



272,937 SF Available for lease

3508 Tricenter Blvd

Durham, NC 27713 | Research Tri-Center North

Hunter Willard, SIOR

Executive Vice President
Industrial Services
+1 919 264 0304
hunter.willard@colliers.com

Larry Lakins, SIOR

Executive Vice President
Industrial Services
+1 919 815 5327
larry.lakins@colliers.com

Andrew Young, SIOR

Senior Vice President
Industrial Services
+1 919 880 6194
andrew.young@colliers.com

Shields Bennett

Associate
Industrial Services
+1 919 538 5707
shields.bennett@colliers.com

Dalfen
INDUSTRIAL



Property Overview

Class B industrial warehouse centrally located in the Research Triangle



Quick access to Hwy 55, I-885, I-40, US 70 and Hwy 54



272,937 Total SF Available in 2024



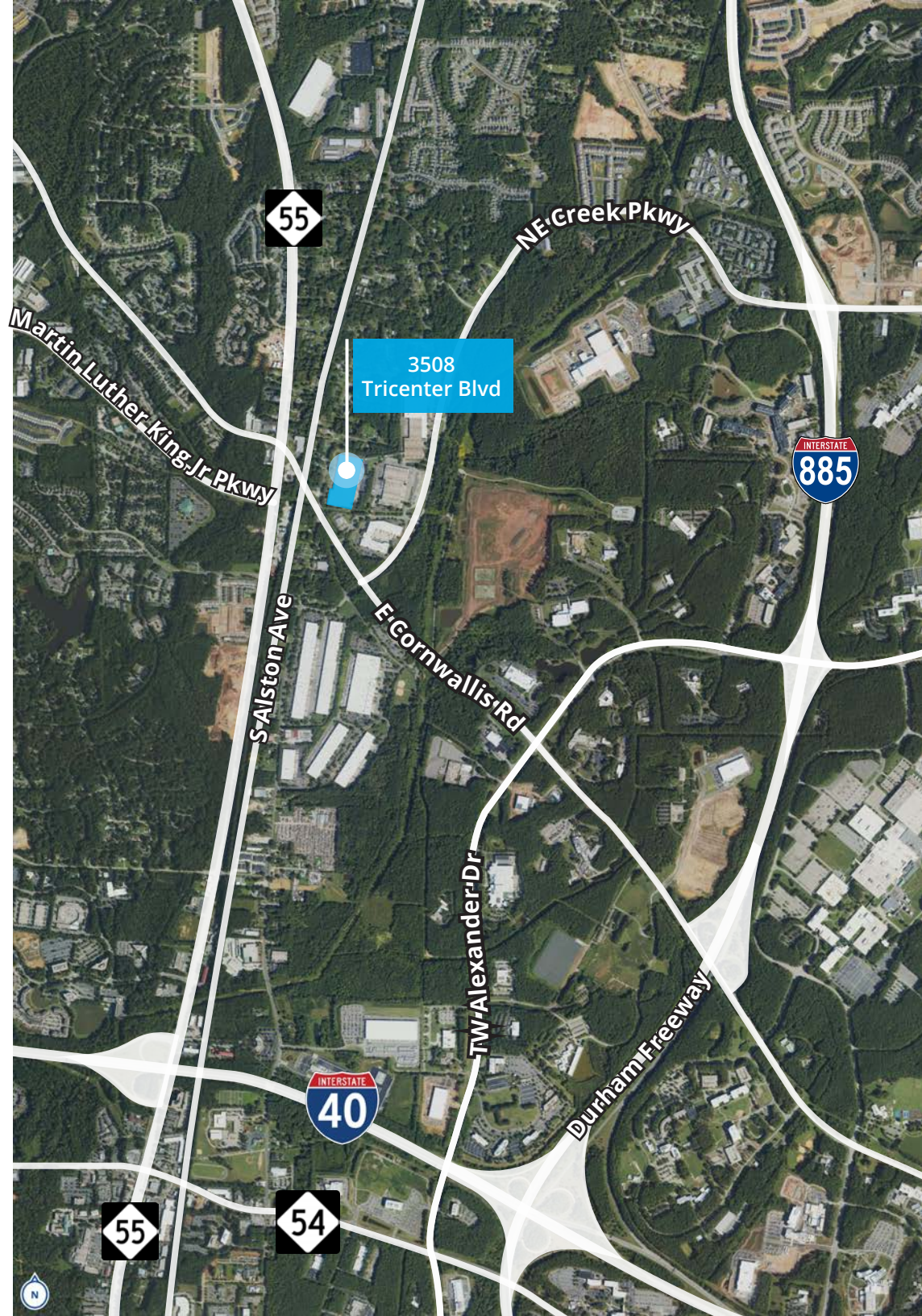
5,435 SF Total Office Space



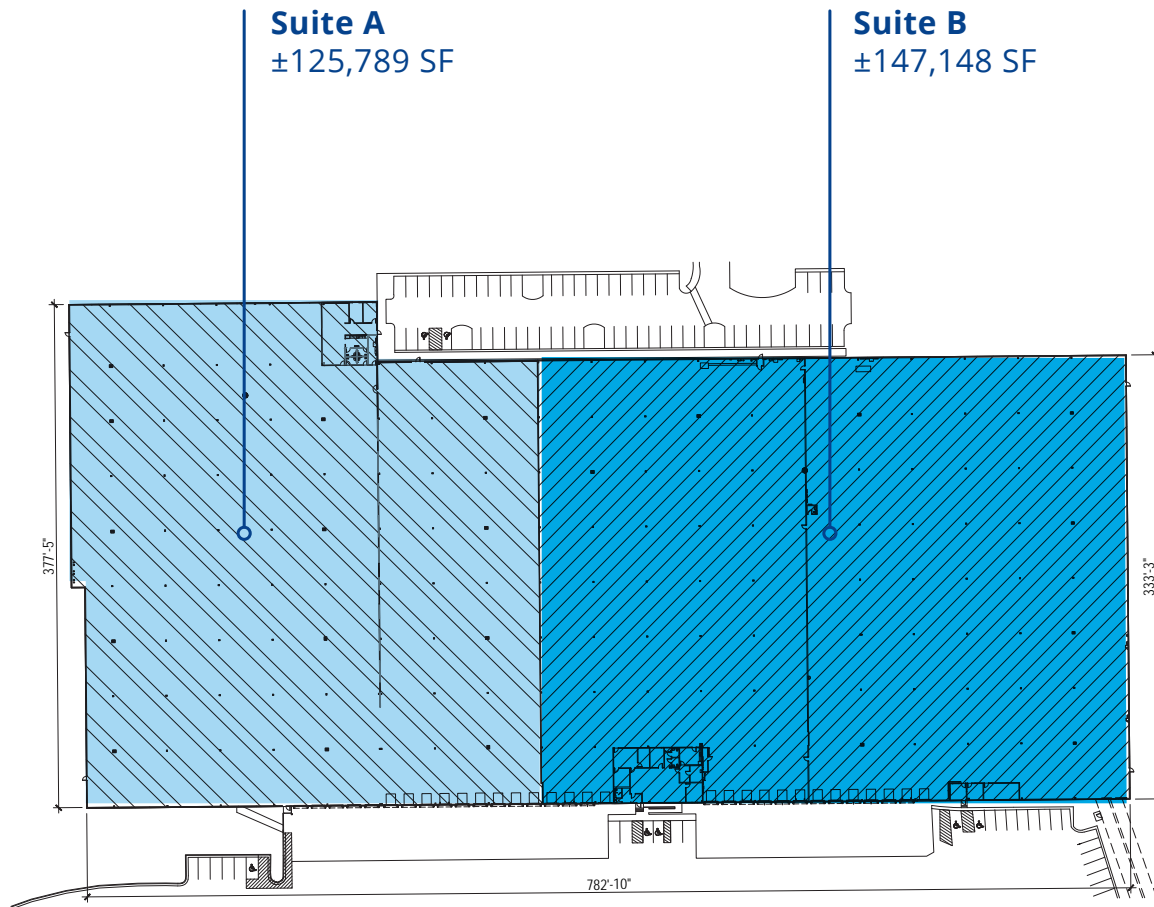
31 dock positions

Building Specifications

| | |
|------------------------|--|
| Property Address | 3508 Tricenter Blvd Durham, NC 27713 |
| Building Size | 272,937 SF |
| Office Size (Total) | 5,435 SF |
| Year Built/ Renovated | 1989 / 2017 |
| Dock Doors | 31 9x10 doors |
| Clear Height | 21' |
| Column Spacing | 40' w x 40' d |
| Electrical | 400a/600v 3p |
| Trailer Parking | 28 |
| Associate Parking | 127 |
| Sprinkler System | ESFR |
