

43,818 SF

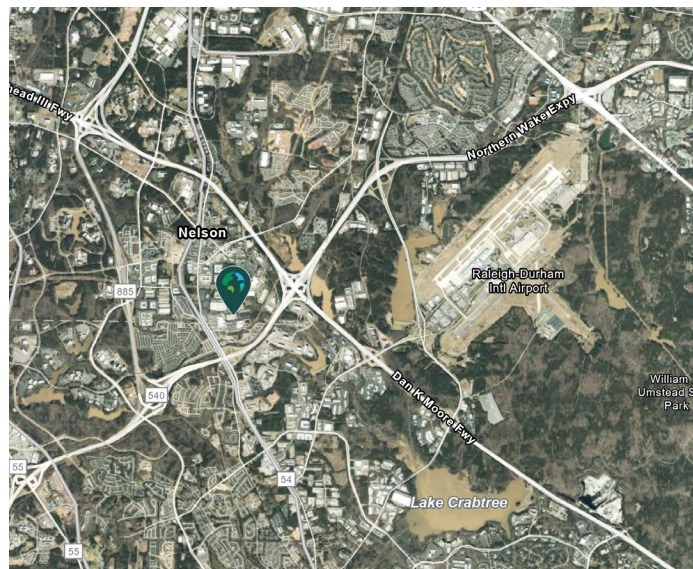
Industrial Space For Lease



Prologis Imperial Center 4226



4226 Surlis Court, Suite 300
Durham, NC 27703 USA



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

LOCATION

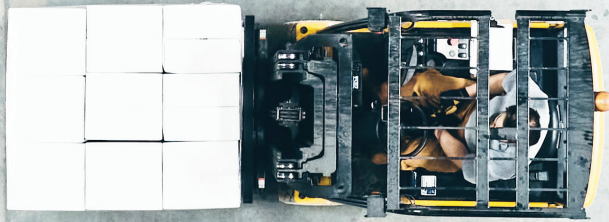
- 2.5 miles from the I-40 & I-540 Interchange
- 3 miles from Raleigh-Durham International Airport
- Located in the Research Triangle Submarket

FACILITY

- 150,332 total building SF
- 43,818 available SF
- 2,453 office SF
- 27' clear height
- 8 dock doors (6 with pit levelers, 1 with ramp)
- 40' x 40' column spacing
- 254' building depth
- ESFR sprinkler system
- LED lighting

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



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	Common Area Maintenance (CAM) Landscaping Fire protection Snow removal Common utilities Roof repair	✗ Variable and reconciled
✓ Fixed and no unexpected costs or surprises	Capital Repairs and Replacements Parking lot repair and replacement Exterior building paint Roof replacement	✗ Variable and reconciled
✓ Fixed and no unexpected costs or surprises	Management Fee	✗ Variable
✓ Fixed and no unexpected costs or surprises	Property Insurance and Liability Insurance Fees	✗ Variable and estimated annually
✓ Fixed and no unexpected costs or surprises	Office HVAC and Warehouse Heating Maintenance Repair and replacement	✗ Tenant contracts and pays directly
✓ Fixed and no unexpected costs or surprises	Dock Doors 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 to get started.