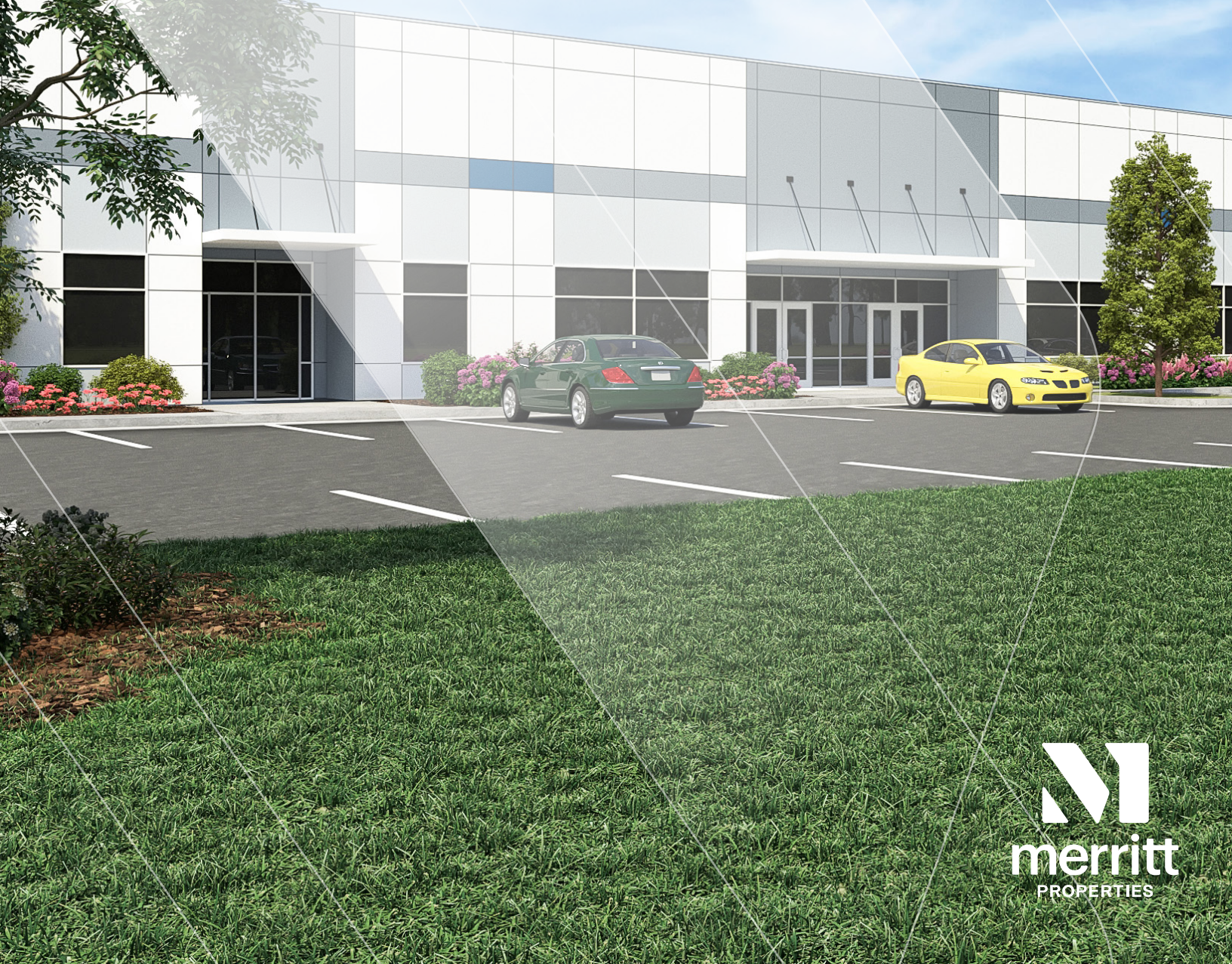


# RDU BUSINESS PARK

LIGHT INDUSTRIAL DEVELOPMENT  
LOCATED THREE MILES FROM RDU AIRPORT





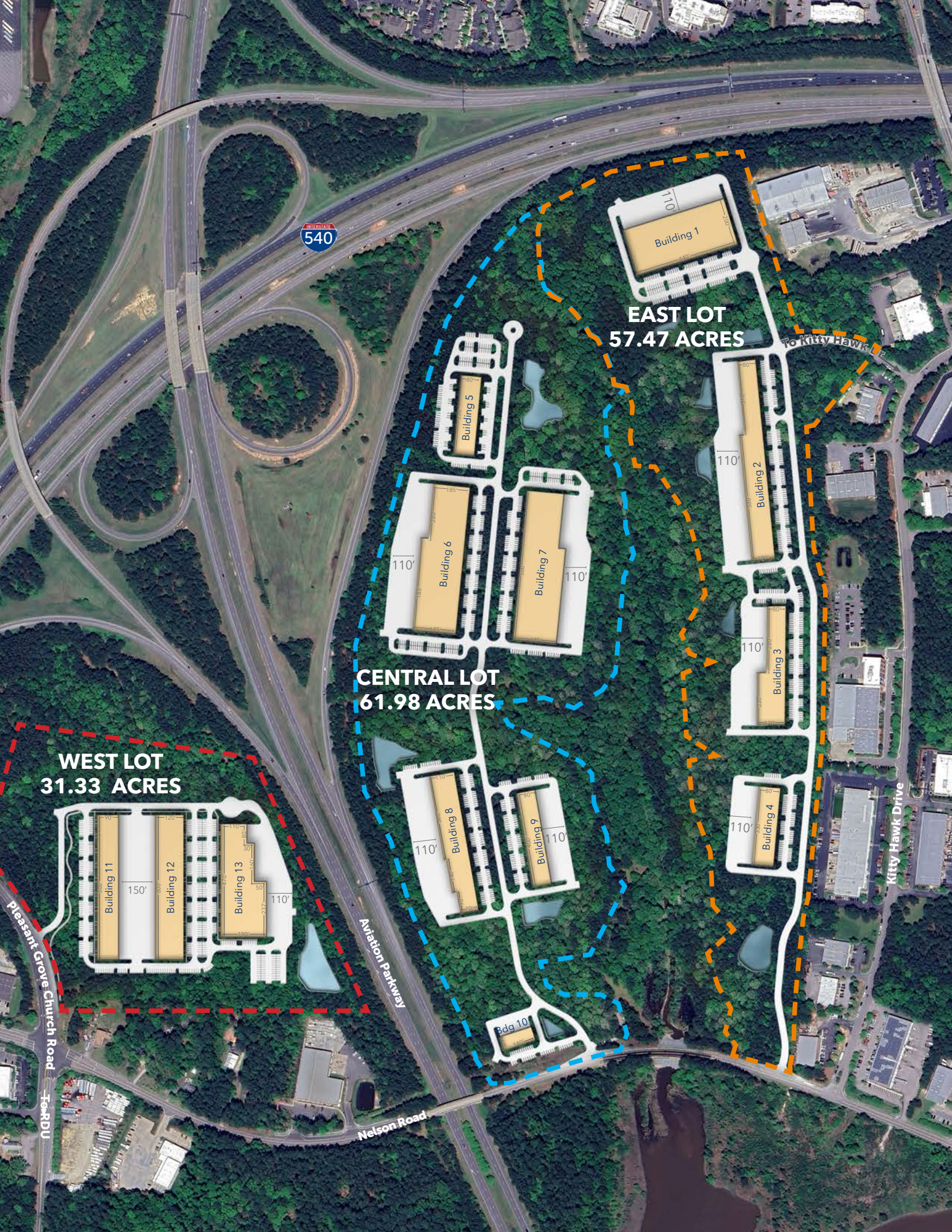


# RDU BUSINESS PARK

150 ACRES | 790,050 SF DEVELOPMENT  
SITUATED IN THE TOWN OF CARY

- Up to 13 single-story light industrial buildings ranging from 8,400 to 108,225 SF
- Located in the Town of Cary just three miles from RDU International Airport, minutes from I-540, I-40, US 70
- Five miles to Brier Creek Commons, an approximately 800,000 SF open-air lifestyle center
- Small and large spaces available to lease
- Clear heights from 18'-24'
  - » 18' clear: 30' column spacing
  - » 24' clear: 40' column spacing
- Free surface parking
- Traditional rear-loaded docks and drive-in capabilities
- 277/480v electrical service
- Zoned ORD (Town of Cary)
- Public water and sewer available for a variety of users
- Electric service provided by Duke Energy
- Open to RFP inquires and sales opportunities



