



# TRIANGLE 55

COMMERCE CENTER

**BUILDING 4 | 238,680 SF**

3375 HOPSON ROAD | DURHAM, NC 27713

1.0 MILLION SQUARE FOOT DEVELOPMENT

FOUNDRY  
COMMERCIAL



SCANNELL  
PROPERTIES

Triangle55

**INDUSTRIAL SPACE FOR LEASE**



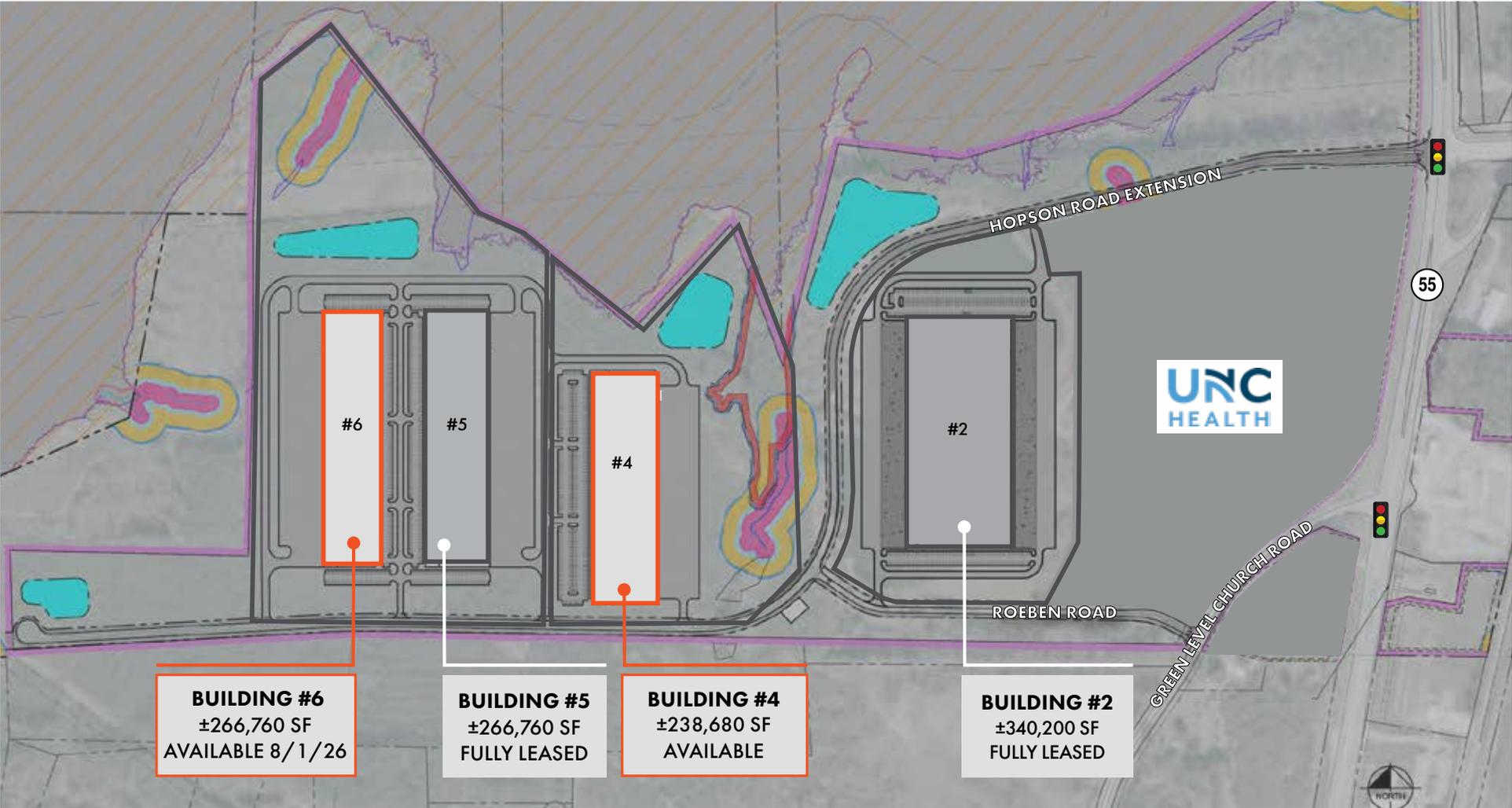
# Triangle55

## INDUSTRIAL SPACE FOR LEASE

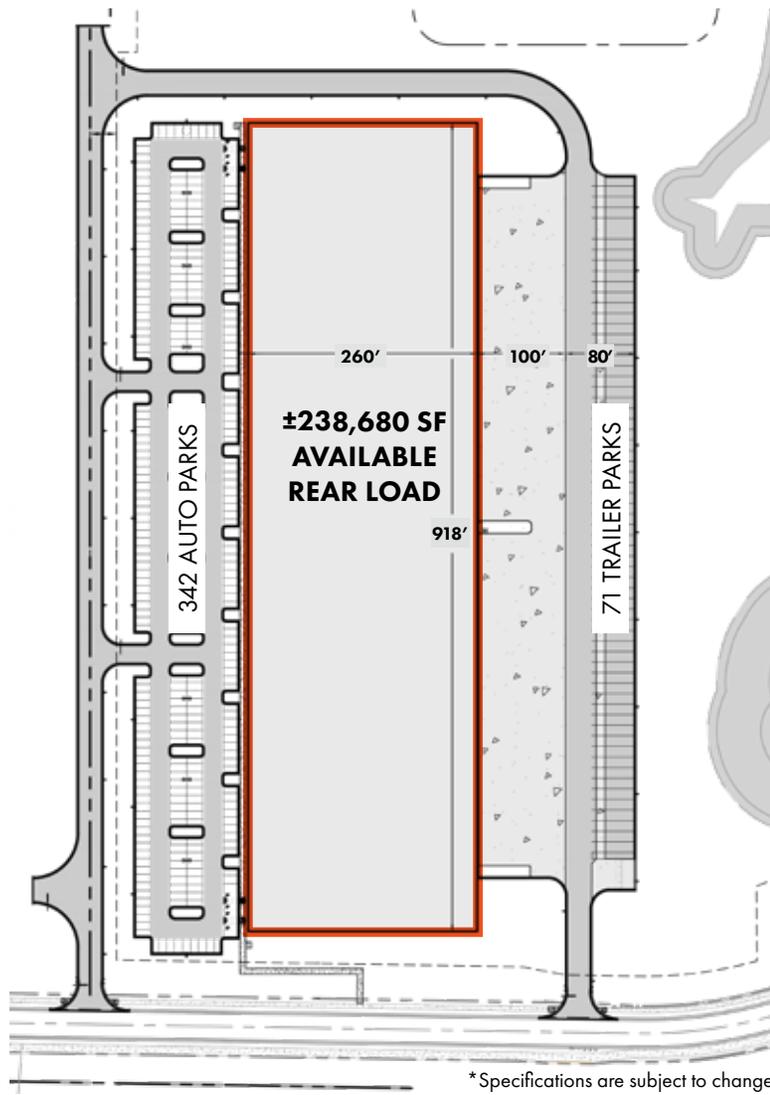
### RTP/I-40 SUBMARKET | TRIANGLE55 SITE



