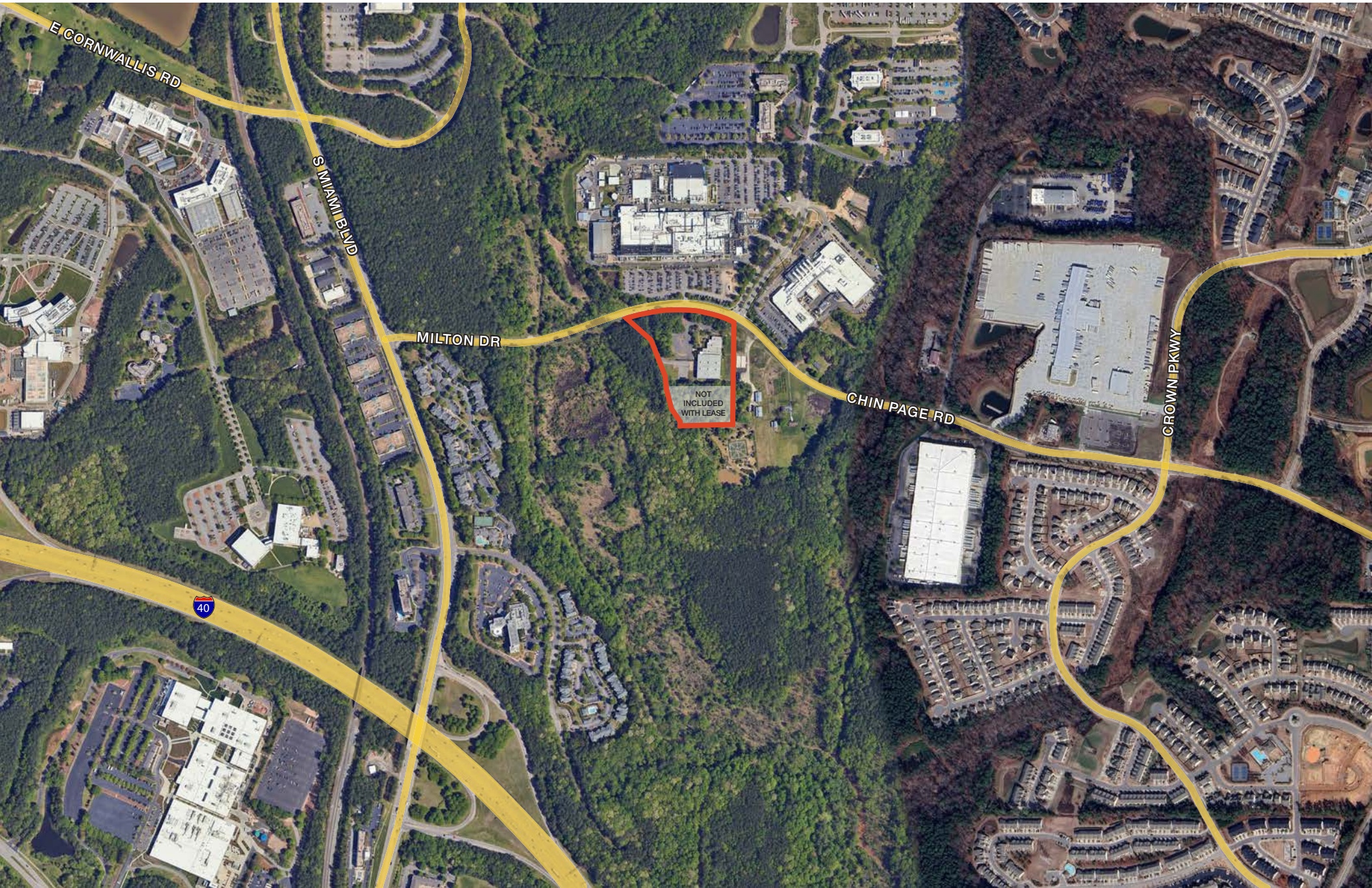


4808 CHIN PAGE ROAD

WAREHOUSE FOR LEASE | DURHAM, NC

FOR
LEASE



HIGHLIGHTS

Great light industrial/flex building for lease on Chin Page Road with close proximity to FedEx, Wolf Speed, Research Triangle Park (RTP) and World Trade Park. 100% HVAC.