| Exterior Wall Material | Reinforced Concrete |
| Truck Court Depth | 184' |



Site Plan



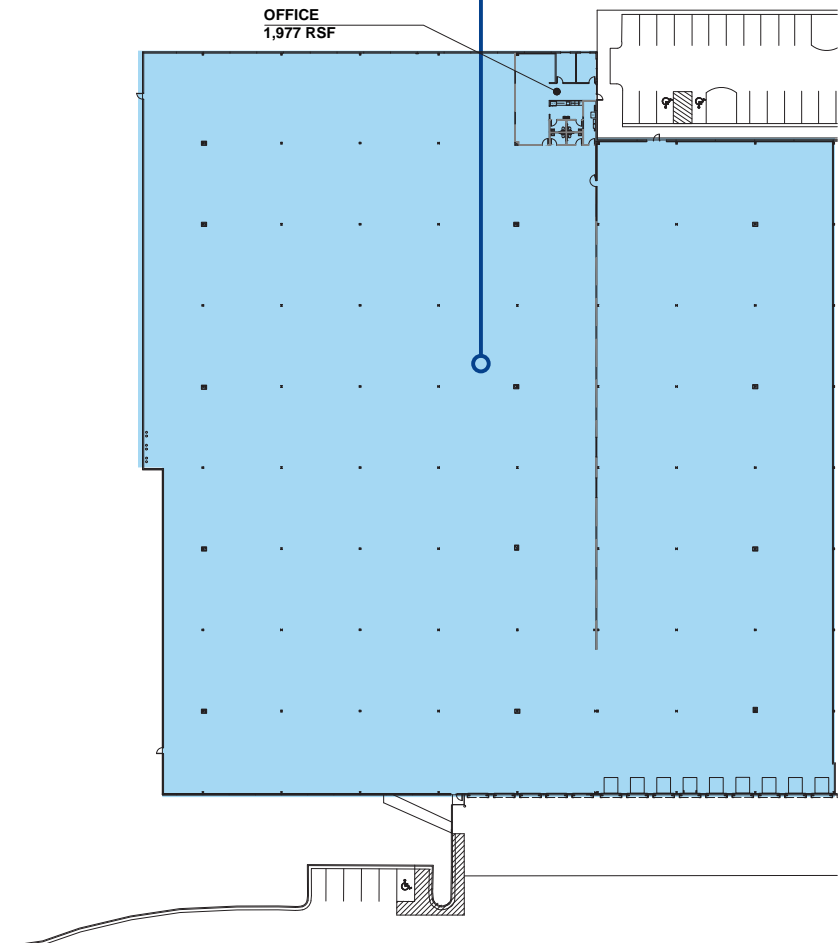
Suite Summary | A

| | |
|---------------------------|---------------------|
| Suite Size | ±125,789 SF |
| Office Size | ±1,977 SF |
| Date Available | Immediately |
| Dock Doors | 14 9x10 doors |
| Clear Height | 21' |
| Column Spacing | 40' w x 40' d |
| Year Built/ Renovated | 1989 / 2017 |
| Electrical | 400a/600v 3p |
| Trailer Parking | 28 shared |
| Associate Parking | 127 shared |
| Sprinkler System | ESFR |
| Exterior Wall Material | Reinforced Concrete |
| Truck Court Depth | 184' |

