

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

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1525 E CLUB BLVD. DURHAM, NC



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.

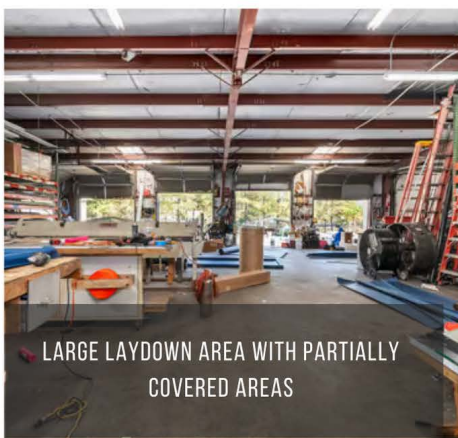


AMPLE OFFICE SPACE TO ACCOMMODATE ADMINISTRATIVE STAFF AND MEETINGS.





SOLAR PANELS ON ROOF CONTRIBUTES TO  
LOW UTILITY COSTS



LARGE LAYDOWN AREA WITH PARTIALLY  
COVERED AREAS



DURHAM  
WAREHOUSE+FLEX SPACE  
1525 E CLUB BLVD.



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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

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# FLOOR PLAN

243958  
1525 East Club Drive, 27704

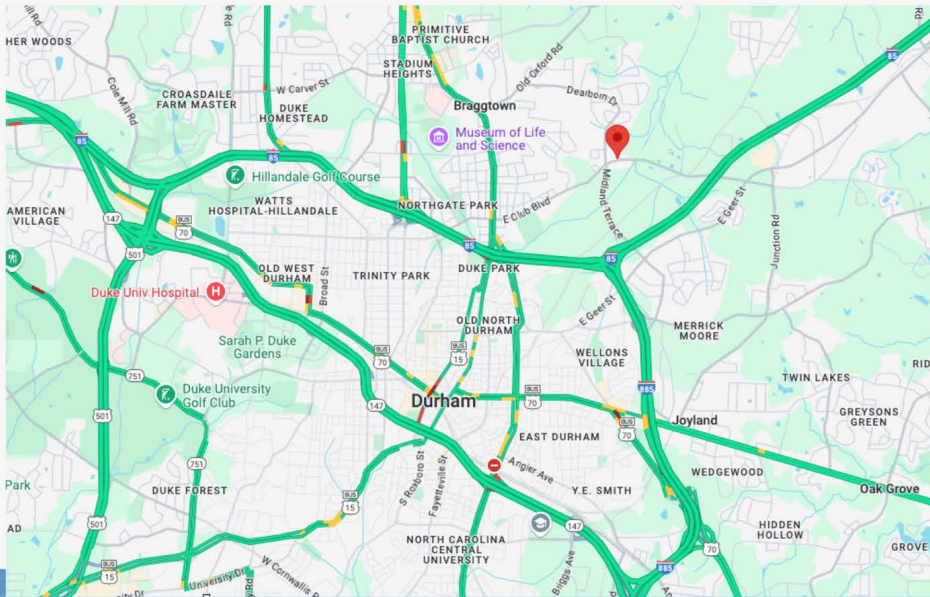


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## CENTRALLY LOCATED

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

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## THE RESEARCH TRIANGLE

