

PRIME FLEX/INDUSTRIAL WAREHOUSE WITH FENCED-IN LAYDOWN AREA

1129 E Geer St, Durham, NC 27704



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COMMERCIAL REAL ESTATE

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Some property photos in this offering memorandum have been digitally edited for clarity and presentation. Certain non-permanent items (vehicles, equipment, debris) have been removed to better illustrate space functionality. All permanent structural elements have been preserved in their accurate condition. Prospective tenants are encouraged to verify the current condition of the premises.

PROPERTY DASHBOARD

+/- 8,200 SF

Total Available SF

\$14.50/sqft

Lease Rate

NNN

Lease Type

Industrial

Property Type

1969

Year Built

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
2024 POPULATION	85,250	180,772	392,966
2024 AVERAGE HOUSEHOLD INCOME	\$73,881	\$79,750	\$100,524

KEY AMENITIES

- Easy access to 3 major thoroughfares
- 5 drive-in doors
- Fenced in laydown yard
- Mezzanine in warehouse
- 17' peak ceiling height
- 3 Phase Power
- Ample parking on-site
- +/- 1,500 SF of office space [Landlord in process of refreshing / renovating]

PROPERTY HIGHLIGHTS

This versatile +/- 8,200sf flex/industrial warehouse in Durham's high-traffic industrial corridor offers IL zoning, allowing a wide range of manufacturing, distribution, and industrial uses. Positioned with convenient access to I-85, US-70 and I-885 the property features high ceilings, sprinkled warehouse, multiple roll-up doors and dedicated fenced in laydown area. Located in a well-established industrial submarket, this site presents a strong leasing opportunity for users seeking functional space for automotive users, logistics, manufacturing, contractors, and service-based businesses.