ADDRESS	4808 Chin Page Rd. Durham, NC 27703 Available June 2025
SIZE	35,000± SF 20,000± SF warehouse 15,000± SF office
HIGHLIGHTS	100% HVAC Ceiling height 24' clear 3 Dock high doors
ZONING	<u>IP - Current Zoning</u>
LEASE RATE	\$13.50/SF NNN, TICAM \$2.00/SF (est.)
FEATURES	Less than 2 miles from I-40 & I-540 4 Miles to RDU International Airport



CONTACT

ED BROWN, SIOR, CCIM | 919.345.5939 | ebrown@triprop.com

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NAI TRI PROPERTIES

AERIAL VIEW



CONTACT

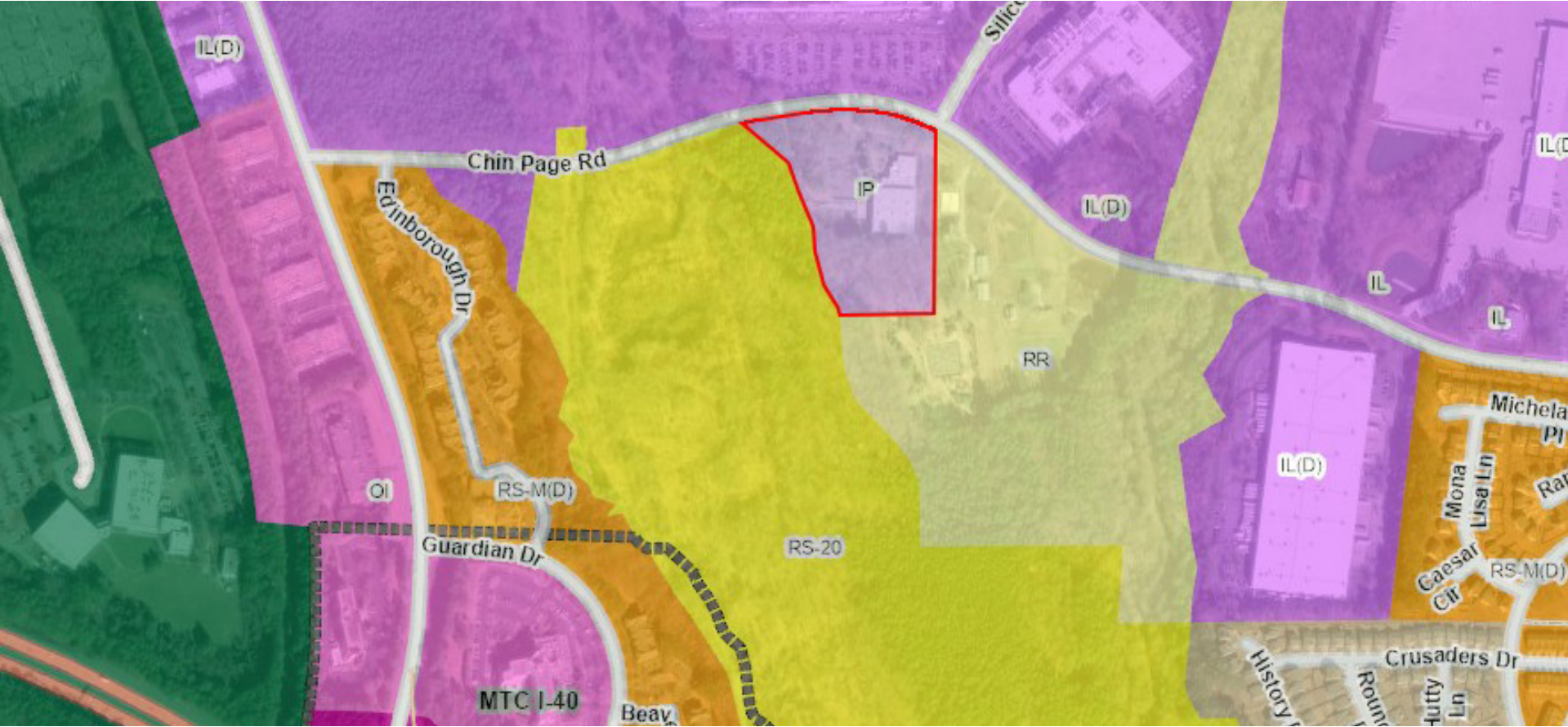
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ZONING

