



**Chin Page Distribution Center**  
**5104 Chin Page Road, Durham, NC 27703**

# Warehouse space available **for lease**

±30,031 SF

**Larry L. Lakins II, SIOB**

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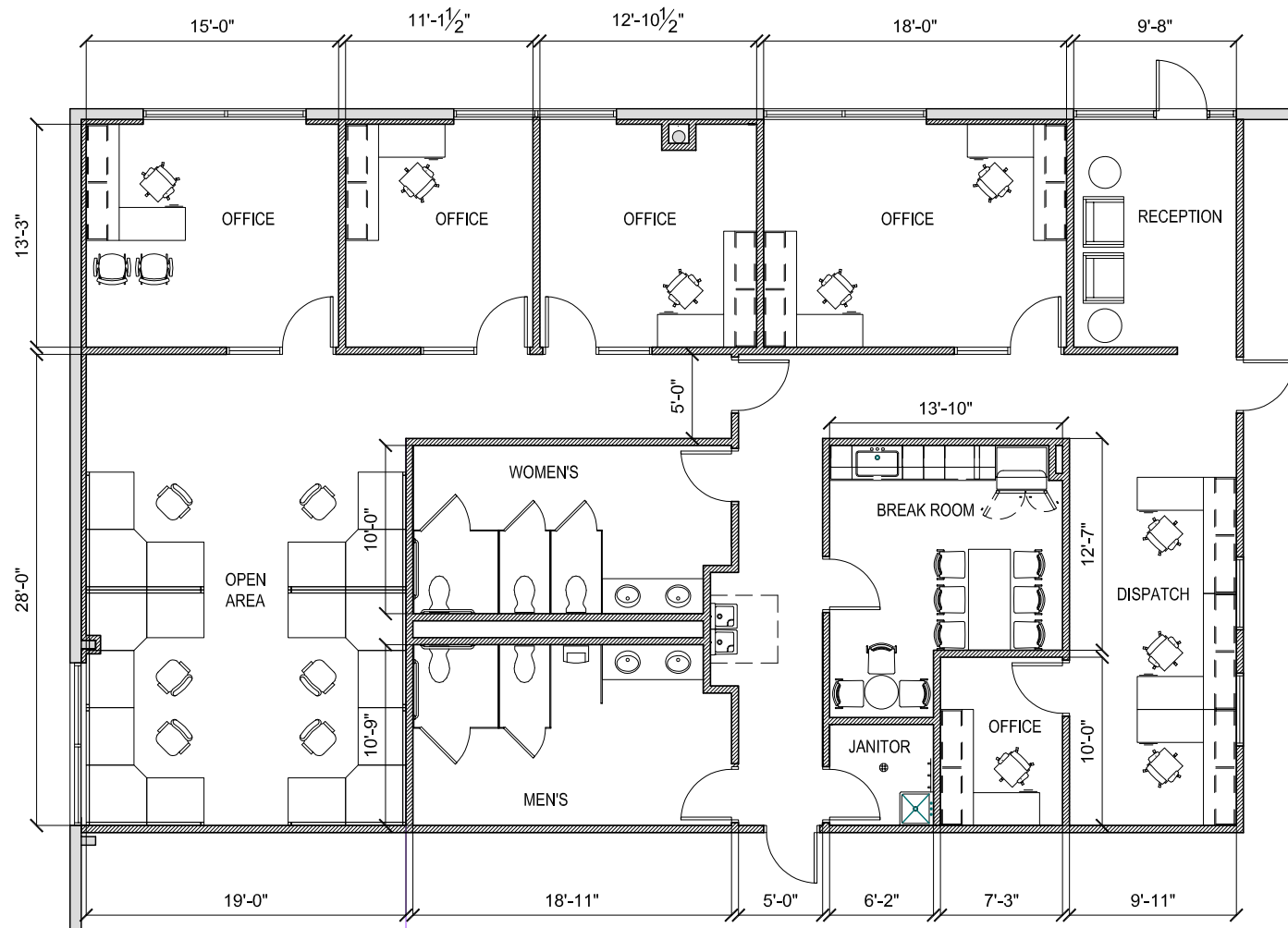


# Property Overview

<b>Location</b>	Near proximity to I-40 and Page Road
<b>Zoning</b>	I-2
<b>Year Built</b>	1999
<b>Building Size</b>	± 294,930 SF
<b>Space Available</b>	± 30,031 SF
<b>Office Space</b>	± 2,725 SF finished office & breakroom
<b>Ceiling Height</b>	30' clear
<b>Warehouse</b>	100% HVAC
<b>Sprinklers</b>	ESFR
<b>Drive-In Doors</b>	(1) 12' x 14'
<b>Dock Doors</b>	(6) 9' x 10'
<b>Parking</b>	30 spaces
<b>Power</b>	3 phase 480v
<b>Lease Rate</b>	Contact broker