Image Digitally Cleaned - Layout and Structure Remain Unchanged





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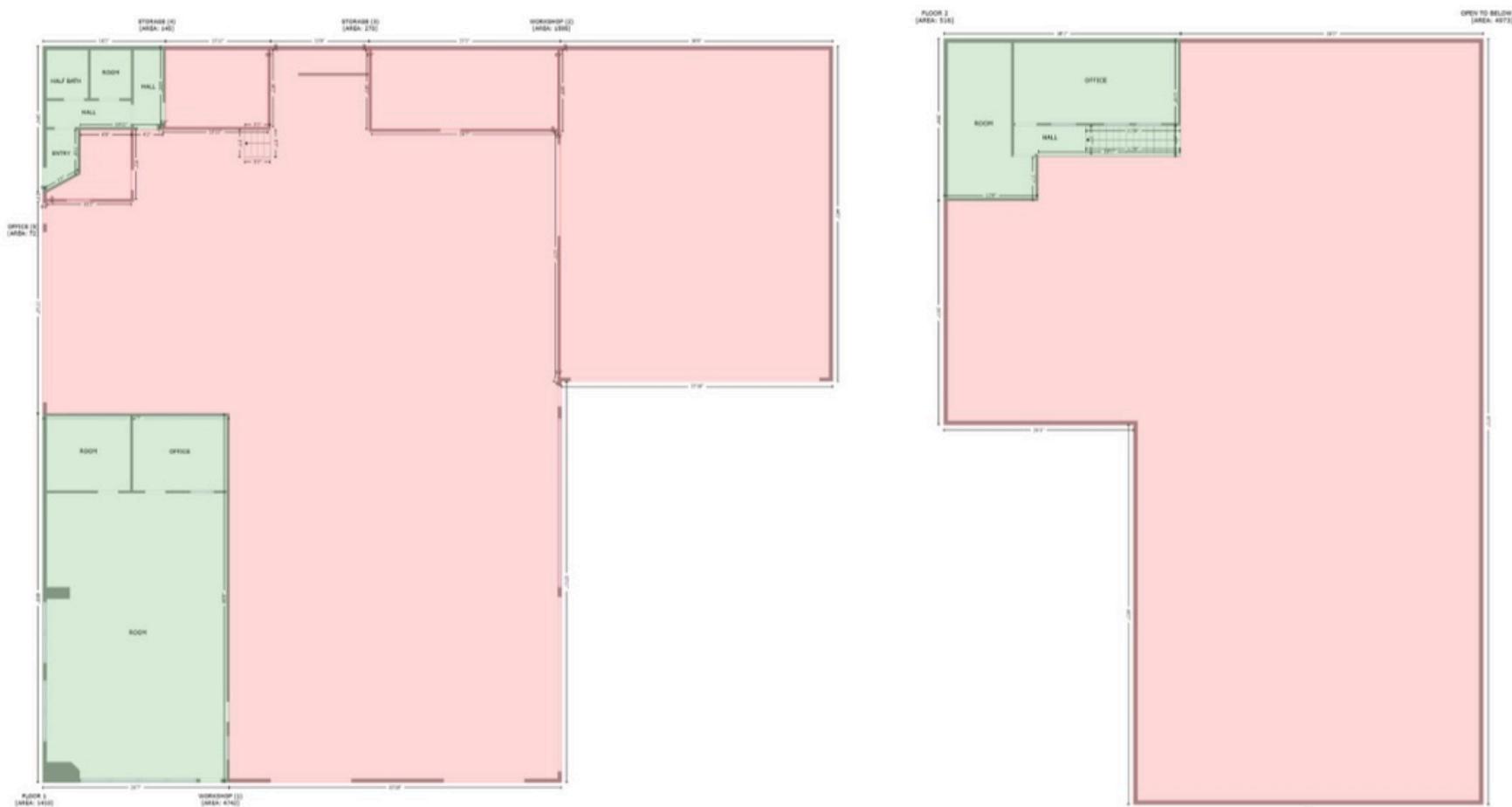
