

1525 E CLUB BLVD.
DURHAM, NC



Carolina Moon
REALTY

VERSATILE WAREHOUSE LOCATED OFF INTERSTATE 85
JUST NORTH OF DOWNTOWN DURHAM



PROPERTY DETAILS + HIGHLIGHTS

- PROPERTY TYPE: FLEX/WAREHOUSE
- PROPERTY SUBTYPE: WAREHOUSE
- FAR: 0.05
- LOT SIZE: .54 AC
- RENTABLE AREA: 4615 SF
- OFFICE SPACE: YES
- NO. DOCK-HIGH DOORS/LOADING: 16
- CROSS STREET: INTERSTATE 85
- LAYDOWN YARD: YES
- FENCED LOT: YES

CAROLINA MOON REALTY/
KELLER WILLIAMS ELITE

245 NC-54
STE 101
Durham, NC 27713

Aaron Moon
919.906.6317

aaron@carolinamoonrealty.com



THIS VERSATILE WAREHOUSE, LOCATED CENTRALLY IN DURHAM, OFFERS AN UNPARALLELED OPPORTUNITY FOR BUSINESSES SEEKING EXPANSIVE SPACE WITH EASY ACCESS TO TRANSPORTATION ROUTES. THE PROPERTY BOASTS A LARGE LAYDOWN YARD, PERFECT FOR STORING MATERIALS, EQUIPMENT, OR VEHICLES, ALONG WITH 16 LOADING DOCKS TO STREAMLINE SHIPPING AND RECEIVING OPERATIONS.

WHETHER YOU NEED A DISTRIBUTION CENTER, A STORAGE FACILITY, OR A HEADQUARTERS FOR YOUR GROWING BUSINESS, THIS PROPERTY OFFERS THE IDEAL COMBINATION OF LOCATION, SIZE, AND FUNCTIONALITY.

AMPLE OFFICE SPACE TO ACCOMMODATE ADMINISTRATIVE STAFF AND MEETINGS.



Aaron Moon
919.906.6317
aaron@carolinamoonrealty.com



SOLAR PANELS ON ROOF CONTRIBUTES TO
LOW UTILITY COSTS



LARGE LAYDOWN AREA WITH PARTIALLY
COVERED AREAS



Aaron Moon

919.906.6317

aaron@carolinamoonrealty.com



A

4,615 SF BUILDING ON .54 AC | AVAILABLE FOR LEASE

B

.8 AC | 34,848 SF OF LAND | AVAILABLE FOR LEASE

C

.6 AC | 26,500 SF OF LAND | AVAILABLE FOR LEASE



FLOOR PLAN

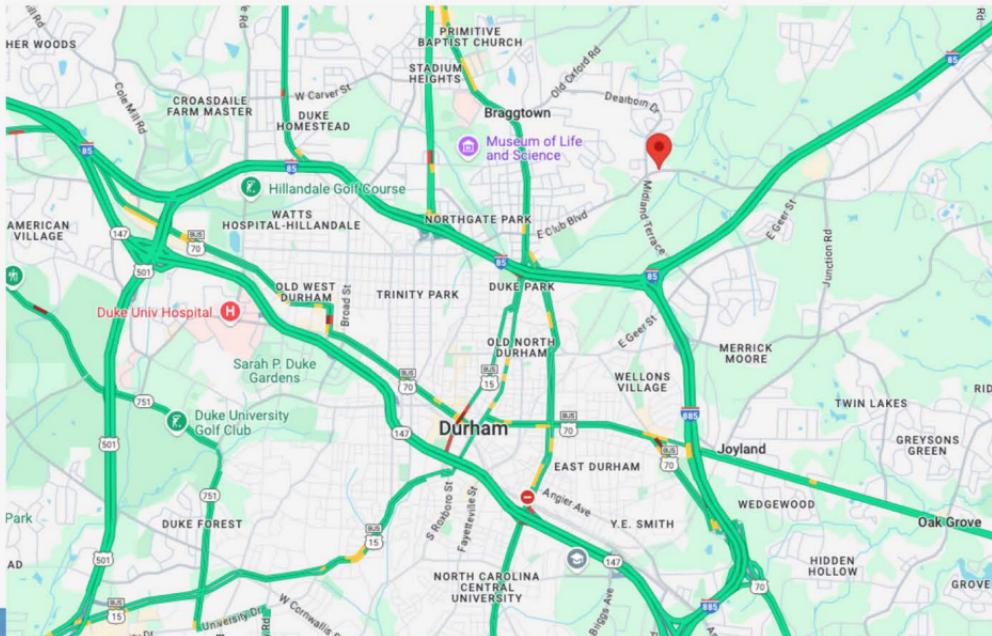


243958
1525 East Club Drive, 27704

Aaron Moon
919.906.6317
aaron@carolinamoonrealty.com



1525 E CLUB BLVD. DURHAM, NC



CENTRALLY LOCATED

WITH CLOSE PROXIMITY TO INTERSTATE 85 AND DOWNTOWN DURHAM, THIS PROPERTY IS SITUATED IN A PRIME AREA FOR ANY BUSINESS OPERATION. 1525 E CLUB BLVD'S LOCATION ALLOWS FOR:

