



Q2 2026 DELIVERY

BUILDING 1

129,600 SF
AVAILABLE FOR LEASE

1218 STONE PARK COURT, DURHAM, NC



BUILDING 1

1218 Stone Park Ct

129,600 SF

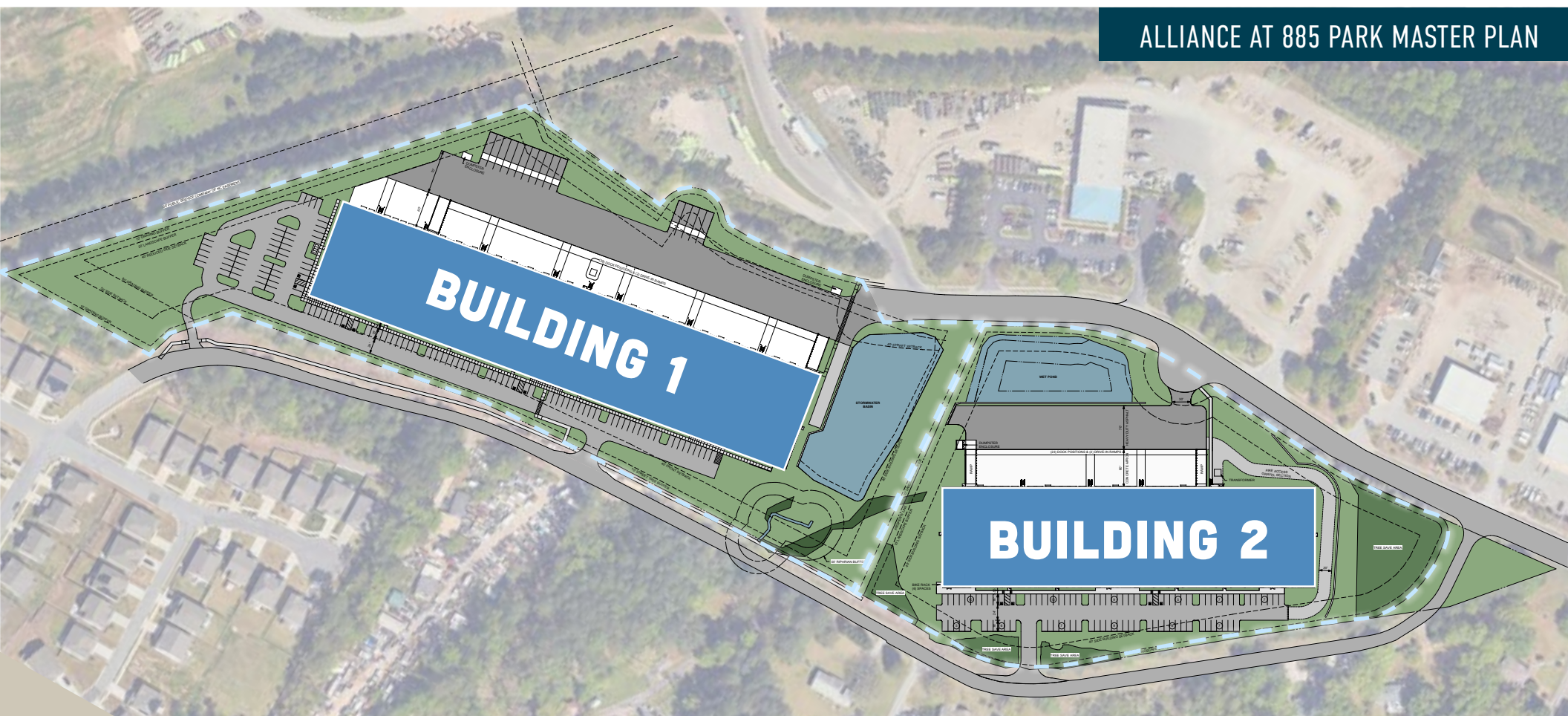
Delivering Q2 2026

BUILDING 2

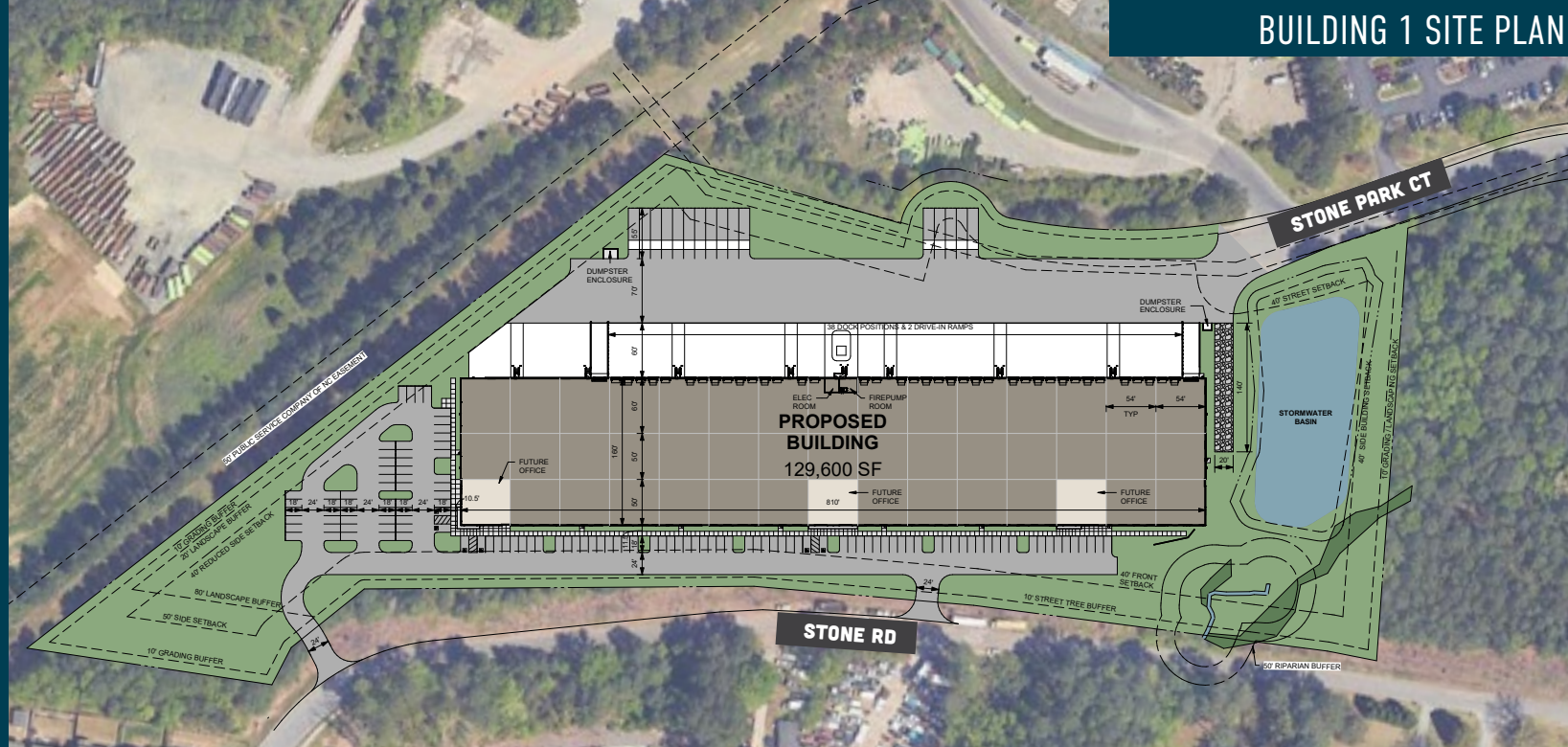
1212 Stone Park Ct

95,022 SF

Breaking Ground Q3 2026
Delivering Q2 2027



ALLIANCE AT 885 PARK MASTER PLAN



Total Size (SF)	129,600 SF (810' x 160')
Spec Office SF	1,500 SF (expandable)
Clear Height	32' Clear from the First Column Bay
Dock Doors	(38) 9' x 10' Dock Doors, (19) Equipped Doors with 35,000lb Mechanical Levelers, Seals, Bumpers, Swing Arm Light and Fan Combos, and Quad Outlets
Drive-In Doors	(2) 12' x 14' Motorized Doors with 50' Concrete Ramps
Auto Parking	118 (Including 6 ADA Spaces)
Trailer Parking	16
Column Spacing	54' x 50', Columns Painted Safety Yellow 10' Down
Building Lighting	LED Fixtures with Motion Sensors on 10' Whips to provide 30FC in Open Shell Condition; Interior Walls Painted White
Power	2,000 amps
Roof	60 Mil TPO (20-Year Warranty)
Sprinkler System	Fire Protection – ESFR with Electric Booster Pump
Slab	7", 4,000 PSI, Non-Reinforced Slab
Truck Court	130' - 185'