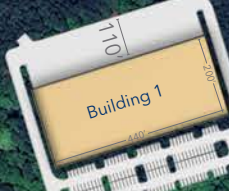


INTERSTATE  
540

**EAST LOT**  
**57.47 ACRES**

**CENTRAL LOT**  
**61.98 ACRES**

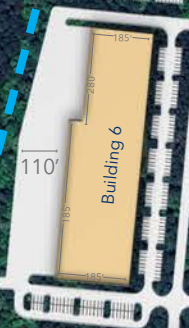
**WEST LOT**  
**31.33 ACRES**



Building 1



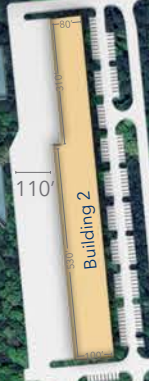
Building 5



Building 6



Building 7



Building 2



Building 3



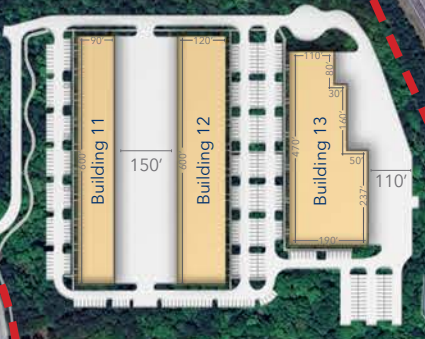
Building 8



Building 9



Building 4



Building 11

Building 12



Building 13



Bdg 10

Pleasant Grove Church Road  
FAR DU

Aviation Parkway

Nelson Road

Kitty Hawk Drive

To Kitty Hawk



# PROPOSED SITE PLAN

RDU Business Park - West Lot/Phase I

## PHASE I: UNDER DEVELOPMENT AND NOW LEASING

- Three light industrial buildings
- Traditional rear-loaded docks and drive-in capabilities
- Free surface parking
- Zoned ORD (Town of Cary)

### WEST LOT

BUILDING	TOTAL SF	CLEAR HEIGHT
Building 11	54,000 SF	18'
Building 12	72,000 SF	18'
Building 13	75,250 SF	24'

**TOTAL SF 363,250 SF**



# PROPOSED SITE PLAN

RDU Business Park - Central & East Lots

## LEASING OPPORTUNITIES

- Ten light industrial buildings
- Traditional rear-loaded docks and drive-in capabilities
- Free surface parking
- Zoned ORD (Town of Cary)

### CENTRAL LOT

BUILDING	TOTAL SF	CLEAR HEIGHT
BUILDING 5	29,700 SF	18'
BUILDING 6	105,375 SF	24'
BUILDING 7	108,225 SF	24'
BUILDING 8	60,800 SF	18'
BUILDING 9	32,000 SF	18'
BUILDING 10	8,400 SF	18'
<b>TOTAL SF</b>	<b>344,500 SF</b>	

### EAST LOT

BUILDING	TOTAL SF	CLEAR HEIGHT
Building 1	88,000 SF	18'
Building 2	77,800 SF	18'
Building 3	48,800 SF	18'
Building 4	29,700 SF	18'
<b>TOTAL SF</b>	<b>244,300 SF</b>	





# PROPOSED SITE PLAN

## RDU Business Park - Central & East Lots

### BUILD-TO-SUIT, JOINT VENTURE OR SALES OPPORTUNITIES

With build-to-suit opportunities available throughout the central and east lots, Merritt can develop buildings or spaces that are specifically designed to meet the unique needs and requirements of a variety of businesses. Merritt is also willing to collaborate on joint venture and sales partnerships, contributing over 50 years of full-service commercial real estate experience as well as local market knowledge.

