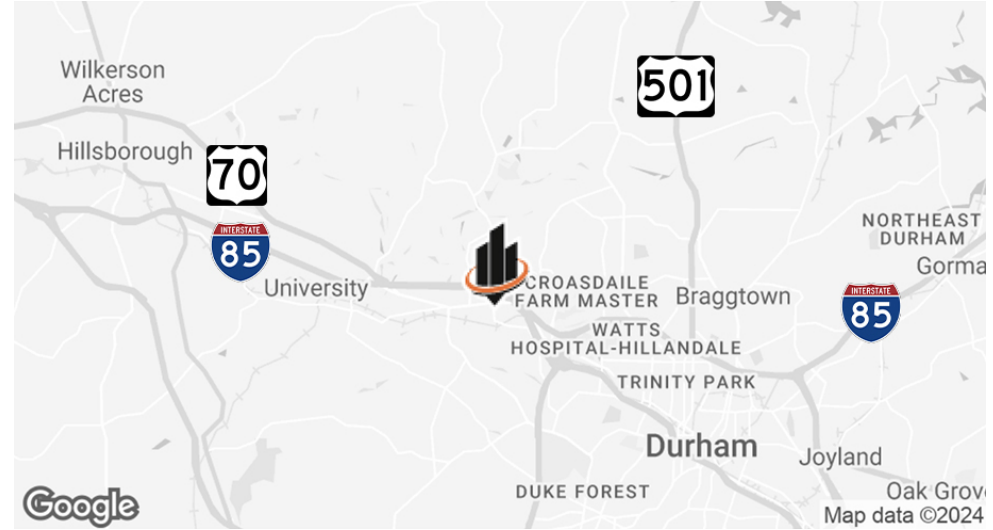




FOR LEASE

4310 BENNETT MEMORIAL ROAD
UNIT 104-B | DURHAM, NC 27705

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±15,900 SF
UNIT 104-B SIZE:	±2,520 SF
ZONING:	Light Industrial (LI)
LEASE TERM:	3-Year Minimum
TICAM:	\$4.00/SF
LEASE RATE:	\$16.50/SF (NNN)

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **Unit 104-B at 4310 Bennett Memorial Road, a ±2,520 SF, fully-conditioned industrial flex space** in northwest Durham, NC.

Located just minutes from I-85/US Hwy 70 (2 miles) and the Durham Fwy/NC-147 (2 miles), the property also sits in close proximity to Duke University/Hospital (3 miles), downtown Durham (5 miles), and Hillsborough (6 miles).

PROPERTY HIGHLIGHTS

- End unit with office and warehouse space
- Abundant on-site parking
- **Owner is planning to install roll-up door for future tenant**