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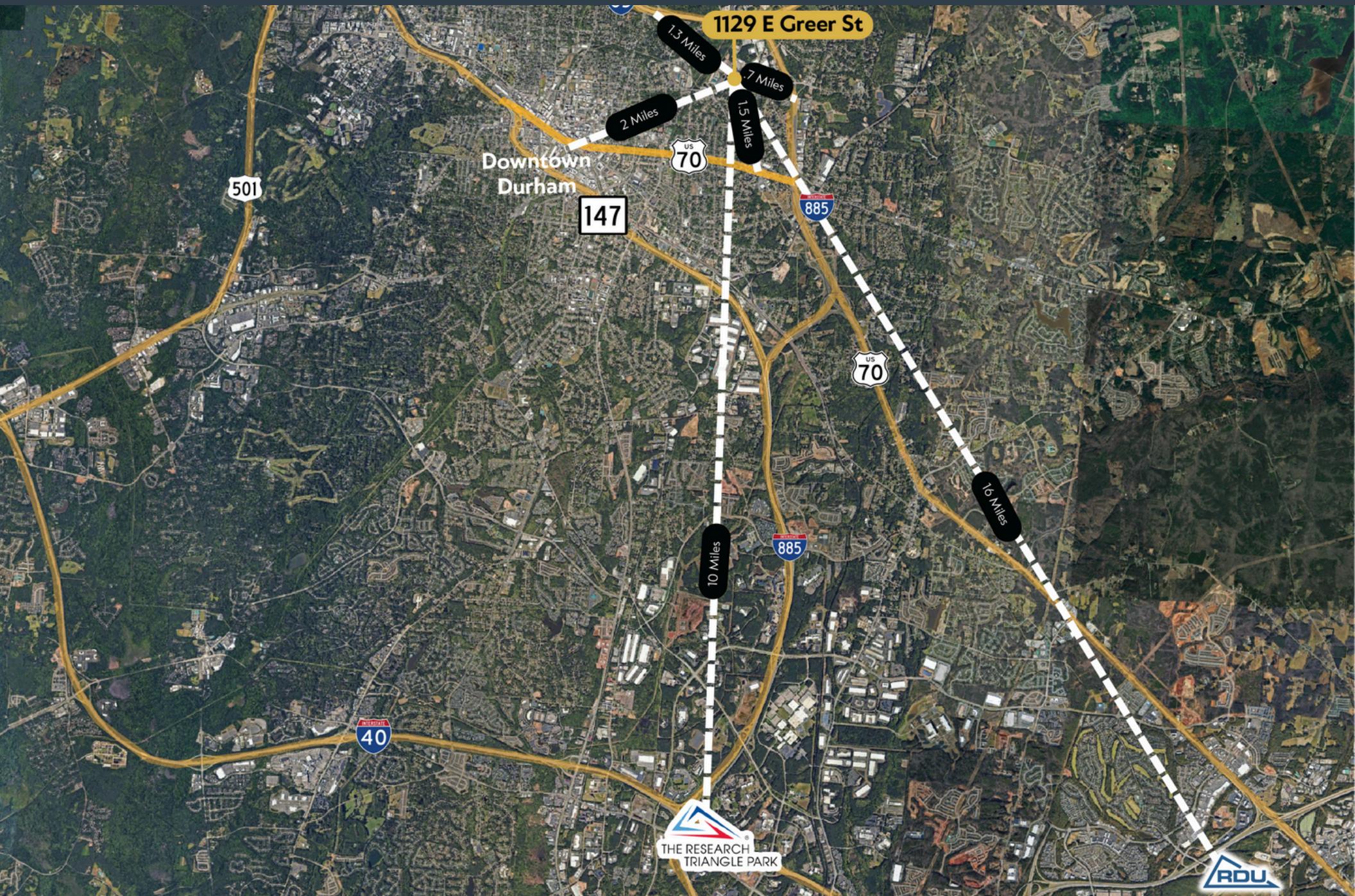
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FLOOR PLAN