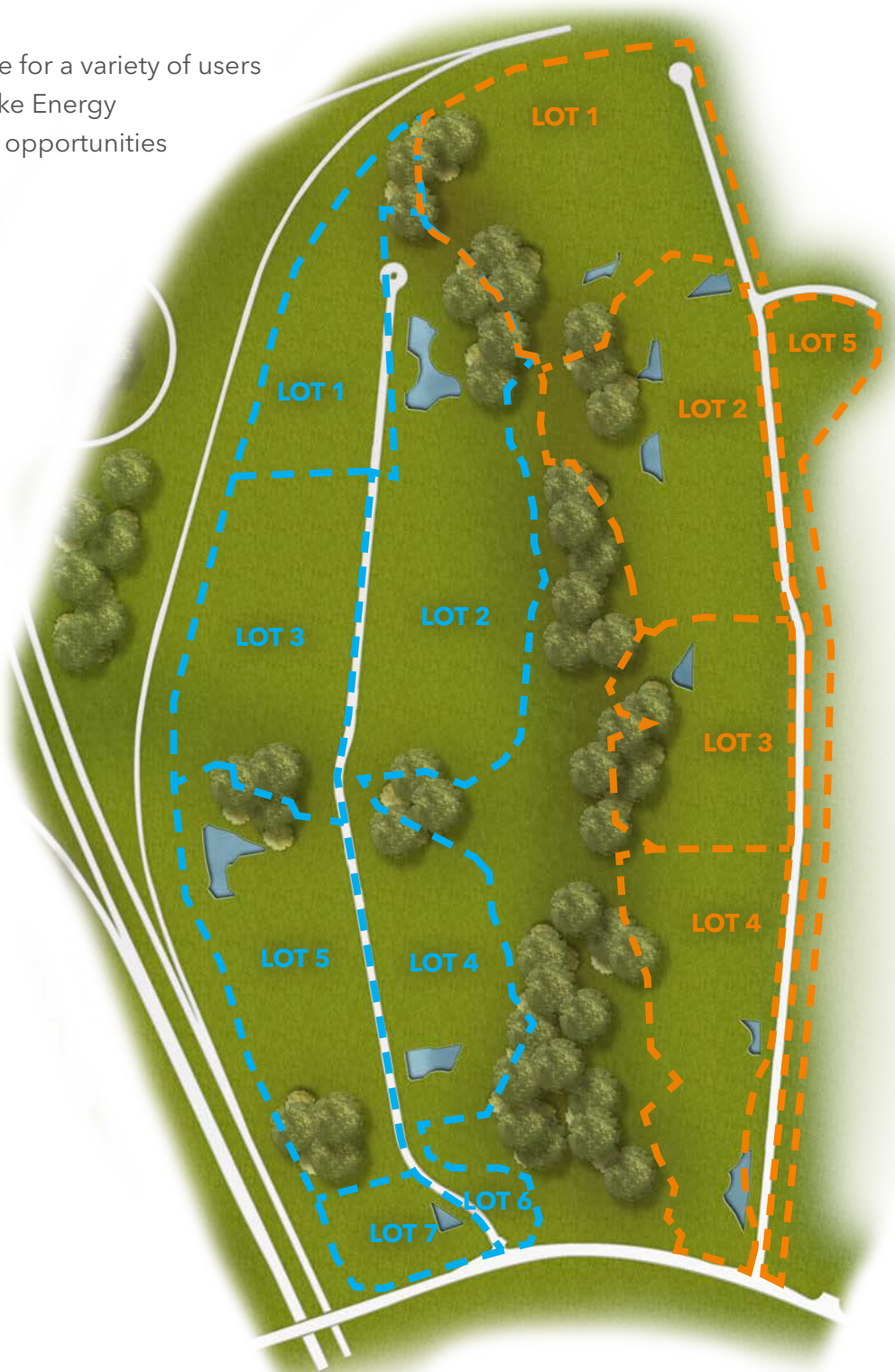
- 277/480v electrical service
- Zoned ORD (Town of Cary)
- Public water and sewer available for a variety of users
- Electric service provided by Duke Energy
- Open to RFP inquires and sales opportunities

#### Central Lot

- Seven Lots
  - » Lot 1 7.00 Acres
  - » Lot 2 17.12 Acres
  - » Lot 3 11.22 Acres
  - » Lot 4 7.77 Acres
  - » Lot 5 11.95 Acres
  - » Lot 6 1.09 Acres
  - » Lot 7 2.79 Acres

