



TRI-CENTER

SOUTH VII

3829 SOUTH ALSTON AVENUE
DURHAM, NC 27713

15,235 SF AVAILABLE
DISTRIBUTION SPACE WITH 30' CLEAR HEIGHT

- Premium quality insulated pre-cast concrete construction on professionally landscaped grounds
- 15,235 contiguous square feet available
- 124,385 square foot building
- ±2,275 SF office
- 30' clear height
- 45' x 42' column spacing
- 15 parking spaces
- 277/480 volt, 3-phase electrical service
- ESFR sprinkler system
- Two (2) 9' x 10' dock-high doors
- One (1) 9' x 10' drive-in door with ramp
- 190' shared truck court with 50' concrete loading apron
- Available 7/1/25
- Lease rate: Call for details

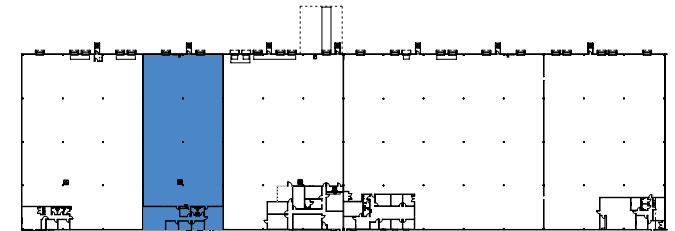
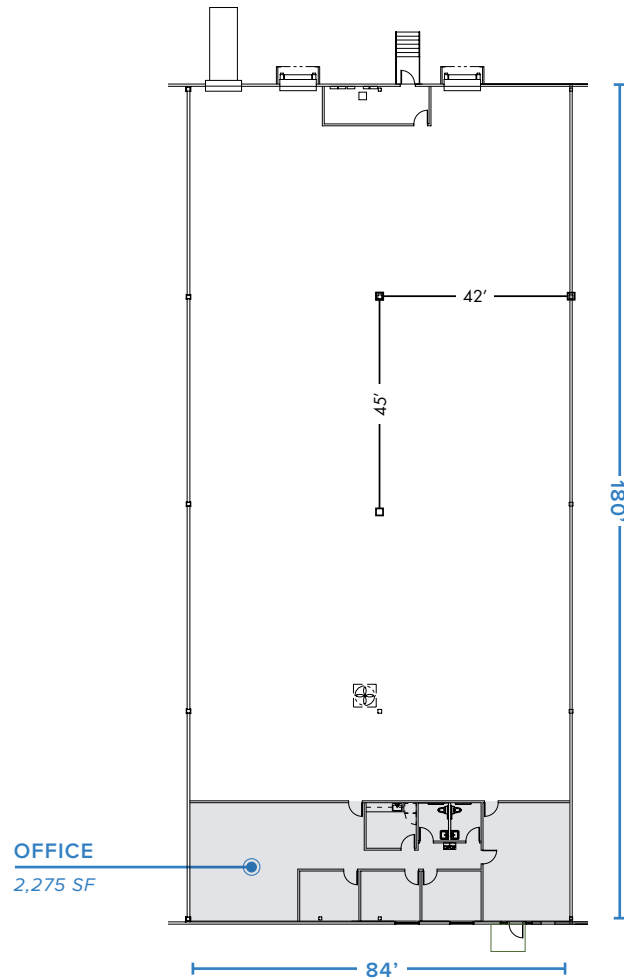