ALLIANCE RTP AT 885



Nearby thoroughfares
include I-40 and I-85



Multiple points of ingress
and egress from site



Less than a mile from the
Research Triangle Park



Large neighboring
distribution centers

Nearby Distributors

1

Amazon

2

Toshiba

3

Wolfspeed

4

KBI Biopharma

5

GE Aerospace

6

FedEx

POINTS OF INTEREST

Research Triangle Park

0.9 Miles

RDU International Airport

8.3 Miles

Piedmont Triad International Airport

72.5 Miles

INTERSTATES

Interstate 885

1.0 Mile

Highway 70

2.5 miles

Interstate 40

4.3 Miles

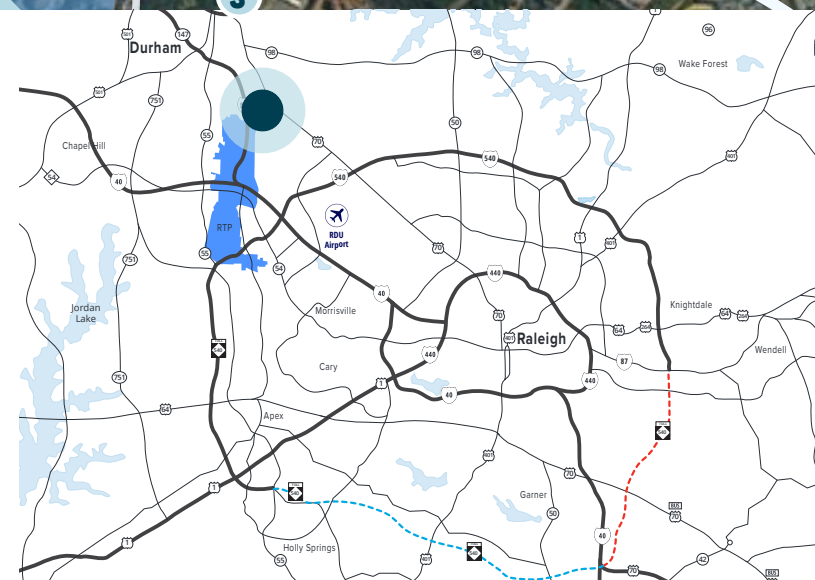
Interstate 85

5.8 Miles

Interstate 540

6.2 Miles

LOCATION





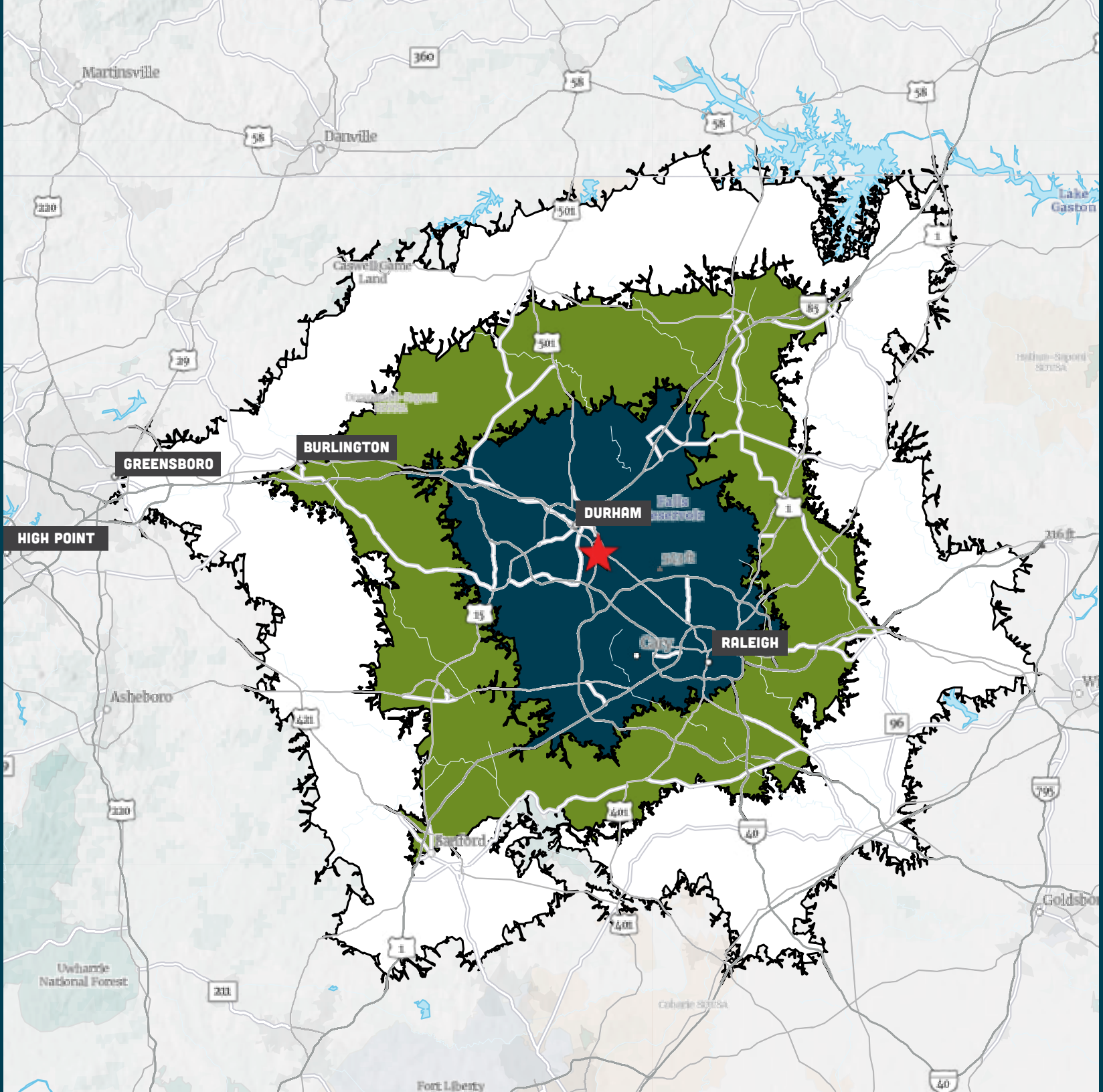
ALLIANCE RTP

AT 885



Alliance RTP At 885

Drive Times	2024 Total Population
○ 30 mins	1,288,880
● 45 mins	2,028,147
● 60 mins	2,620,448





ALLIANCE RTP
AT 885

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ALLIANCE
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