#### East Lot

- Five Lots
  - » Lot 1 15.25 Acres
  - » Lot 2 13.15 Acres
  - » Lot 3 8.47 Acres
  - » Lot 4 10.18 Acres
  - » Lot 5 4.03 Acres

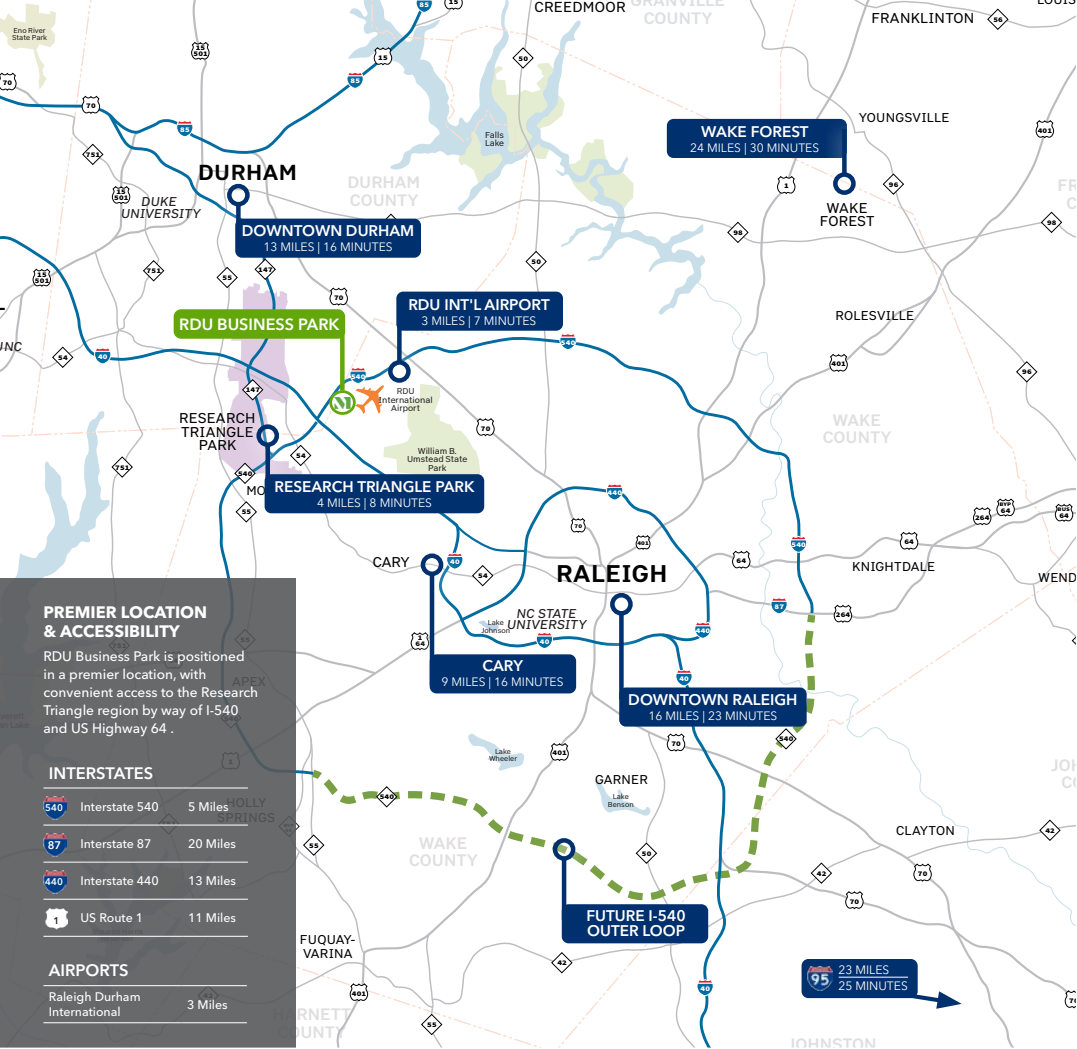




# SURROUNDING AMENITIES







### CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of light industrial, bulk warehouse, office, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

#### For additional information, contact:

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**919.526.0070 | [Merritt-RDU.com](http://Merritt-RDU.com)**