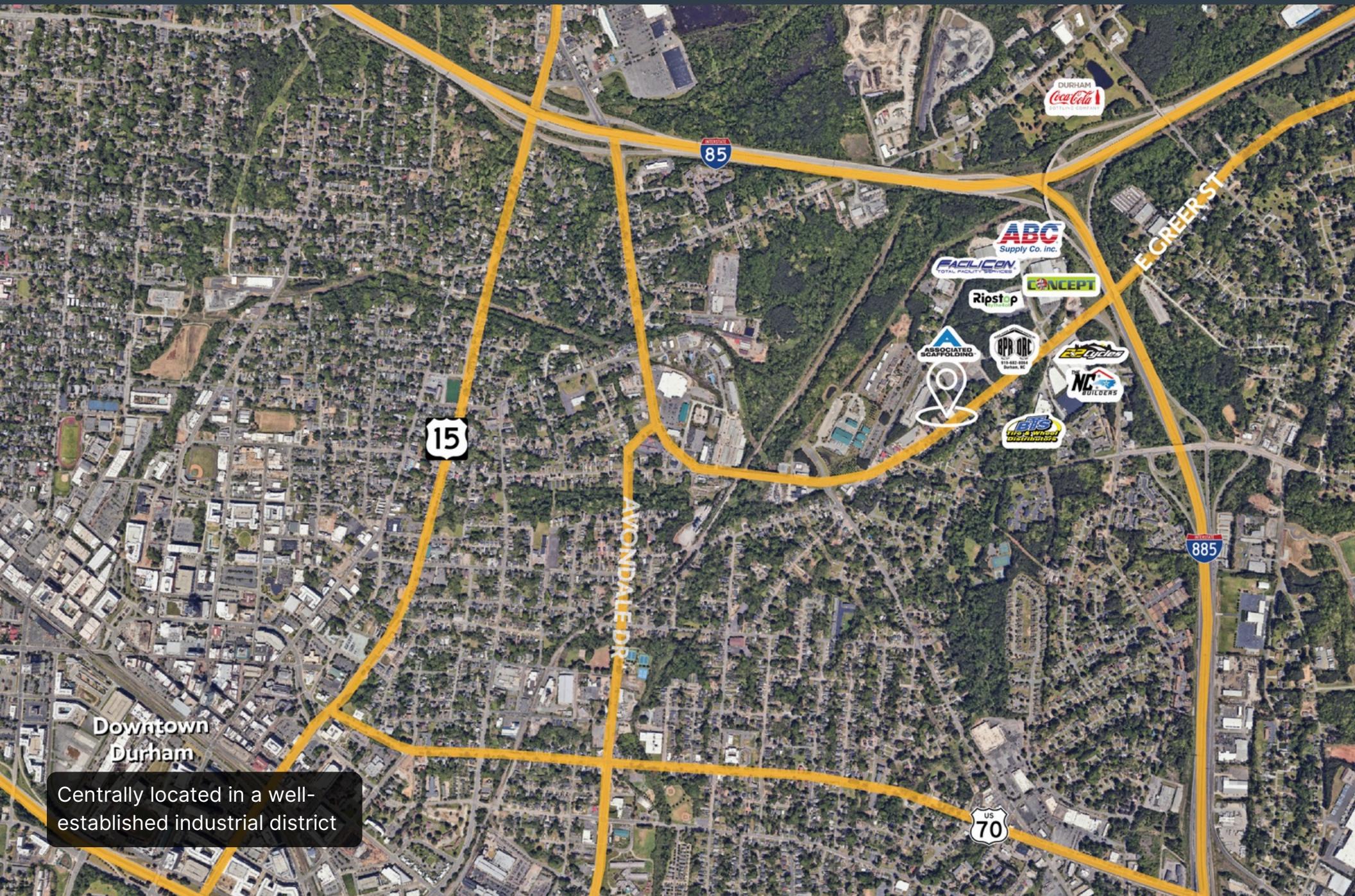
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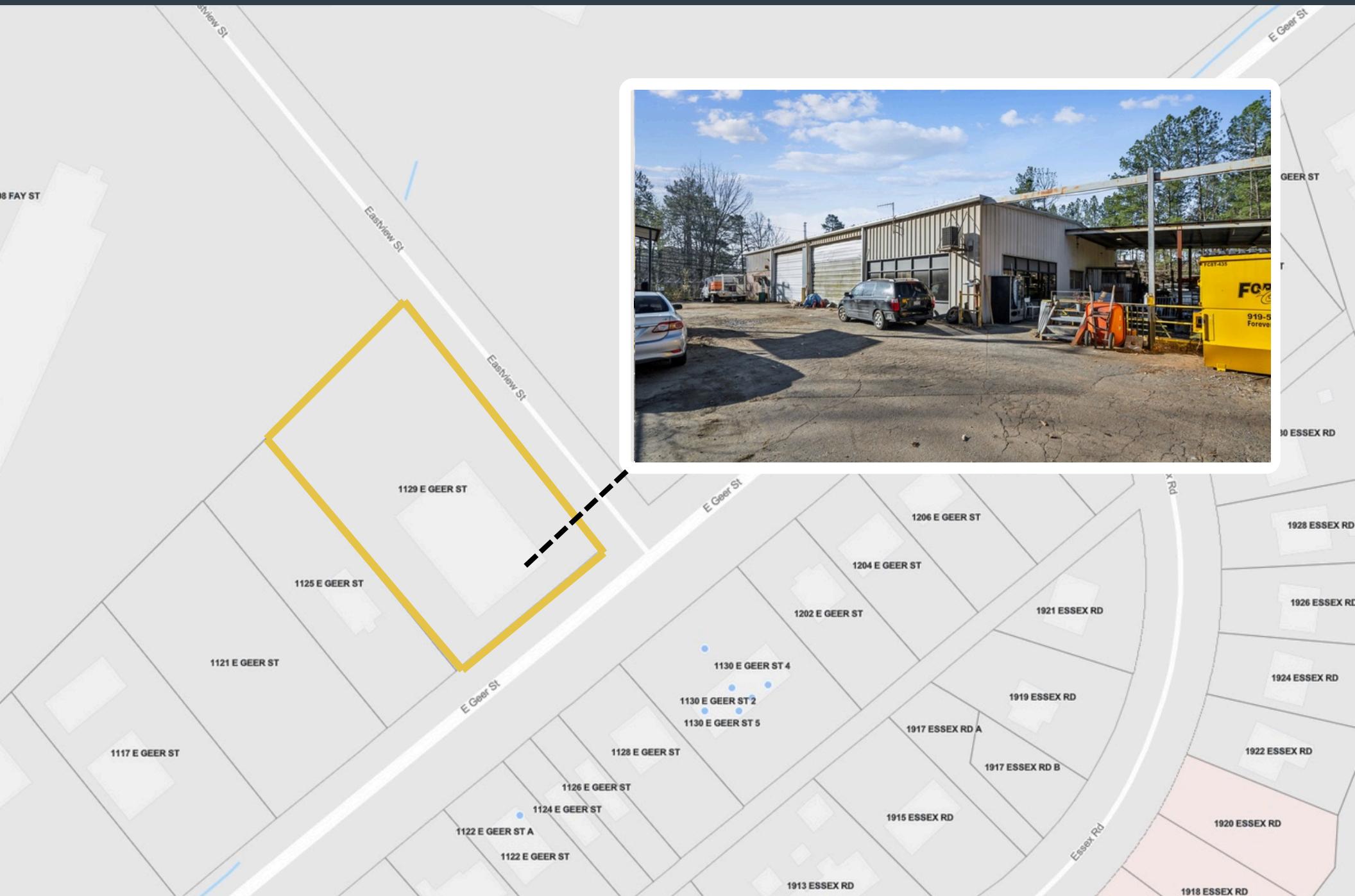
LOCATION MAP



