
\$14.50 NNN**





Hillsborough Rd

4506 Bennett  
Memorial

Bennett Memorial Rd

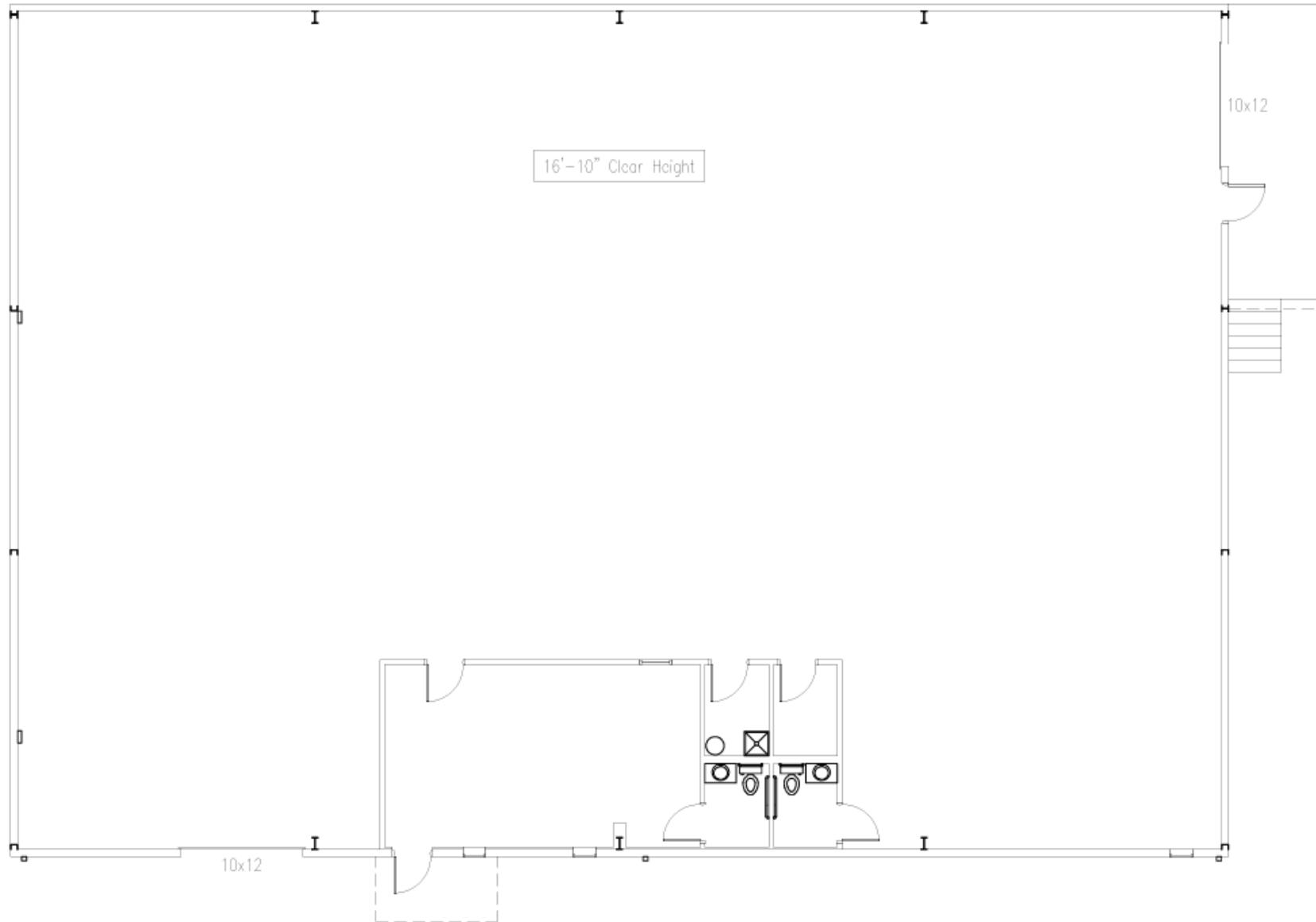
# High Aerial

4506 Bennett  
Memorial



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## 4506 Floor Plan & Building Details



4506 Bennett Memorial Drive

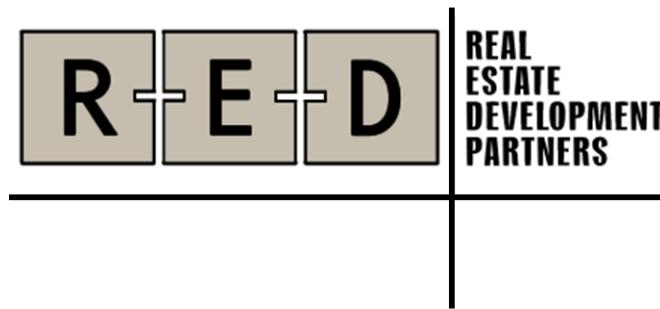
7,000 SF

599 Office SF

## Additional Property Photos



## **For Additional Information Contact:**



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