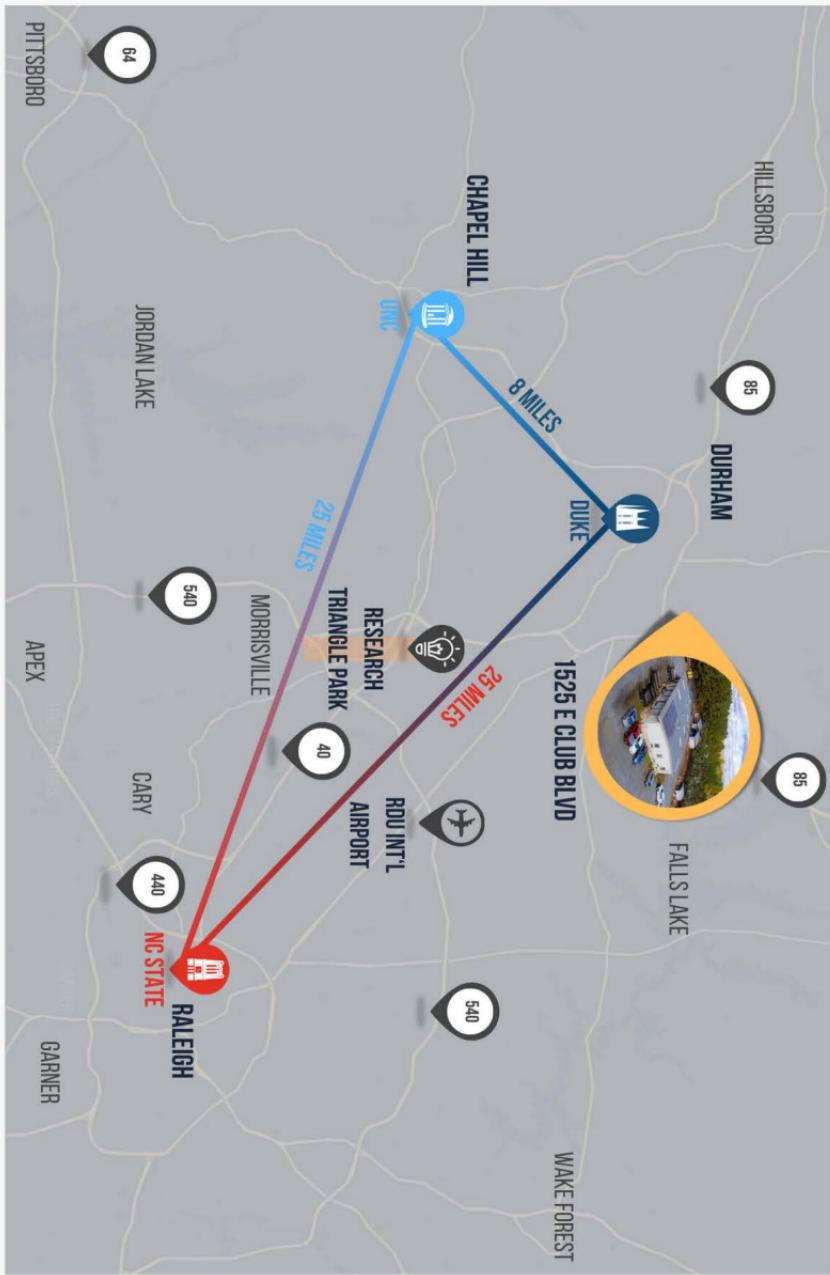
- FASTER SHIPPING + DELIVERY TIMES
- LOWER TRANSPORTATION COSTS
- ACCESS TO LARGER WORKFORCE
- PROXIMITY TO SUPPLIERS AND CUSTOMERS
- ENHANCED CONNECTIVITY
- IMPROVED BUSINESS OPPORTUNITIES



Aaron Moon
919.906.6317
aaron@carolinamoonrealty.com



THE RESEARCH TRIANGLE



AARON MOON
CAROLINA MOON REALTY
AARON@CAROLINAMOONREALTY.COM

1525 E CLUB BLVD. DURHAM, NC