CURRENT LAND USE MAP - ZONED IP



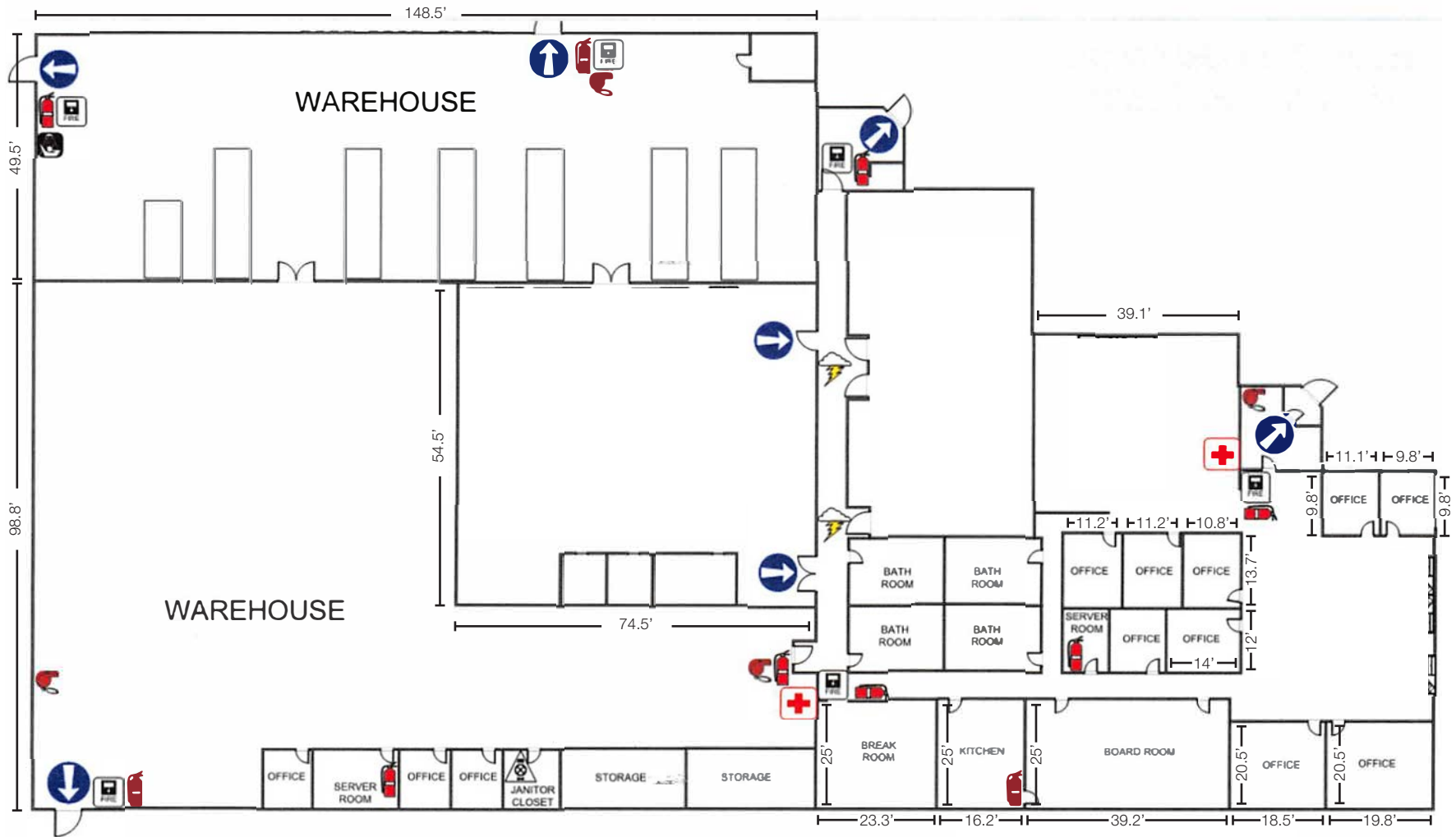
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FLOORPLAN



