



FOR LEASE

6,359 SF

Flex Building w/ 3.1 Acre
Fenced Laydown Yard



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207 S Goley St
Durham, NC 27701

Property Highlights



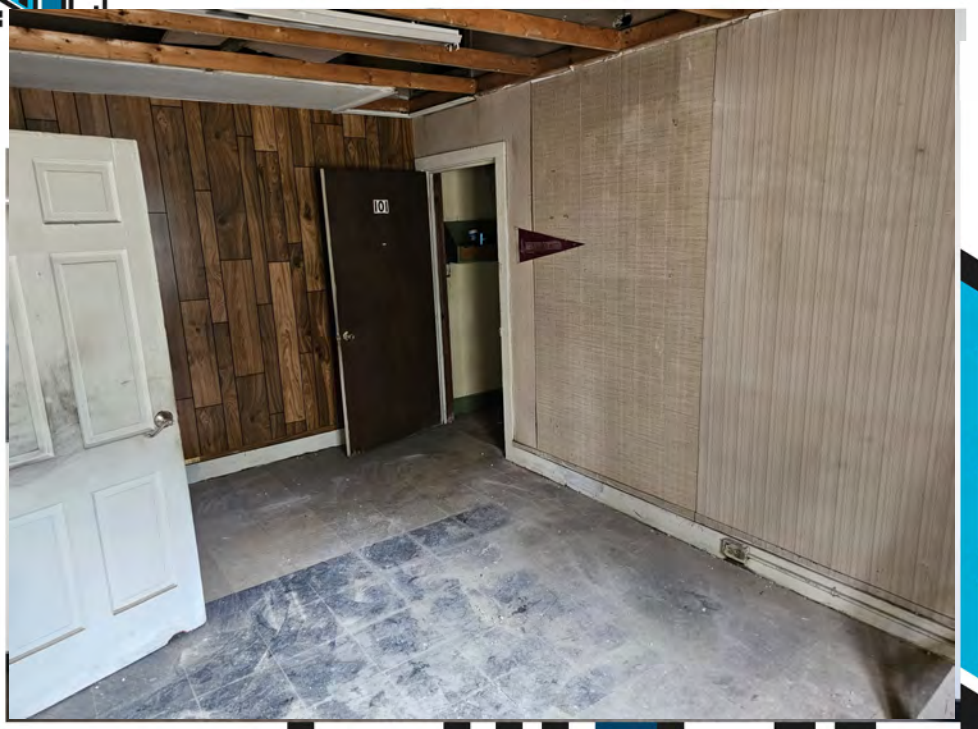
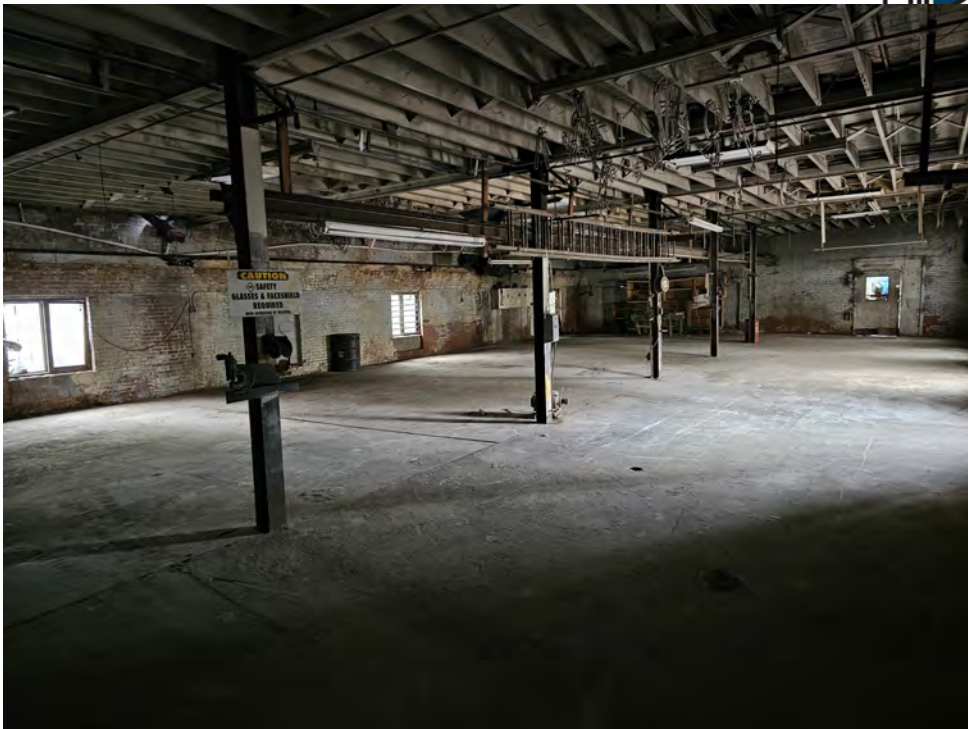
6,359 SF Class C Building with 3.1 Acres of Fenced and Paved Laydown Yard

