



PRESENTED BY:

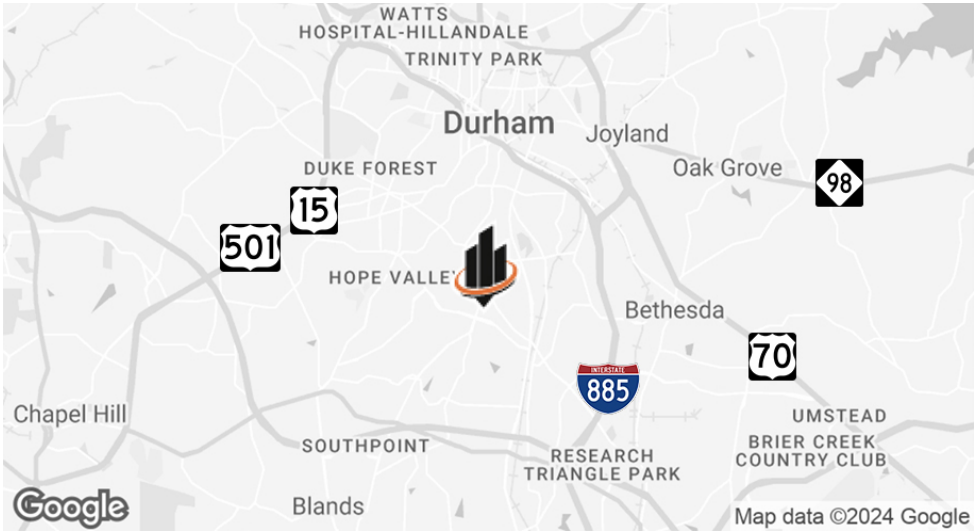


SHARA NEJAD

919.287.3212 | shara.nejad@svn.com

FOR LEASE | SUITE C
4620 INDUSTRY LANE
DURHAM, NC 27713

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±16,700 SF
SUITE C SIZE:	±7,000 SF
ZONING:	Industrial Light (IL)
SPACE TYPE:	Industrial Warehouse/Office
LEASE RATE:	Contact Broker
INTERIOR TOUR:	View Here

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present the opportunity to lease a **flex space at 4620 Industry Lane, a prime location in the heart of the Triangle**. The property features a combination of lab/office space and a flex suite. Part of the lab/office space has been newly renovated, while the remaining portion is under construction to be converted into GMP space. **Suite C offers a fully conditioned front office area and a heated/cooled warehouse.** The office space is built out with **10 offices** and **three restrooms**, providing a functional layout for administrative needs. The warehouse includes **±13' ceilings** and a **drive-in roll-up door**, offering efficient operational capabilities.

PROPERTY HIGHLIGHTS

- Free surface parking
- The owner will consider a tenant that will need to modify the use to a lab/office
- Located off MLK Jr Pkwy, just minutes from NC-55 Hwy, I-40, and NC Hwy 147
- Just under 5 minutes to RTP and less than 15 minutes (within 10 miles) from RDU Airport
- Surrounded by a wide array of amenities and only a 10-minute drive to The Streets at Southpoint