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SOUTH VII FLOOR PLAN

15,235 SF AVAILABLE



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RALEIGH-DURHAM'S PREMIERE INDUSTRIAL PARK

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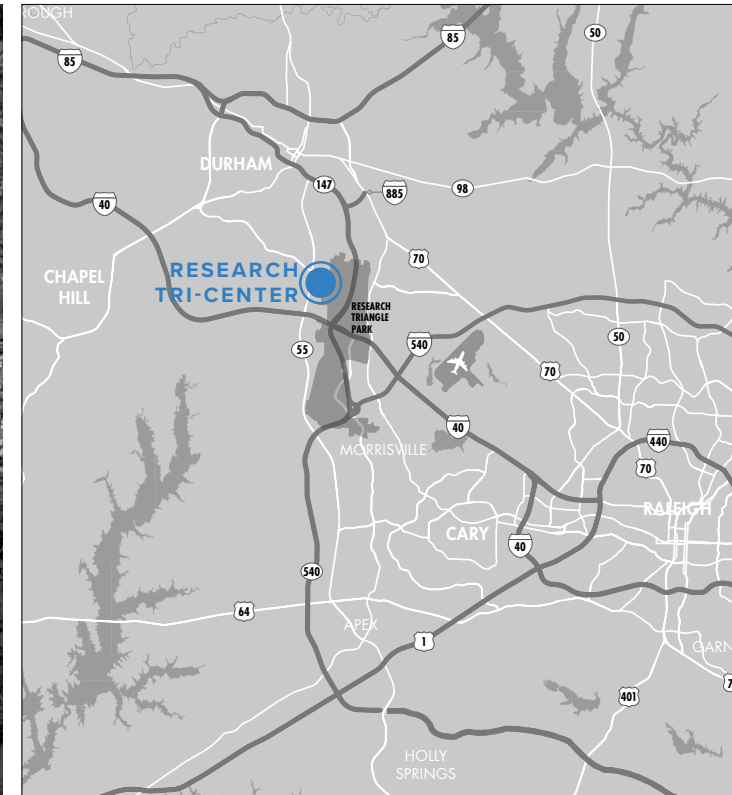
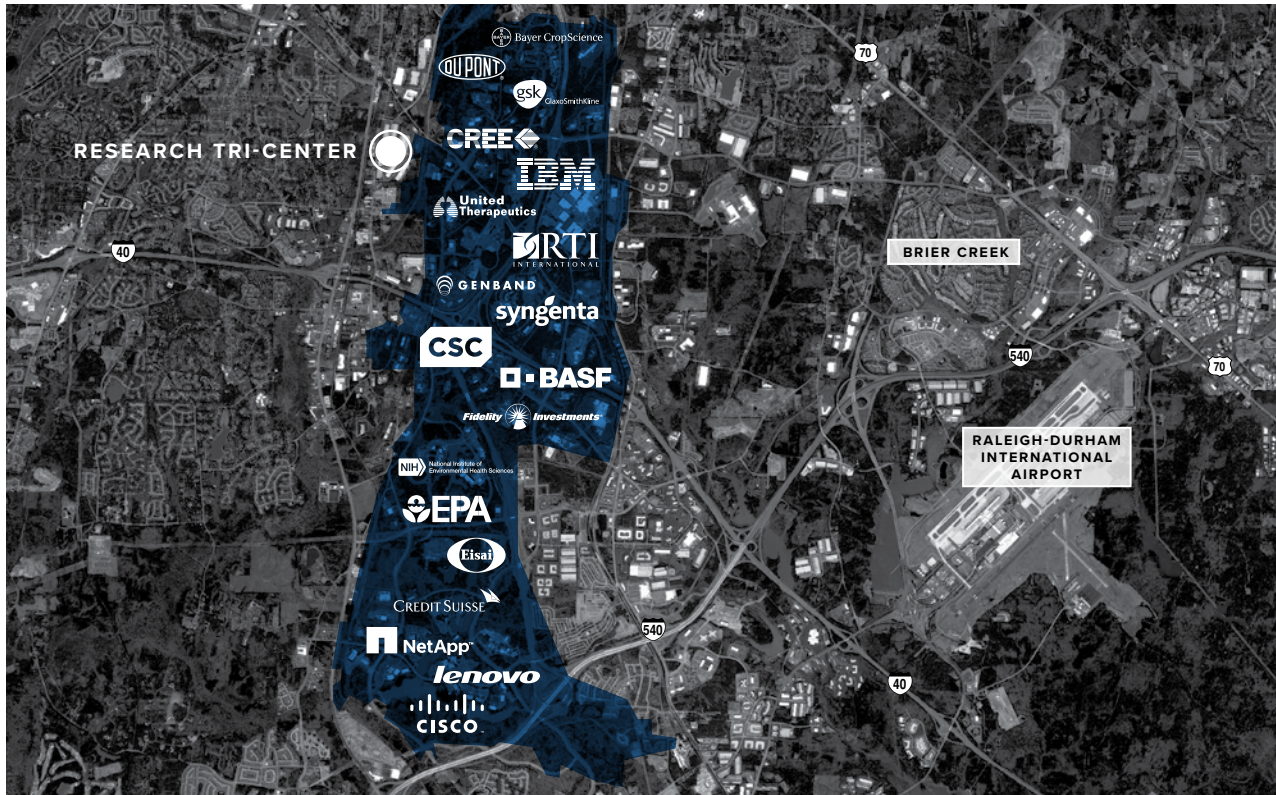
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LOCATION IN RESEARCH TRIANGLE PARK

- Research Tri-Center is strategically positioned within the heart of the Research Triangle region with centralized access to Raleigh, Durham, Chapel Hill and Cary
- Adjacent to the world-renowned Research Triangle Park and just minutes away from RDU International Airport
- Excellent access to Interstate 40, Interstate 85, the Durham Freeway (Highway 147), and the I-540 Outer Loop of Raleigh

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