LEGEND

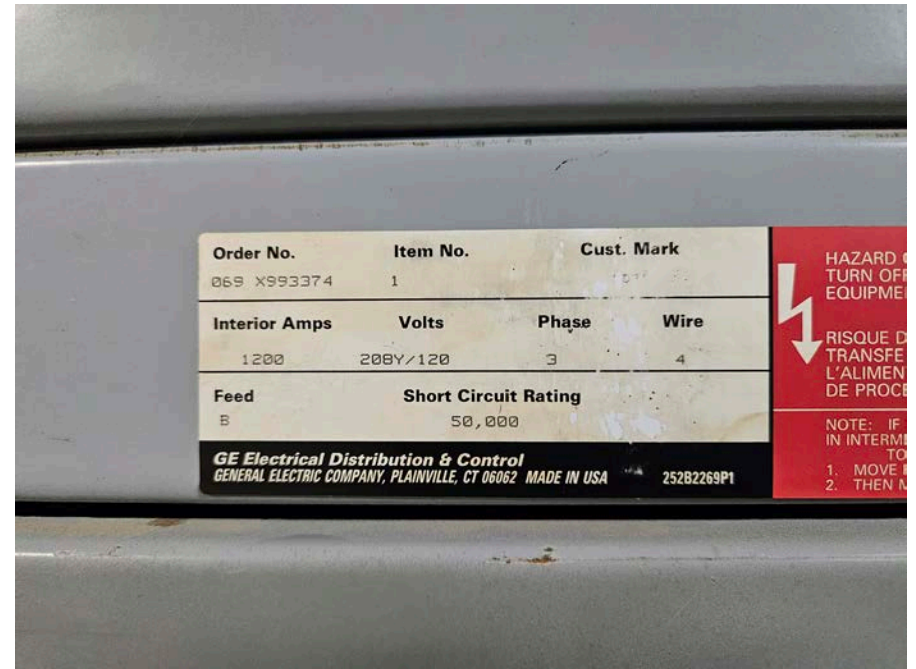
	FIRE EXIT		FIRE EXTINGUISHER		FIRST AID KIT		FIRE ALARM PULL BOX
	SEVERE WEATHER WALL		EYEWASH STATION		EMERGENCY WHISTLE		WATER SHUTOFF

