



FOR LEASE

1910 E. PETTIGREW STREET

UNIT B | DURHAM, NC 27703

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±16,048 SF
AVAILABLE SF:	±5,200 SF
PROPERTY TYPE:	Industrial Warehouse/Office
ZONING:	Industrial Light (IL)
LEASE RATE:	\$12.00/SF

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **Unit B at 1910 E. Pettigrew Street in Durham, NC**. The property sits just southeast of downtown (±1 mile) and is located in an industrial area near the intersection of Bacon Street and East Pettigrew.

The unit features a fully-conditioned, first-floor office space with a reception area, break room, two half bathrooms, kitchenette, and four private offices.

The first floor also includes a storage area with one dock-high door at the front of the building, while the basement level warehouse/storage area includes a roll-up door at the back of the building.

CHARLES "SANDY" ALLEN JR.

O: 919.602.8891

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1910 E. PETTIGREW STREET, UNIT B | Durham, NC 27703



PROPERTY HIGHLIGHTS



- $\pm 1,142$ SF office and ± 775 SF storage area with dock-high door on first floor, plus $\pm 3,283$ SF basement level warehouse/storage space with roll-up door
- 16 ft ceiling heights in upper-level storage space, 10.5 ft ceiling heights in basement warehouse/storage space
- 200 amp power
- Owner willing to sell office furniture and fixtures for a reduced price
- Ample on-site parking in front and back
- Fenced and graveled laydown/delivery area in the back
- Landlord pays taxes and insurance, tenant pays water (approx. \$30/mo), utilities (approx. \$335/mo), and janitorial



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FIRST FLOOR OFFICE PHOTOS



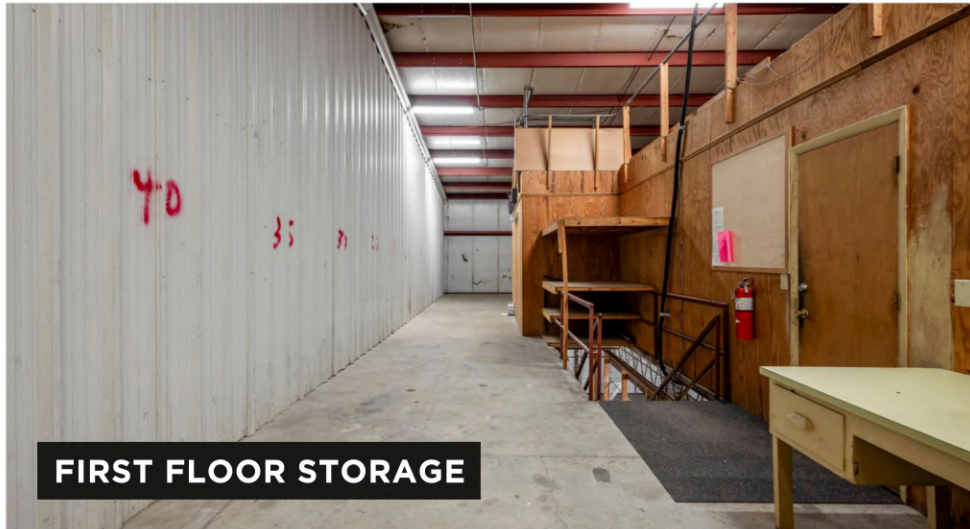
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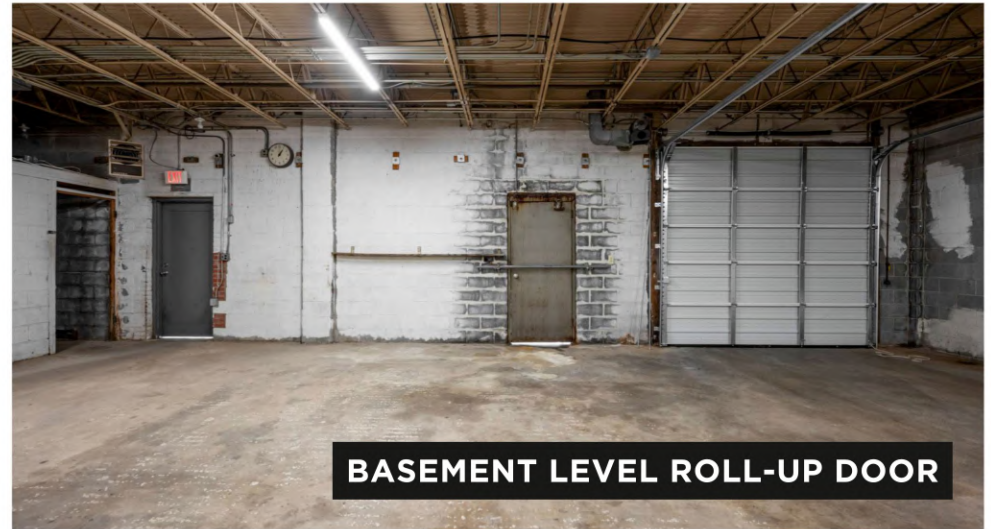
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WAREHOUSE/STORAGE SPACE PHOTOS



FIRST FLOOR STORAGE



BASEMENT LEVEL ROLL-UP DOOR



BASEMENT LEVEL WAREHOUSE/STORAGE



BASEMENT LEVEL WAREHOUSE/STORAGE

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AREA OVERVIEW



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