TWO REAR LOAD BUILDINGS



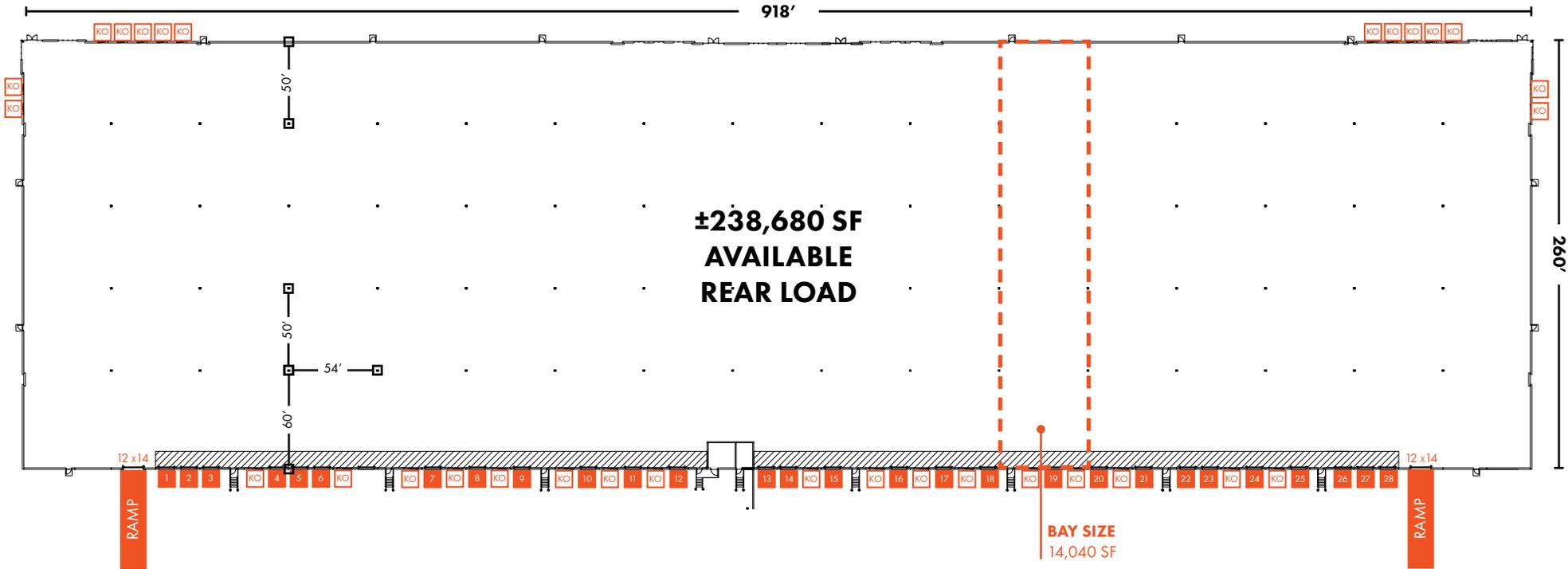
## BUILDING #4 SITE PLAN



## BUILDING #4 FEATURES

ADDRESS	3375 Hopson Road Durham, NC 27713
COUNTY	Durham
LEASE RATE	Call for details
ZONING	Light Industrial (IL) <a href="#">ZONING INFO</a>
EST. DELIVERY	December 2025
NO. OF ACRES	±32.12 acres
TOTAL SF	±238,680 SF
BUILDING DIMENSIONS	260' x 918'
EXTERIOR WALLS	Load bearing concrete wall panels
ROOFING MATERIAL	Fully adhered .60 mil TPO with R-30 insulation
FLOOR THICKNESS	7" un-reinforced, 4,000 psi concrete on 4" aggregate base
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 54' with 60' x 54' speed bays
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV Commodities
LOADING	29 dock-high doors (9' x 10') with 21 knockouts for additional doors 2 ramps with motorized roll-up doors (12' x 14')
DOCK EQUIPMENT	29 35,000 lb. mechanical levelers, seals, bumpers and swing lights
PAVED PARKING	342 auto spaces (1.43/1,000 SF)
TRAILER PARKING	71 stalls
TRUCK COURT DEPTH	180' with 60' concrete apron and heavy duty asphalt
LIGHTING	LED high bay with motion sensors, 30FC
ELECTRICAL CAPACITY	One (1) 480v/277, 1,600 Amp service (upgradable)