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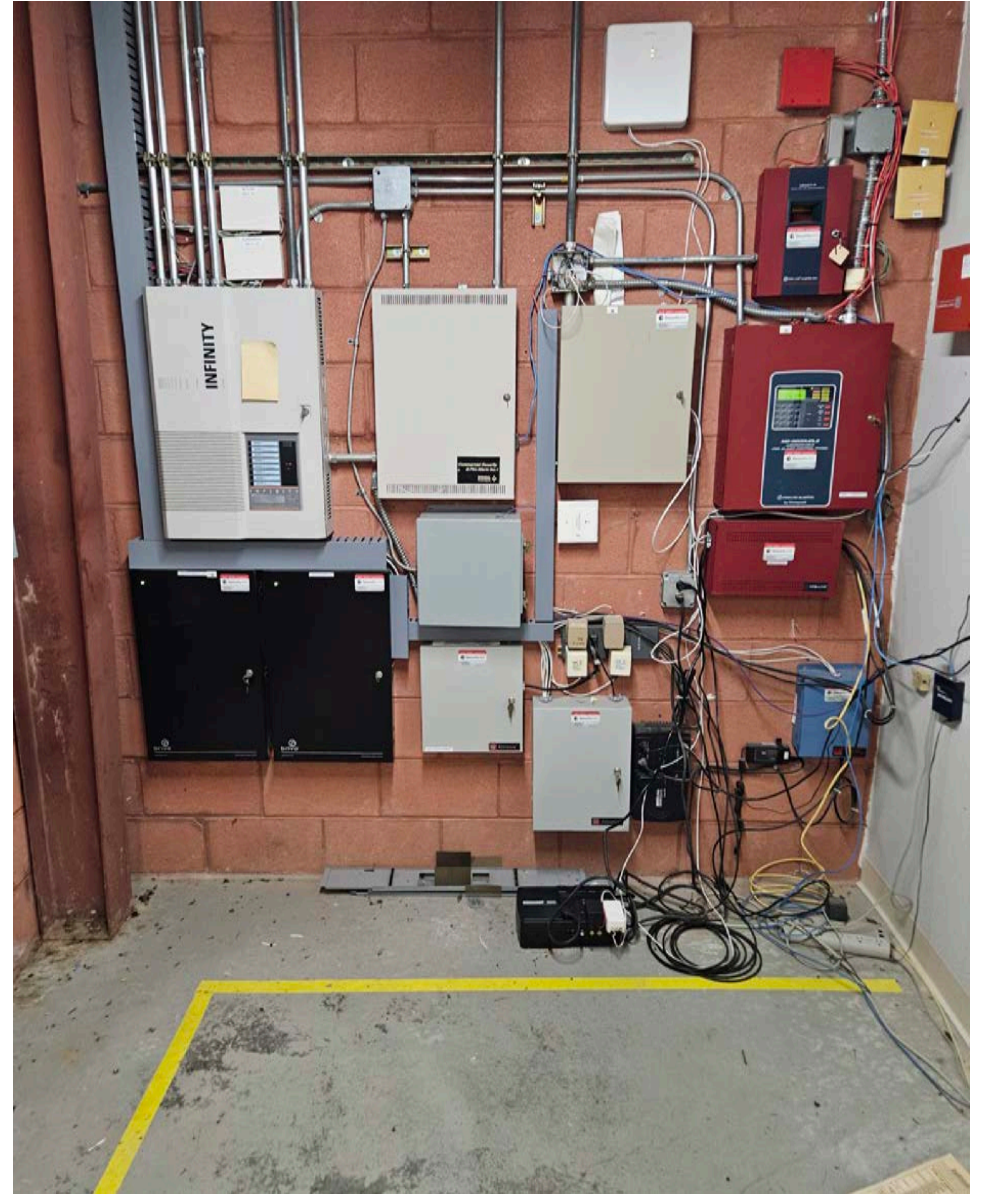


