

BUILDING 1

**129,600 SF
AVAILABLE FOR LEASE**

1218 STONE PARK COURT, DURHAM, NC



ALLIANCE
INDUSTRIAL COMPANY

Colliers

BUILDING 1

1218 Stone Park Ct

129,600 SF

Delivering Q2 2026

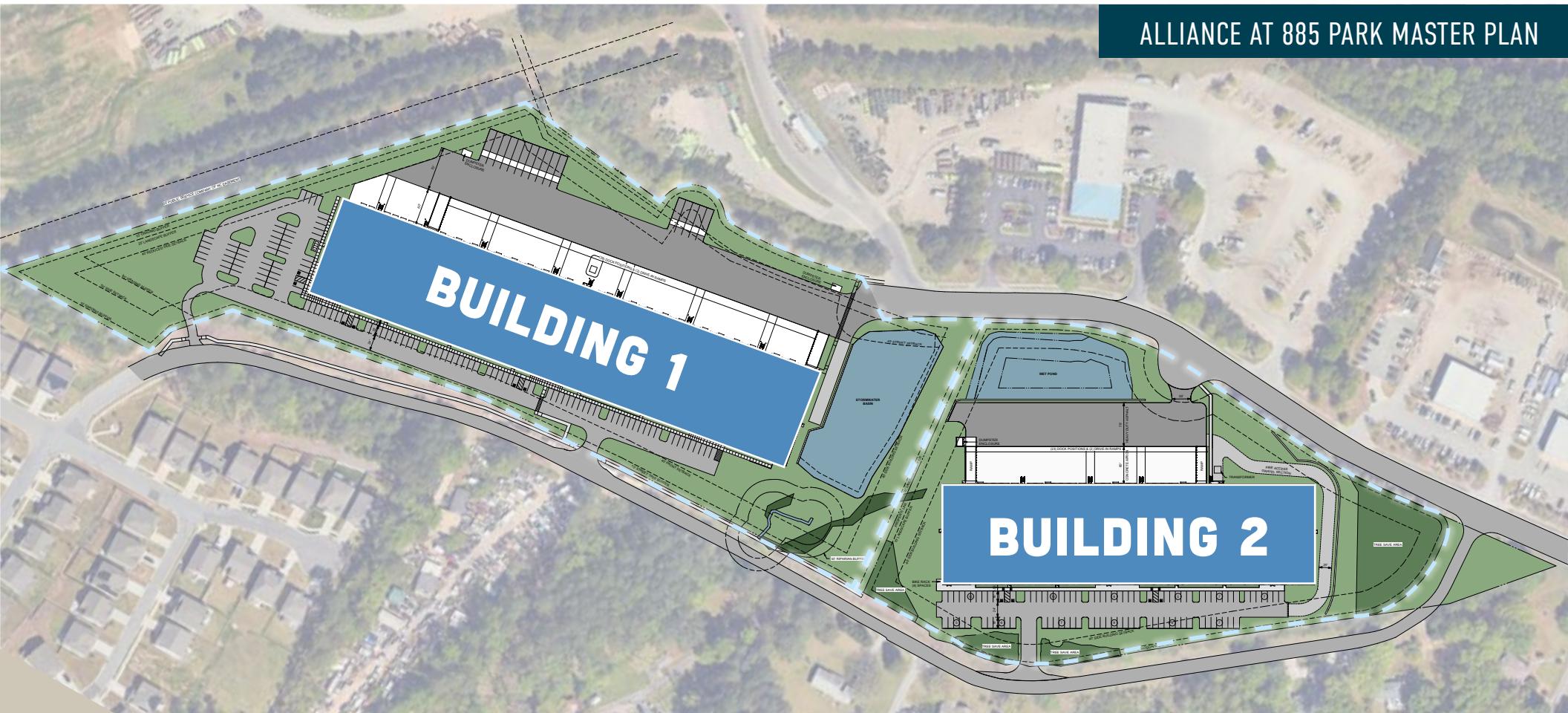
BUILDING 2