- ✓ Light Industrial (IL) zoning
- ✓ Available immediately
- ✓ 30+ paved parking spaces adjacent to building
- ✓ Estimated TICAM \$950/mo
- ✓ Approximately 900 SF office, remainder used for storage (~12" clear height)
- ✓ 3.1 Acre fenced yard with concrete base
- ✓ Flexible term
- ✓ Yard available for lease separately, building only available for lease with yard

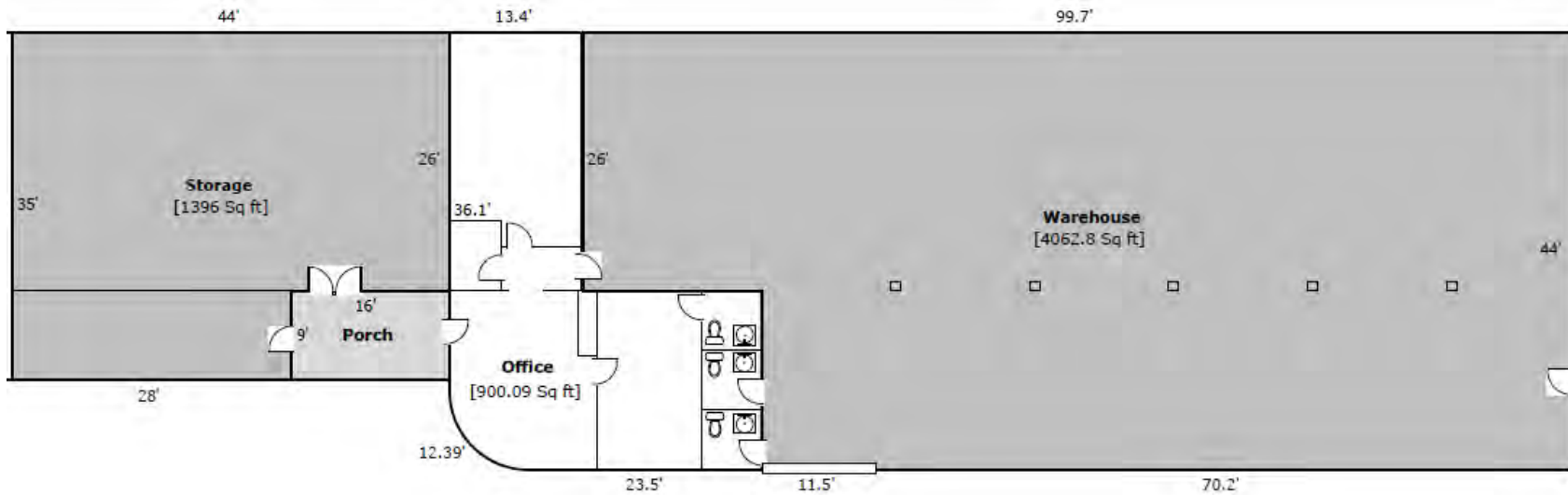
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Floorplan



- ✓ Located in East Durham, adjacent to Downtown Durham, one mile from City Center
- ✓ Two blocks from Hwy 147, minutes to I-885, I-40 and RDU Airport



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