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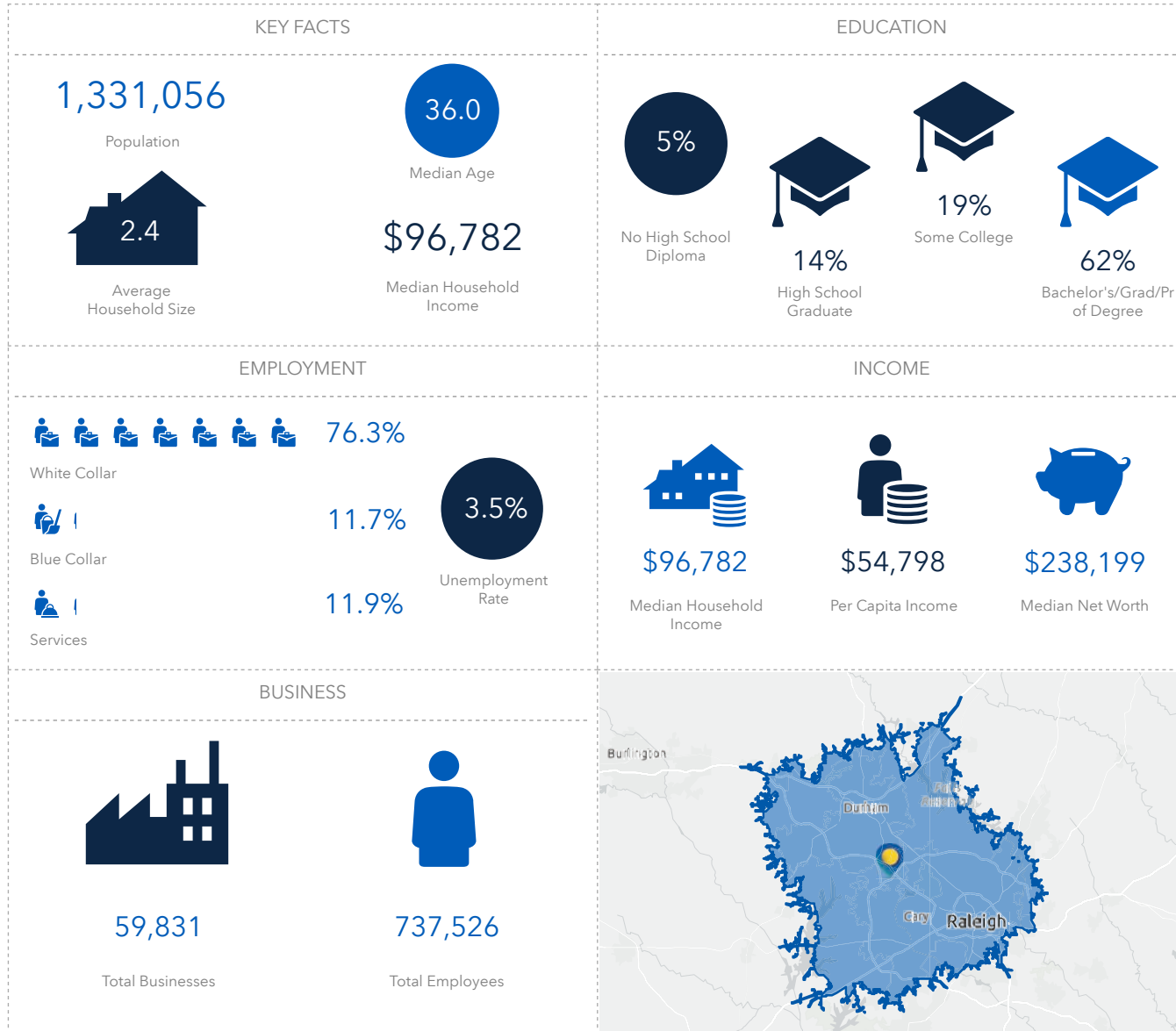
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NAI TRI PROPERTIES

DEMOGRAPHICS

KEY COMMUTING RADIUS



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AMENITIES

The building at 4808 Chin Page Rd is surrounded by a wealth of amenities to live, work, and play. The below list of amenities is within 20 minute drive of the property.

FOOD

Babymoon Café
Bad Daddy's Burgers
Benetis Restaurant
Blue Bell Creameries
Blue Ridge Deli & Café
Brigs at the Park Restaurant
Byrd's BBQ Restaurant & Catering
Carmen's Cuban Café & Lounge
Chick-Fil-A
Chophouse
Cook Out
Cracker Barrel
Farmside Kitchen
First Watch
Fount Coffee + Kitchen
Glasshouse Kitchen
Golden Corral
It's a Southern Thing
J & J Fish & Chicken
Jersey Mike's Subs
La Cocina Mexican Restaurant
LuLu Bang Bang
McDonald's
Mez Contemporary Mexican
Mis Caseritos
Moe's Southwest Grill
Naga's South Indian Cuisine

Nzingas Kitchen
Page Road Grill
Piney Point Grill and Seafood Bar
Pizza Hut
Starbucks
Subway
Taco Ardiente
Taqueria Esmeralda
Thai 55
The Flying Biscuit Café
The Goat Brier Creek
The House
Tropical Smoothie Café
Twisted Ladder
V's Kitchen
Waffle House
Wendys
William's Gourmet Kitchen
Zaxbys

HOTELS

Aloft
Cambria Hotel
Candlewood Suites
Comfort Inn
Country Inn & Suites
Courtyard
Days Inn

DoubleTree
Extended Stay
Fairfield Inn & Suites
Hampton Inn
Hilton Garden Inn
Holiday Inn
Holiday Inn Express
Homewood Suites
Hyatt Place
LaQuinta Inn & Suites
Marriott
Quality Inn & Suites
Residence Inn
Sheraton Imperial Hotel
Sleep Inn
Spring Hill Suites
The Westin
Towne Place Suites
Tru by Hilton