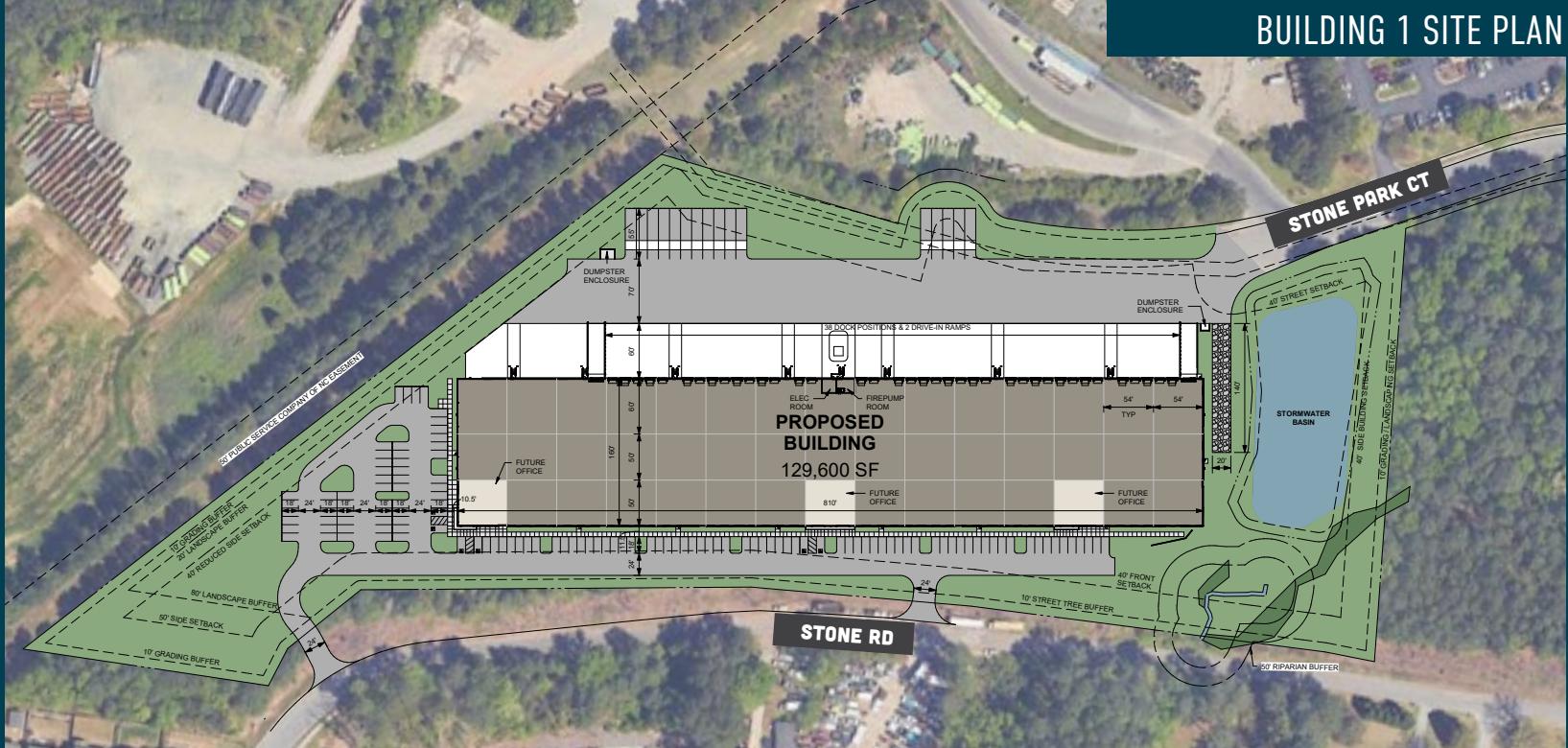
1212 Stone Park Ct

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

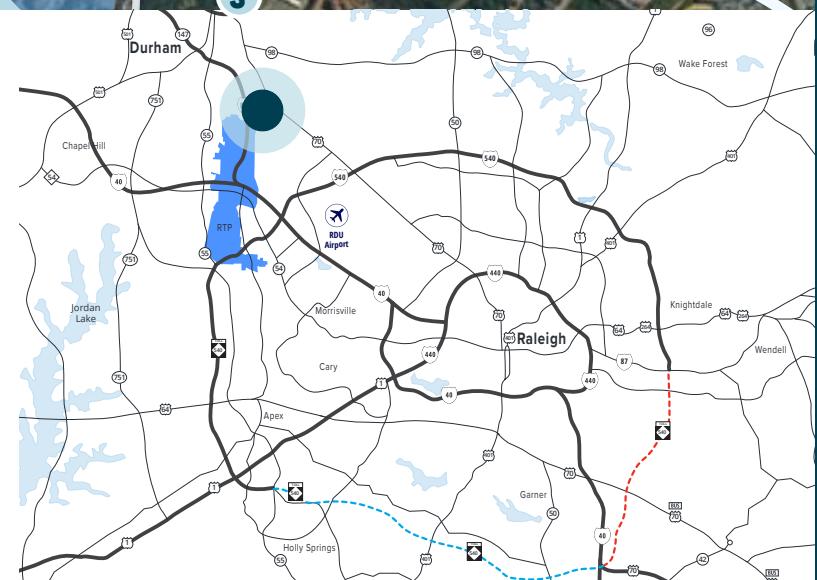
- 1** Amazon
- 2** Toshiba
- 3** Wolfspeed
- 4** KBI Biopharma
- 5** GE Aerospace
- 6** FedEx