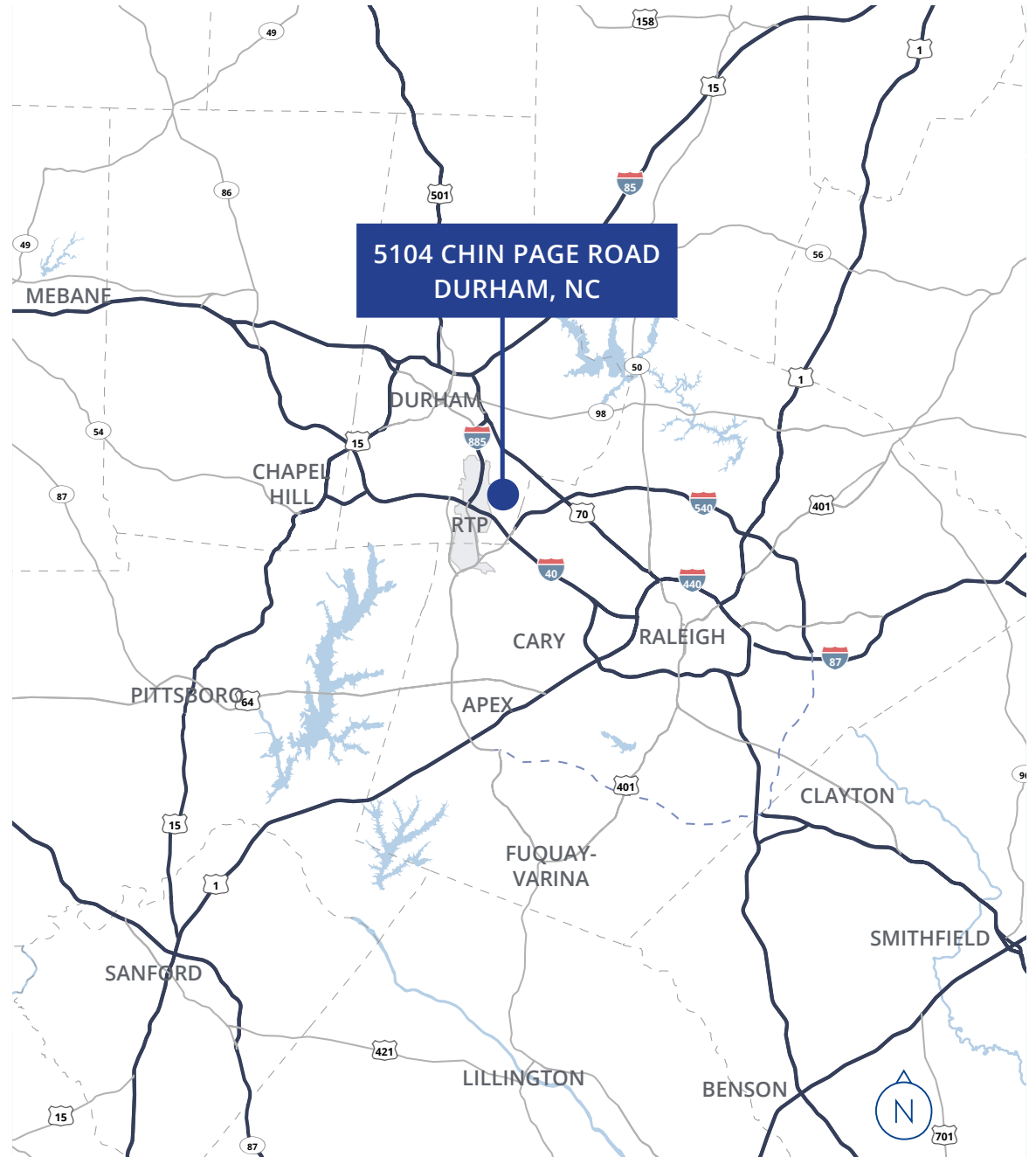
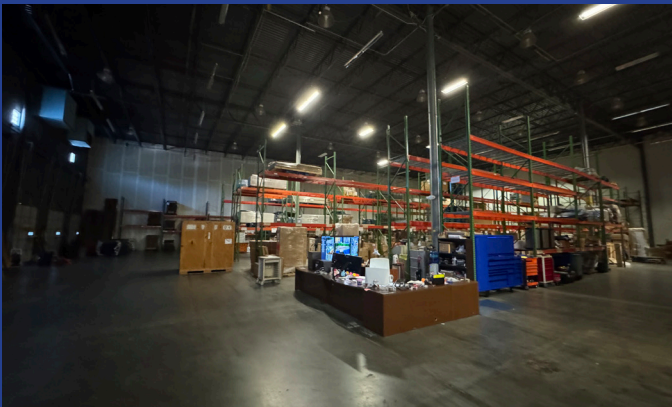
# Floor Plan



## Highlights

- Four offices, breakroom, and open area
- Full drive around capability
- Near proximity to US-40 and I-885
- 5.1 miles from Raleigh-Durham International Airport

# Property Location





4208 Six Forks Road, Suite 800, Raleigh, NC 27609

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