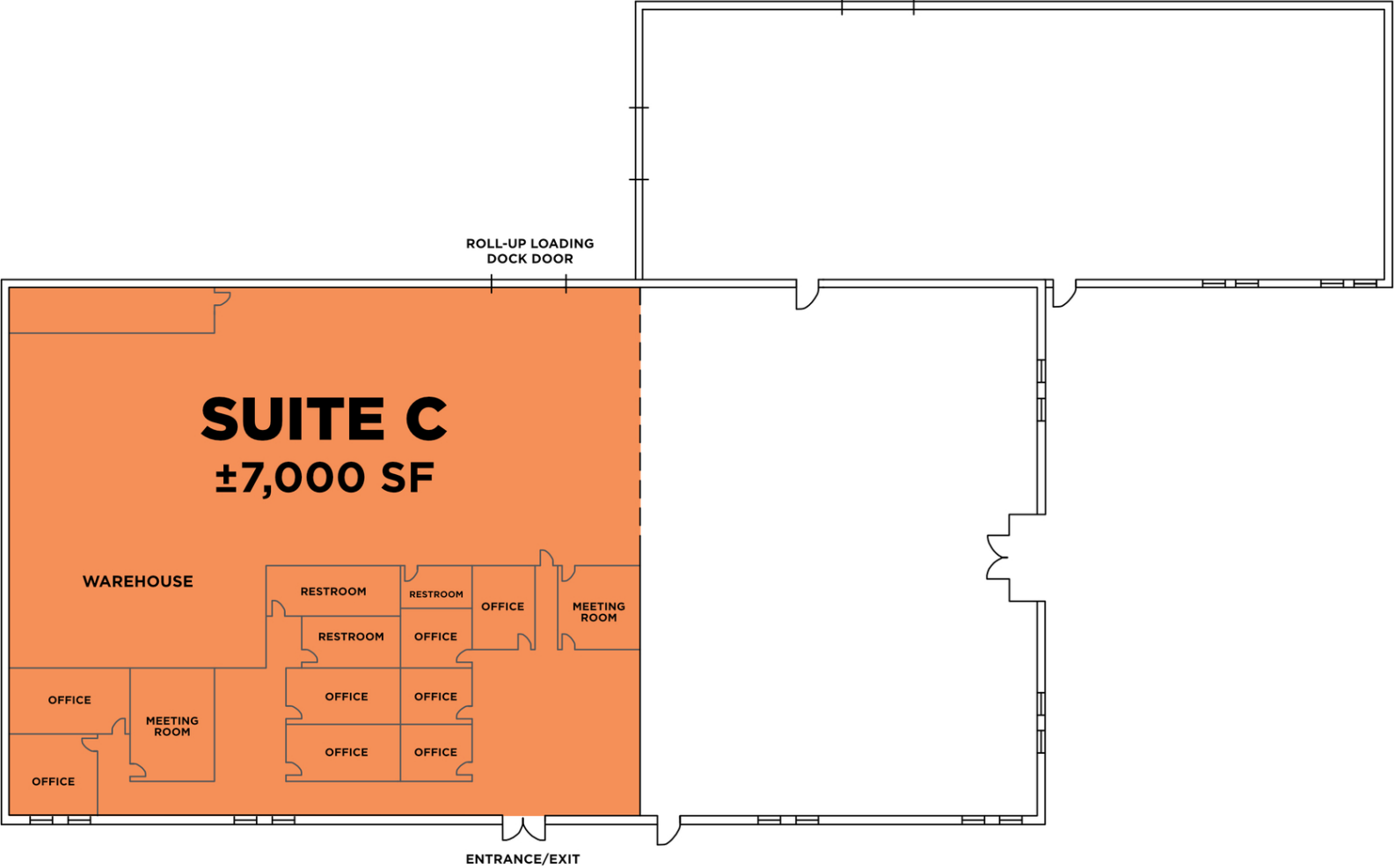
SHARA NEJAD, PEM, LEED AP
O: 919.287.3212
shara.nejad@svn.com

4620 INDUSTRY LANE, SUITE C | Durham, NC 27713



BUILDING FLOOR PLAN

*FLOOR PLAN NOT TO SCALE



SHARA NEJAD, PEM, LEED AP

O: 919.287.3212
shara.nejad@svn.com

4620 INDUSTRY LANE, SUITE C | Durham, NC 27713



SUITE C PHOTOS



SHARA NEJAD, PEM, LEED AP

O: 919.287.3212

shara.nejad@svn.com

4620 INDUSTRY LANE, SUITE C | Durham, NC 27713

SUITE C PHOTOS



SHARA NEJAD, PEM, LEED AP

O: 919.287.3212

shara.nejad@svn.com

4620 INDUSTRY LANE, SUITE C | Durham, NC 27713

REGIONAL LOCATION MAP



SHARA NEJAD, PEM, LEED AP

O: 919.287.3212

shara.nejad@svn.com

4620 INDUSTRY LANE, SUITE C | Durham, NC 27713



Local Expertise.
National Reach.

SVN | Real Estate Associates

3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707