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

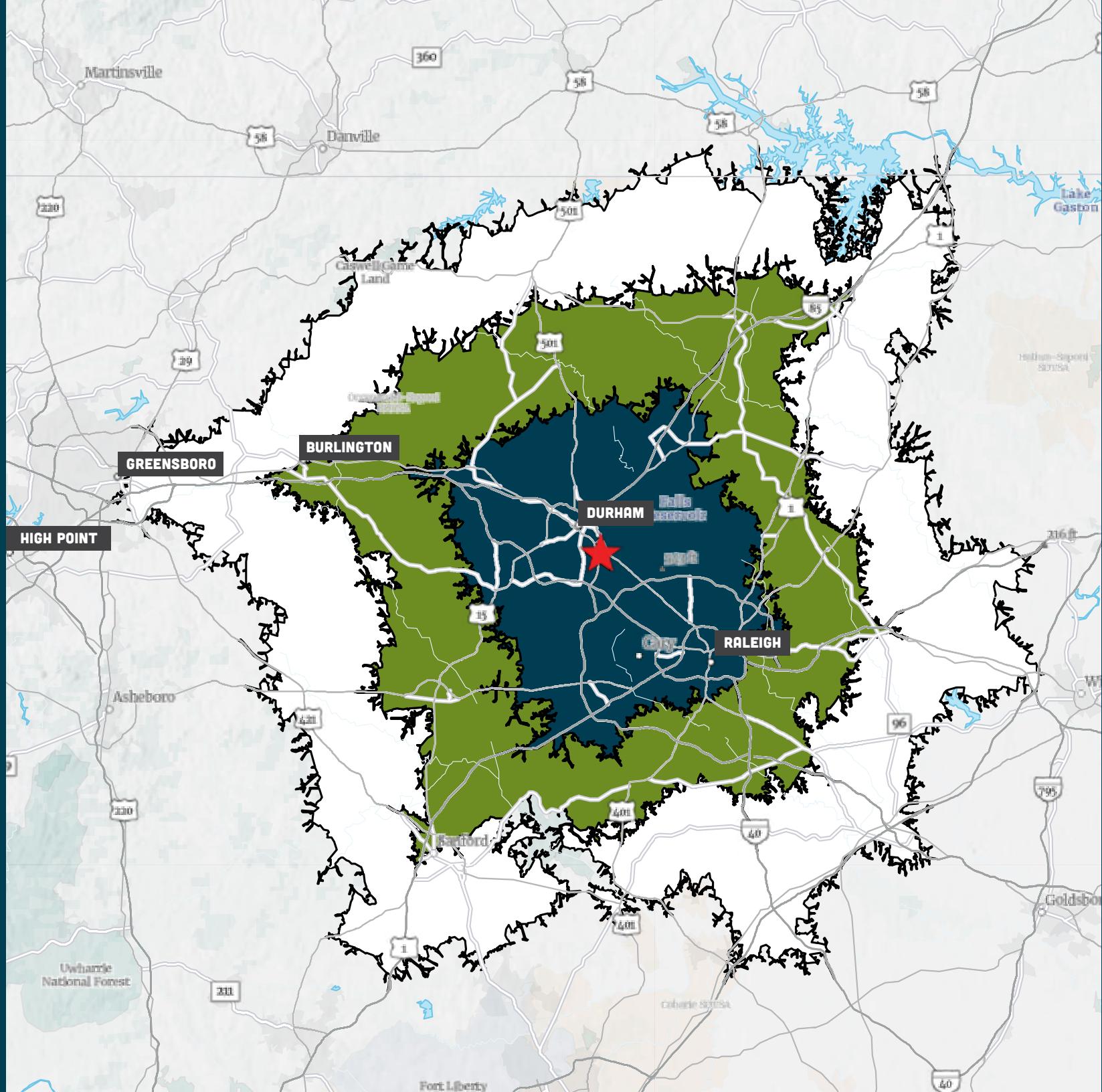




ALLIANCE RTP AT 885

★ Alliance RTP At 885

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



CONTACT INFORMATION

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