

AVISON  
YOUNG

## Flex/Industrial space for lease

1010 E Pettigrew Street, Durham, NC 27701

±2,734 - 12,500 SF available for lease

# PROPERTY OVERVIEW

FLEX/INDUSTRIAL SPACE FOR LEASE

## Property highlights

- Flex/Industrial for lease in Durham
- ±2,734 - ±12,500 SF available
- Outdoor storage with gated access available
- Loading dock access
- Drive-in access
- Common area restrooms and break space

## Property details

Address: 1010 E Pettigrew Street

City, State, Zip: Durham, NC 27701

Available SF: ±2,734 - ±12,500 SF

Building SF: ±12,500 SF

Year Built / Renovated: 1953 / 2025

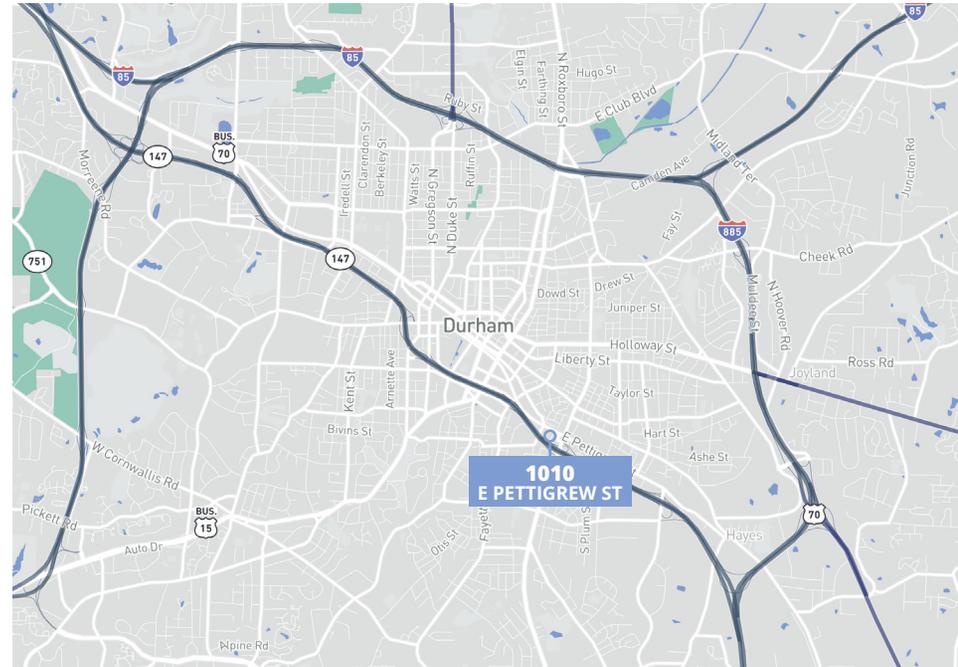
Ceiling Height: 12' - 16'