PARKS & REC

Bethesda Cricket Ground
Drive Shack
Fitness Connection
Frankie's
Kitts Creek Tennis Courts
Lake Crabtree County Park
Meridian Park

NC Museum of Art
Piney Wood Park
Pump It Up
RTP Softball Fields
Topgolf
Triangle Badminton and Table Tennis
Triangle Shooting Academy
Urban Air Trampoline and Adventure Park

SHOPPING

Brier Creek Commons
Brightleaf Square
Harris Teeter
Parkwest
Publix Super Market
Wegmans

BANKS

Bank of America
Chase Bank
Fidelity Bank
First Citizens Bank
Navy Federal Credit Union
Truist
Wells Fargo Bank
Woodforest National Bank

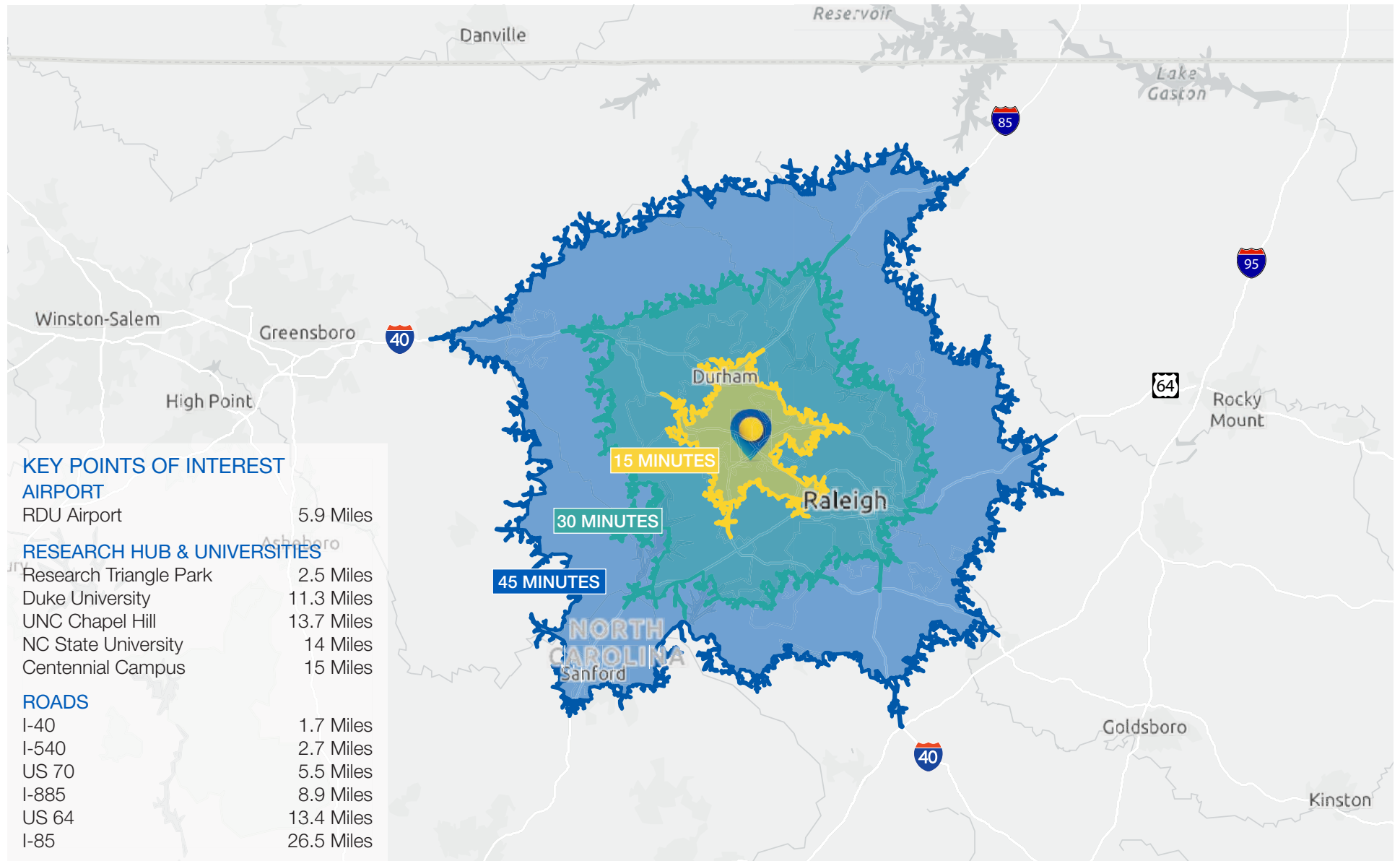
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LOCATION