OVERVIEW MAP



PARCEL MAP



MARKET OVERVIEW

1129 E Geer St is situated in Durham, North Carolina, within Durham County. Durham is a prominent city in the Research Triangle region, renowned for its educational institutions, medical centers, and research facilities.

The property is strategically located near key business hubs, notably the Research Triangle Park (RTP), one of the largest research parks in the United States, housing over 300 companies and employing more than 65,000 workers. RTP hosts major corporations such as IBM, Cisco Systems, and GlaxoSmithKline. Additionally, the property is within proximity to The Streets at Southpoint, a major shopping destination offering over 150 stores and dining options. The area is well-connected through public transportation networks like GoDurham and GoTriangle, facilitating easy access to various parts of the city and surrounding regions.

This location offers potential tenants a blend of industrial utility and accessibility to major commercial and research centers, making it a compelling opportunity for businesses seeking a strategic presence in the Durham area.

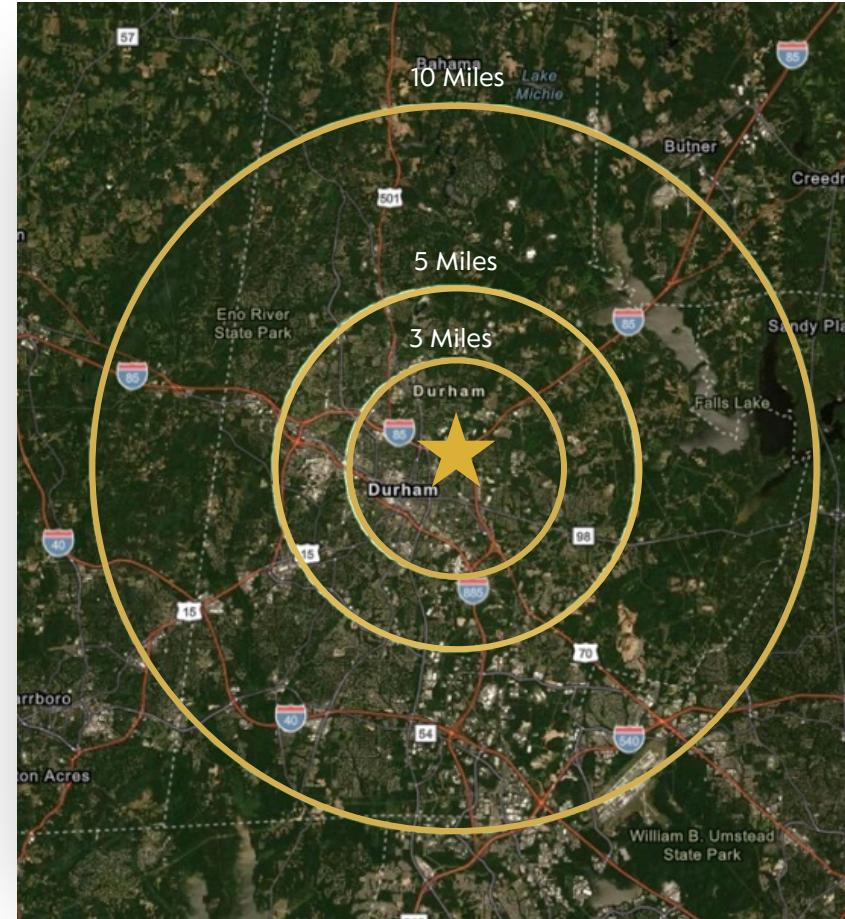


SURROUNDING DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2020 POPULATION	79,431	171,629	364,931
2024 POPULATION	85,250	180,772	377,156
ANNUAL GROWTH 2020-2024	1.78%	1.33%	0.84%
ANNUAL GROWTH 2024-2029	1.03%	0.94%	0.84%
MEDIAN AGE	34.5	34.7	37.1

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2020 HOUSEHOLDS	31,114	68,224	152,570
2024 HOUSEHOLDS	33,345	71,521	157,152
ANNUAL GROWTH 2020-2024	1.79%	1.21%	0.75%
ANNUAL GROWTH 2024-2029	1.4%	1.4%	1.5%
AVG HOUSEHOLD SIZE	1.09%	1.02%	0.90%

INCOME	3 Miles	5 Miles	10 Miles
AVG HOUSEHOLD INCOME	\$73,881	\$79,750	\$100,524
MEDIAN HOUSEHOLD INCOME	\$52,115	\$56,089	\$74,761



HOUSING	3 Miles	5 Miles	10 Miles
MEDIAN HOME VALUE	\$254,786	\$274,382	\$328,399
MEDIAN YEAR BUILT	1976	1984	1993

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