Power: 3 Phase, 400-amp

Market: Raleigh/Durham

Submarket: South Durham

Lease Rate: Contact Broker



# ADDITIONAL PHOTOS

FLEX/INDUSTRIAL SPACE FOR LEASE

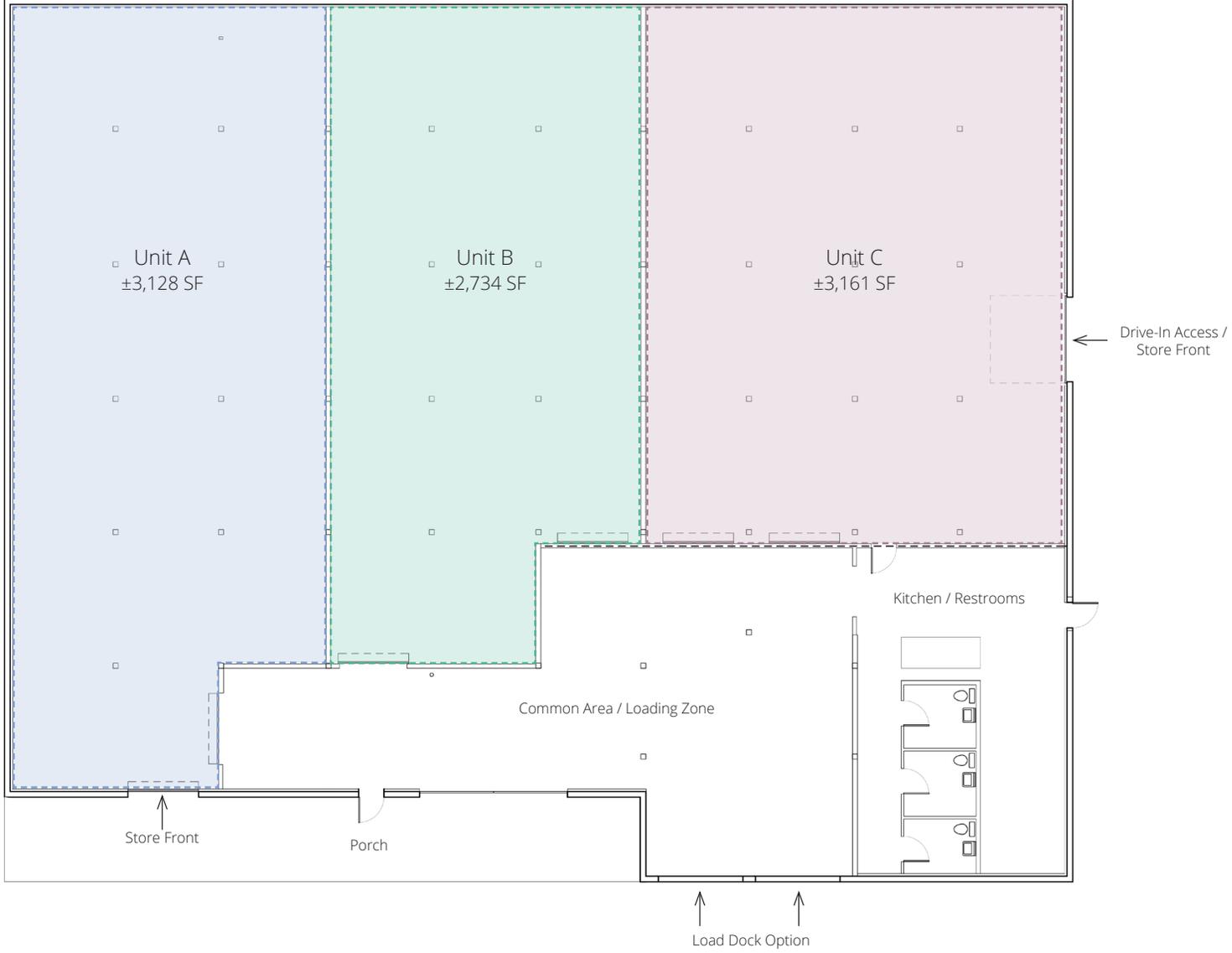


# FLOOR PLAN

FLEX/INDUSTRIAL SPACE FOR LEASE

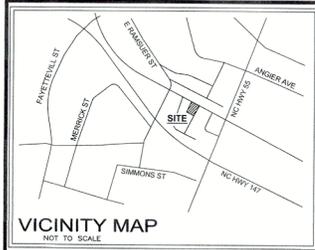
## PROPOSED SUITE CONFIGURATIONS

Unit A	±3,128 SF
Unit B	±2,734 SF
Unit C	±3,161 SF



# PROPERTY SURVEY

FLEX/INDUSTRIAL SPACE FOR LEASE



REFERENCES:  
DEED BOOK 1488, PAGE 783  
PLAT BOOK 49, PAGE 78  
• OTHERS SHOWN HEREON

**LEGEND and NOMENCLATURE**

SYMBOLS	LINE TYPES
○	— X — Fence
□	— □ — Overhead utility
●	— W — Water
○	— SS — Sanitary sewer
○	— SD — Storm drain
○	— — — Cable
○	— — — Telephone pedestal
○	— — — Electric pedestal
○	— — — 4" iron pipe culvert
○	— — — Traffic signal box
○	— — — Water meter
○	— — — Fire hydrant
○	— — — Valve (water or gas)
○	— — — Sanitary sewer manhole
○	— — — Sanitary sewer cleanout
○	— — — AC
○	— — — NC 150
○	— — — NCDOT
○	— — — Storm drain manhole
○	— — — EX
○	— — — Lamp post
○	— — — Signal pole
○	— — — Day wire
○	— — — Sign post
○	— — —

**SURVEY NOTES:**

- All distances are horizontal ground distances unless otherwise noted. Areas computed by coordinate geometry.
- This survey does not include nor depict any environmental evaluations by this office. No investigation into the existence of wetlands or riparian buffers performed in the preparation of this survey.
- Field survey(s) performed January 23 & 24, 2024.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, overriding title evidence or any other facts that an accurate and current title search may disclose.
- The locations of underground utilities as shown hereon (if any) are based on above-ground structures and above-ground visual evidence only. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
- Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM # 3720173300C, effective date July 19, 2022).
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.

HORIZONTAL DATUM = NAD 83/2011

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

I, Justin L. Luther, certify that this plot was drawn under my supervision from an actual survey made under my supervision from references as noted on said plot; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision or positional accuracy as calculated is greater than 1:10,000; that this plot was prepared in accordance with G.S. 47-150 as amended.

Witness my original signature, license number and seal this day of February, 2024.

