

56,700 SF

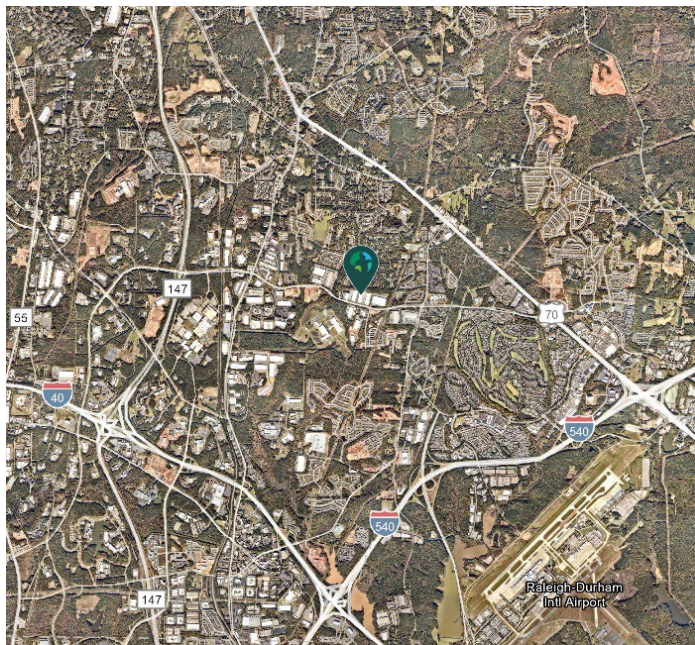
Industrial Space For Lease



Prologis Liberty Ridge



1955 TW Alexander Drive, Suite D
Durham, NC 27703 USA



LOCATION

- 4 miles to I-40/ I-540 Interchange and 3 miles to U.S. 70
- 8 miles to Raleigh-Durham International Airport
- Located in the largest and fastest growing RTP/I-40 corridor
- 20 miles to downtown Raleigh

FACILITY

- 136,500 total SF
- 56,700 SF available
- 3,054 SF office
- 36' clear height
- 210' building depth
- 14 dock high doors with EOD's
- LED lighting
- ESFR sprinkler system
- 50' x 54' column spacing
- 400 amp 277y/ 480v 3 phase power

ADVANTAGES AND AMENITIES

- Professionally landscaped, First class, park environment
- Prologis Clear Lease – a simplified lease that fixes operating and capital expenses for the entire lease term

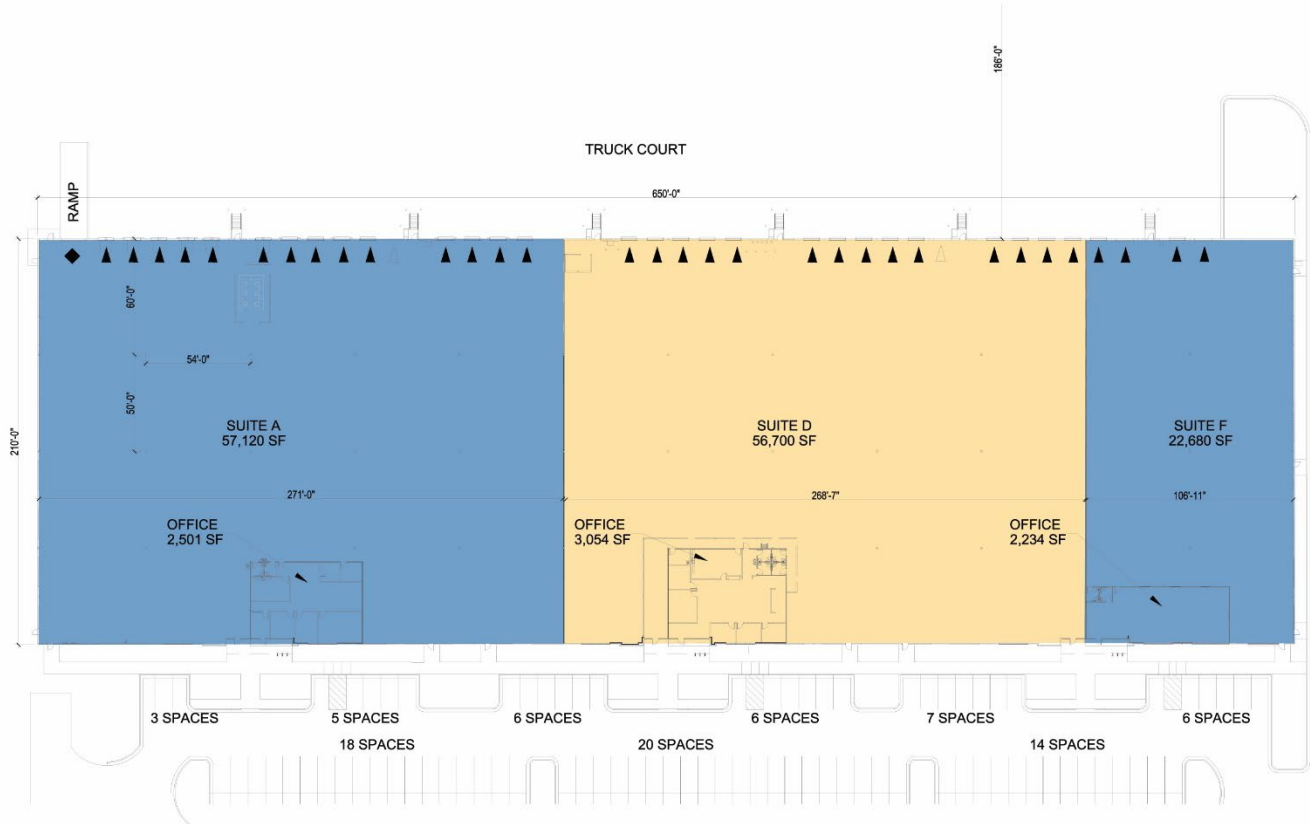
Your single-source service for efficient move-in and operations: prologisessentials.com