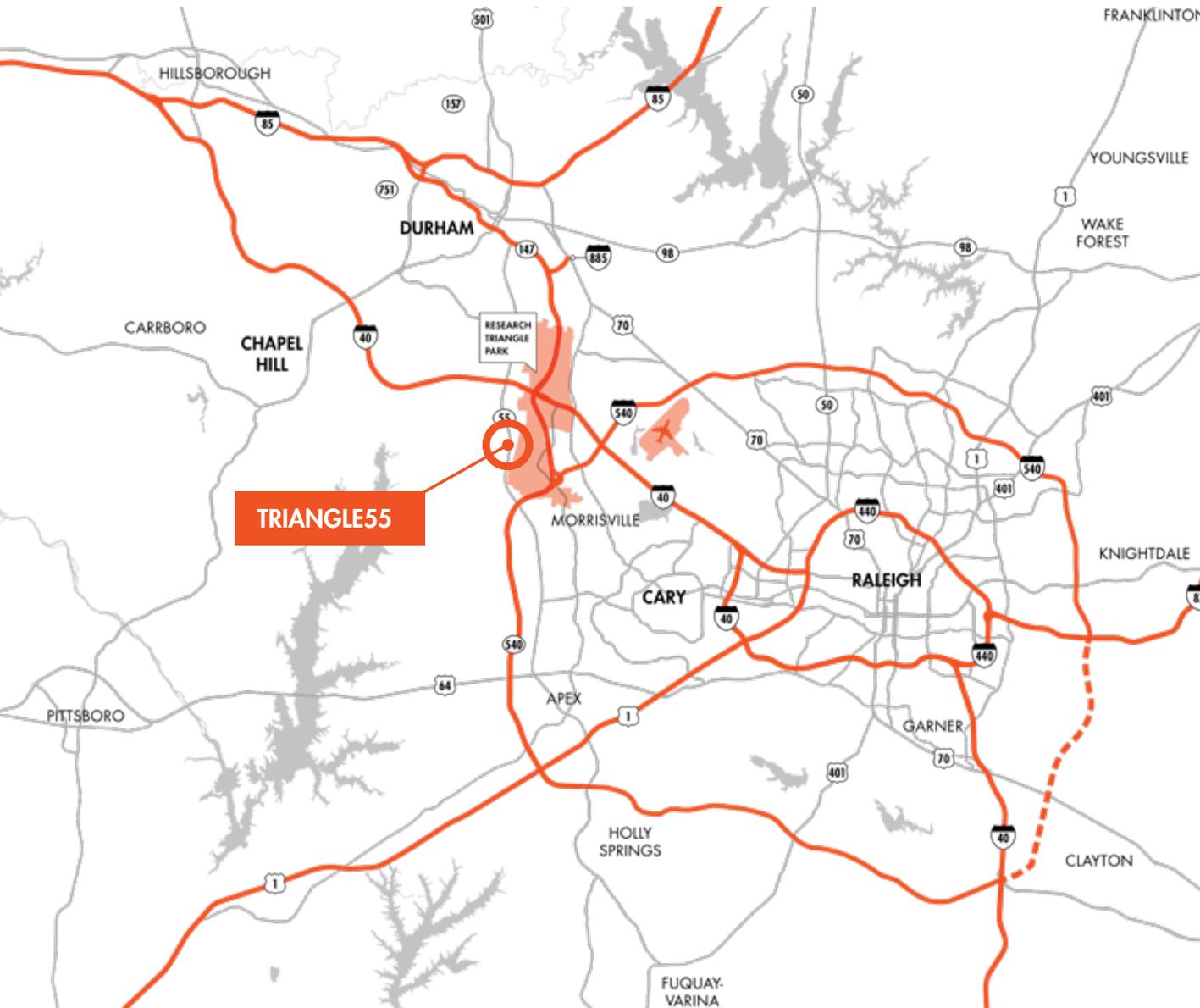
BUILDING #4 FLOOR PLAN



D	DOCK DOOR
K	KNOCK OUT PANEL

# Triangle55

## INDUSTRIAL SPACE FOR LEASE



### LOCATION & ACCESS

#### INTERSTATES

Uninterrupted distribution to every major market in the United States

	Highway 540	2.3 miles
	Durham Freeway	3.9 miles
	Interstate 40	5.0 miles
	US-70	7.4 miles
	Interstate 85	12.4 miles