Professional Land Surveyor (L-5107)



VISION PETTIGREW, LLC  
DB 8774, PG 817  
PB 202, PG 56  
PIN: 0831-23-0229

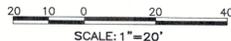
EXISTING 1-STORY  
BLOCK/MASONRY BUILDING  
PIN: 0831-23-1223  
19,361 S.F.  
0.44 AC.  
1010 E PETTIGREW ST

DARNELLA L. WARTHEN  
DB 4607, PG 592  
PB 21, PG 13  
PIN: 0831-13-9189

SIMON FERN GUNN  
TRUSTEE  
WB 2014-E, PG 729  
PB 21, PG 13  
PIN: 0831-23-0194

LINE	LENGTH	BEARING
LI	32.73	S 04°28'20" W
LI	18.091	N 65°48'30" W

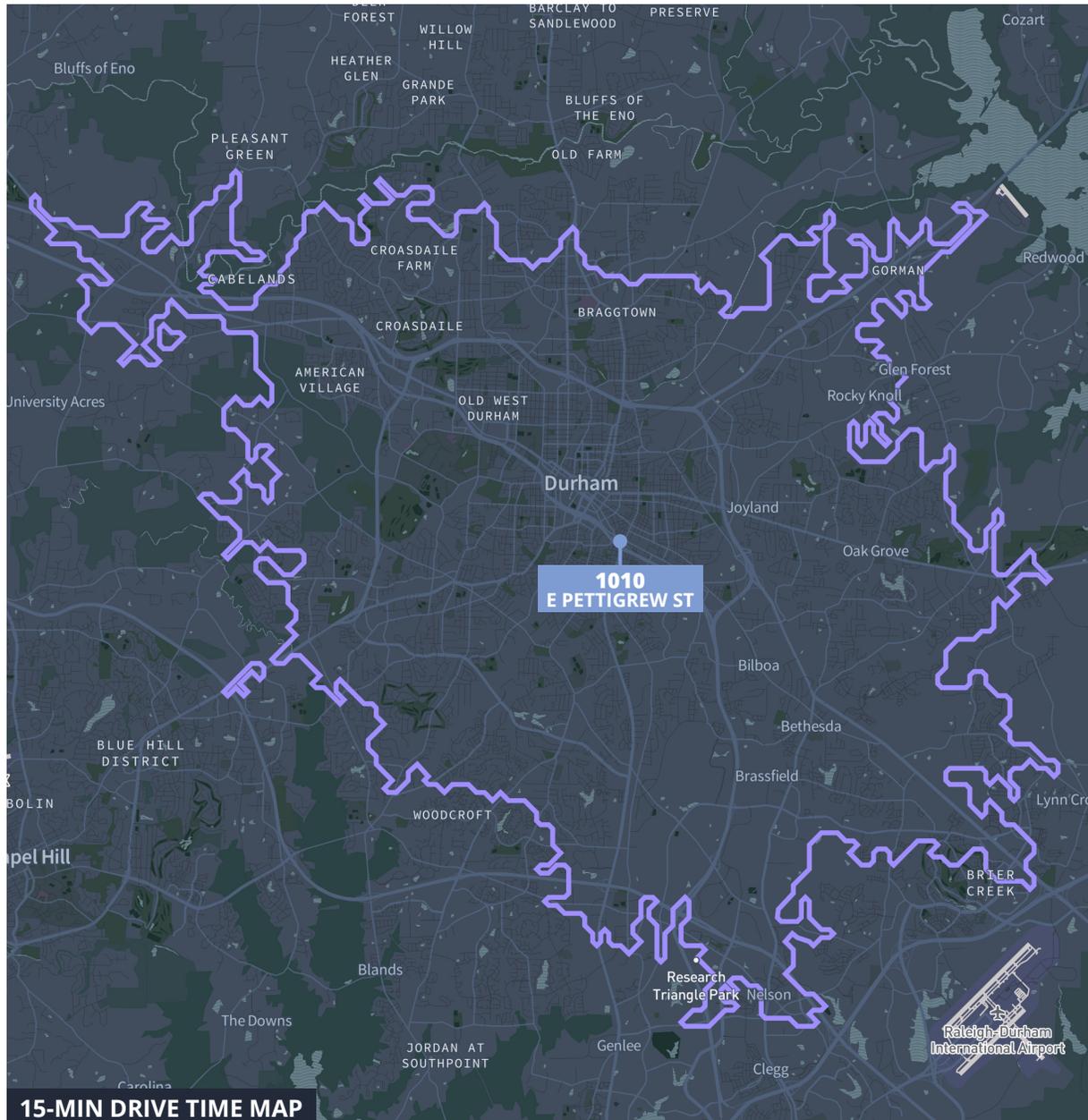
BOUNDARY SURVEY  
PROPERTY OF  
**GARY R. COOKE & BEVERLY C. JONES**  
DURHAM TOWNSHIP DURHAM COUNTY NORTH CAROLINA



JOB NO.: 249782  
FILE NAME: BOUNDARY  
PLOT DATE: 2/26/24

# AREA OVERVIEW

FLEX/INDUSTRIAL SPACE FOR LEASE



## Key demographics



**218,257**  
population



**\$111,853**  
average hh income



**\$391,669**  
median house value



**9,515**  
surrounding businesses

# Get in touch.

**Evan Sassaman, MRED**  
Senior Vice President  
+1 717 215 4507  
evan.sassaman@avisonyoung.com

**John Gainey**  
Senior Vice President  
+1 919 622 9600  
john.gainey@avisonyoung.com

**James Eagle**  
Senior Associate  
+1 919 622 1637  
james.eagle@avisonyoung.com

---

Visit us online  
[avisonyoung.com](http://avisonyoung.com)

©2025 Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON  
YOUNG**