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- ▼ DOCK POSITION
 - ▽ FUTURE DOCK POSITION
 - ▼ DOCK POSITION W/ EDGE OF DOCK LEVELER
 - ▼ DOCK POSITION W/ PIT LEVELER
 - ▼ DOCK POSITION W/ PIT LEVELER, VEHICLE RESTRAINTS & DOCK SHELTER
 - ◆ DRIVE-IN DOOR
- LEASED (Blue)
AVAILABLE (Yellow)



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Clear Lease[®]

Simplify your lease. Simplify your business.

Our scale and experience allow us to deliver a simplified lease with greater cost certainty. The Clear Lease[®] includes base rent but then fixes all operating and capital expenses, except for property taxes, for the term of the lease.

Know your lease expenses and capital costs with greater certainty before you sign.



Simplified leasing process



Greater cost certainty



Trusted property maintenance



No operating or capital expense surprises



No reconciliation for common area maintenance

The clear advantage over traditional leases

	Clear Lease	Triple Net (NNN) Industry standard
Common area maintenance (CAM) Landscaping, exterior maintenance, roof maintenance, snow removal, common utilities	Fixed and included	Variable and estimated annually
Management fee	Fixed and included	Variable and estimated annually
Property insurance fees	Fixed and included	Variable and estimated annually
Capital repairs and replacements	Fixed and included	Typically unknown and unpredictable
Annual reconciliation	Property taxes only	All expenses, capital expenditures and property taxes
Office HVAC Maintenance, repair and replacement	Fixed and included	Tenant contracts and pays directly
Dock doors Biannual maintenance	Fixed and included	Tenant contracts and pays directly

Move-In Services

We make your end-to-end move easier.

We offer the solutions you need to run an efficient operation from day one in a newly leased facility—streamlined, customized and provided on a turnkey basis.



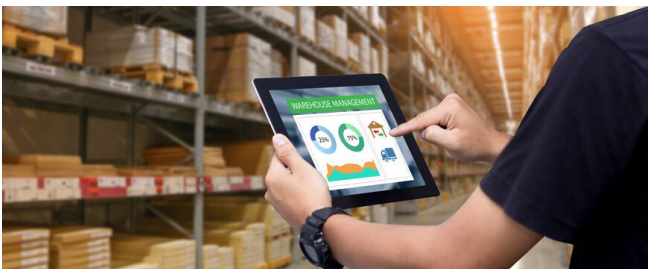
Racking

- Turnkey solutions: design, engineering, procurement, permitting, installation.
- Options for new, refurbished and used: mezzanines, conveyors and automation equipment.
- Short lead times.



Forklifts

- Extensive in-stock inventory.
- Short-term and long-term rentals.
- New, used, refurbished options.
- Free demos.



Smart buildings

- Turnkey fiber optic network with internet and wireless APs.
- Access control, cameras, monitoring.
- Devices for handling inventory, security, communication, shipping and more.



Generators

- Used, tested and certified generators from 20 to 3,000 kilowatts.
- 31-point inspection and certification process.
- Ready to ship in 24 to 48 hours.

Let's start planning your move.

Please contact us at Essentials@prologis.com to get started.