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DURHAM COUNTY

NORTH CAROLINA

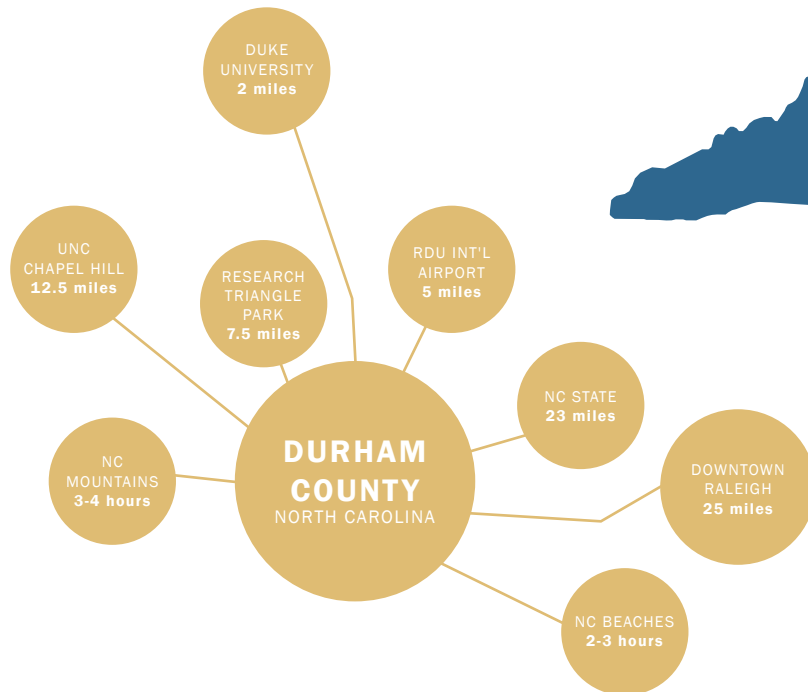
Durham County, located in the central region of North Carolina, is part of the Research Triangle, a major hub of research, technology, and higher education. Durham County's economy is bolstered by the presence of research institutions, healthcare facilities like Duke University Health System, and tech companies, all centered around the Research Triangle Park (RTP), one of the largest research parks in the world. RTP, which also extends into nearby Wake and Orange counties, has attracted multinational corporations, start-ups, and innovators in biotech, pharmaceuticals, and information technology.

Durham County is well-connected by several major roadways, making it accessible to surrounding regions and beyond. Interstates and highways make Durham County highly accessible, facilitating local commuting and longer trips across the state and the region. The area's roadways also provide convenient connections to Raleigh-Durham International Airport (RDU), which is located just a short drive from downtown Durham. Durham County is approximately equidistant from the state's beaches to the east and the mountains to the west.

DEMOGRAPHICS

- Population growth: **5.5% growth since 2020**
- Educational attainment: **90.7% high school graduate or higher**
- Median household income: **\$74,927**
- Median Age: **34.7 years old**

Source www.census.gov



MAJOR EMPLOYERS

- Aisin
- Blue Cross and Blue Shield of NC
- Wolfspeed
- IQVIA
- Biogen
- GlaxoSmithKline
- Fidelity Investments
- IBM
- Cisco Systems
- BioMerieux

#4
Best Place to Start a Business
WalletHub 2024

#14
Best City for Job Seekers in the US
MoneyGeek 2024

#8
Best University in the Nation - DUKE
U.S. News & World Report 2024

#1
Best US Metro for Women in Tech-Mid-Sized Metro
CoworkingCafe Study 2024

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