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### LOCATION & ACCESS



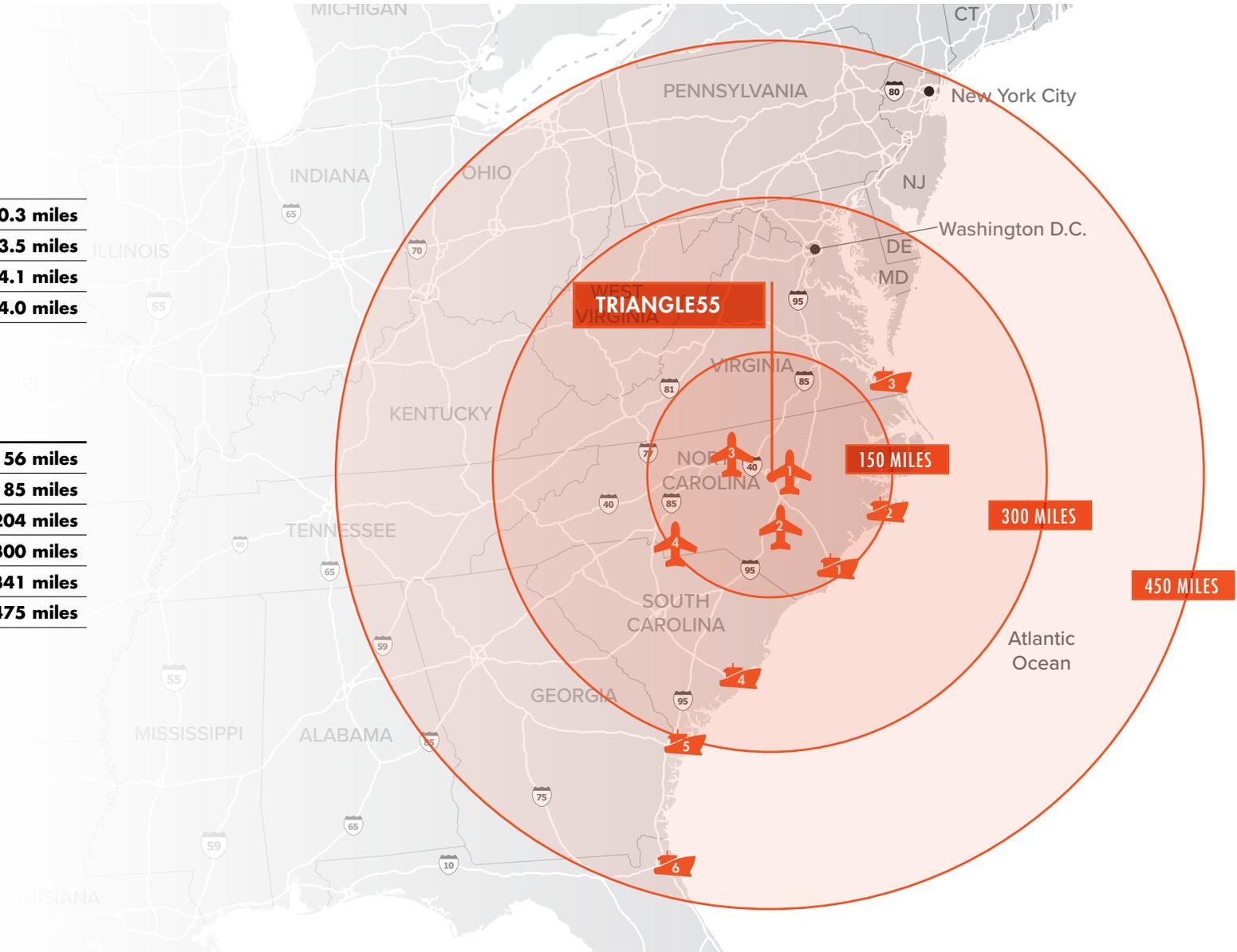
#### AIRPORTS

1	Raleigh-Durham International	<b>10.3 miles</b>
2	Fayetteville Regional	<b>73.5 miles</b>
3	Piedmont Triad International	<b>74.1 miles</b>
4	Charlotte Douglas International	<b>164.0 miles</b>



#### SEAPORTS

1	Wilmington, NC	<b>156 miles</b>
2	Morehead City, NC	<b>185 miles</b>
3	Norfolk, VA	<b>204 miles</b>
4	Charleston, SC	<b>300 miles</b>
5	Savannah, GA	<b>341 miles</b>
6	Jacksonville, FL	<b>475 miles</b>



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