JOHNNY WEHMANN

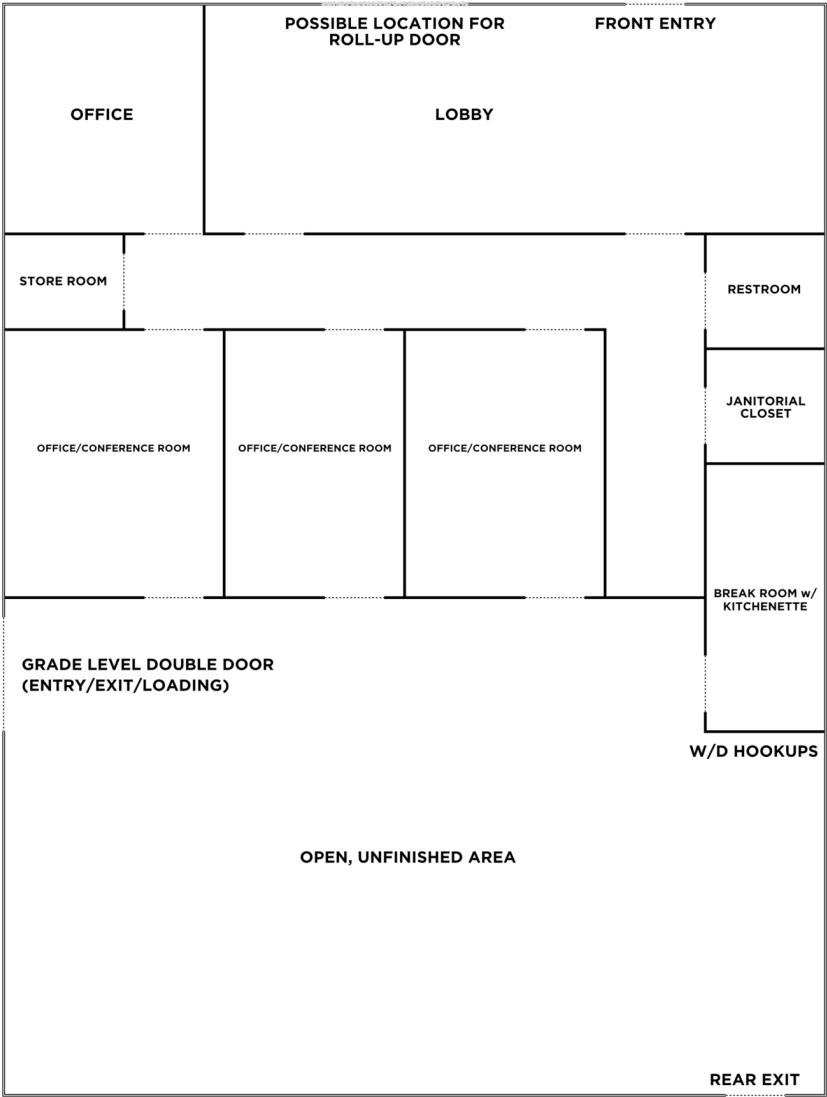
O: 919.287.3218

johnny.wehmann@svn.com

4310 BENNETT MEMORIAL ROAD, UNIT 104-B | Durham, NC 27705



FLOOR PLAN (UNIT 104-B)



JOHNNY WEHMANN
O: 919.287.3218
johnny.wehmann@svn.com

4310 BENNETT MEMORIAL ROAD, UNIT 104-B | Durham, NC 27705



INTERIOR PHOTOS (UNIT 104-B)



JOHNNY WEHMANN

O: 919.287.3218

johnny.wehmann@svn.com

4310 BENNETT MEMORIAL ROAD, UNIT 104-B | Durham, NC 27705



INTERIOR PHOTOS (UNIT 104-B)



JOHNNY WEHMANN

O: 919.287.3218

johnny.wehmann@svn.com

4310 BENNETT MEMORIAL ROAD, UNIT 104-B | Durham, NC 27705



AREA OVERVIEW



JOHNNY WEHMANN

O: 919.287.3218

johnny.wehmann@svn.com

4310 BENNETT MEMORIAL ROAD, UNIT 104-B | Durham, NC 27705



ADVISOR BIO



JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

PROFESSIONAL BACKGROUND

Johnny Wehmann is a Senior Advisor with SVN | Real Estate Associates, specializing in retail leasing services for landlords across North Carolina's Triangle region. With a deep understanding of the local market and a hands-on, proactive approach, Johnny delivers results that stand out in an industry increasingly dominated by automation and AI. His commitment to building genuine connections and picking up the phone ensures his clients receive personalized, strategic solutions tailored to their unique needs.

Johnny brings 19 years of diverse real estate experience in North Carolina. Before transitioning to commercial brokerage, he worked in commercial property management at Meridian Realty with a focus on retail and office properties. His client base ranged from local landlords to private equity fund managers, giving him a broad perspective on ownership needs and investment strategies. Johnny also served as a property manager and broker-in-charge (BIC) at Ticon Properties, where he focused on multi-family housing for a prominent developer/owner.

Outside of work, Johnny enjoys spending time with friends and family. He can often be found at live music venues and sporting events around the Triangle and especially loves outdoor adventures with his wife, daughters, and their two dogs, Dash and Emmie.

EDUCATION

- Bachelor of Science in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

MEMBERSHIPS

- Board Member, Triangle Commercial Association of Realtors®
- Member, ICSC (International Council of Shopping Centers)
- Member, Orange-Chatham Association of Realtors®
- Licensed Real Estate Broker, North Carolina

JOHNNY WEHMANN

O: 919.287.3218

johnny.wehmann@svn.com

4310 BENNETT MEMORIAL ROAD, UNIT 104-B | Durham, NC 27705