Suite A

±125,789 SF

±1,977 SF Office



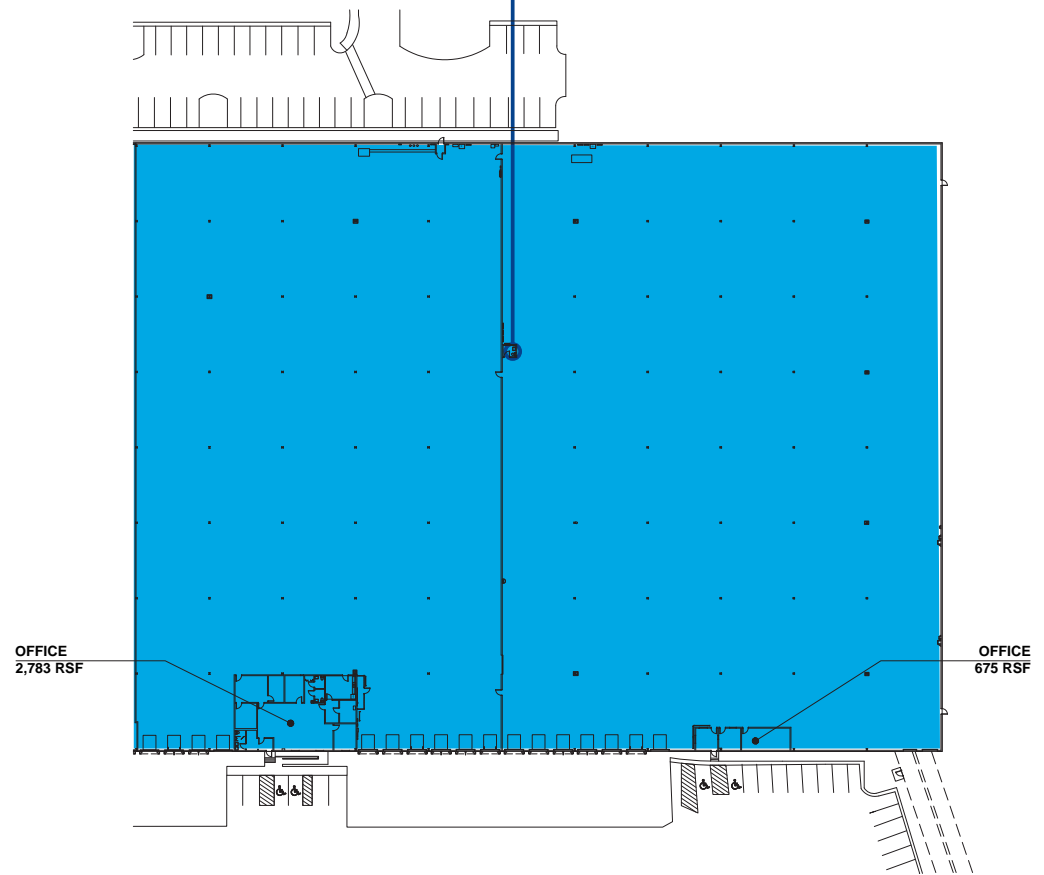
Suite Summary | B

| | |
|---------------------------|---------------------|
| Suite Size | ±147,148 SF |
| Office Size | ±3,458 SF |
| Date Available | June 1, 2024 |
| Dock Doors | 17 9x10 doors |
| Clear Height | 21' |
| Column Spacing | 40' w x 40' d |
| Year Built/ Renovated | 1989 / 2017 |
| Electrical | 400a/600v 3p |
| Trailer Parking | 28 shared |
| Associate Parking | 127 shared |
| Sprinkler System | ESFR |
| Exterior Wall Material | Reinforced Concrete |
| Truck Court Depth | 184' |

Suite B

±147,148 SF

±3,458 SF Office



Site Access

A labor pool of over 2 million within a 45 minute drive.



Research Triangle Park
1 minute



RDU International Airport
14 minutes



Wilmington Port
137 minutes



NC Hwy 55
2 minutes

**I-885 / NC Hwy 147
Durham Freeway**

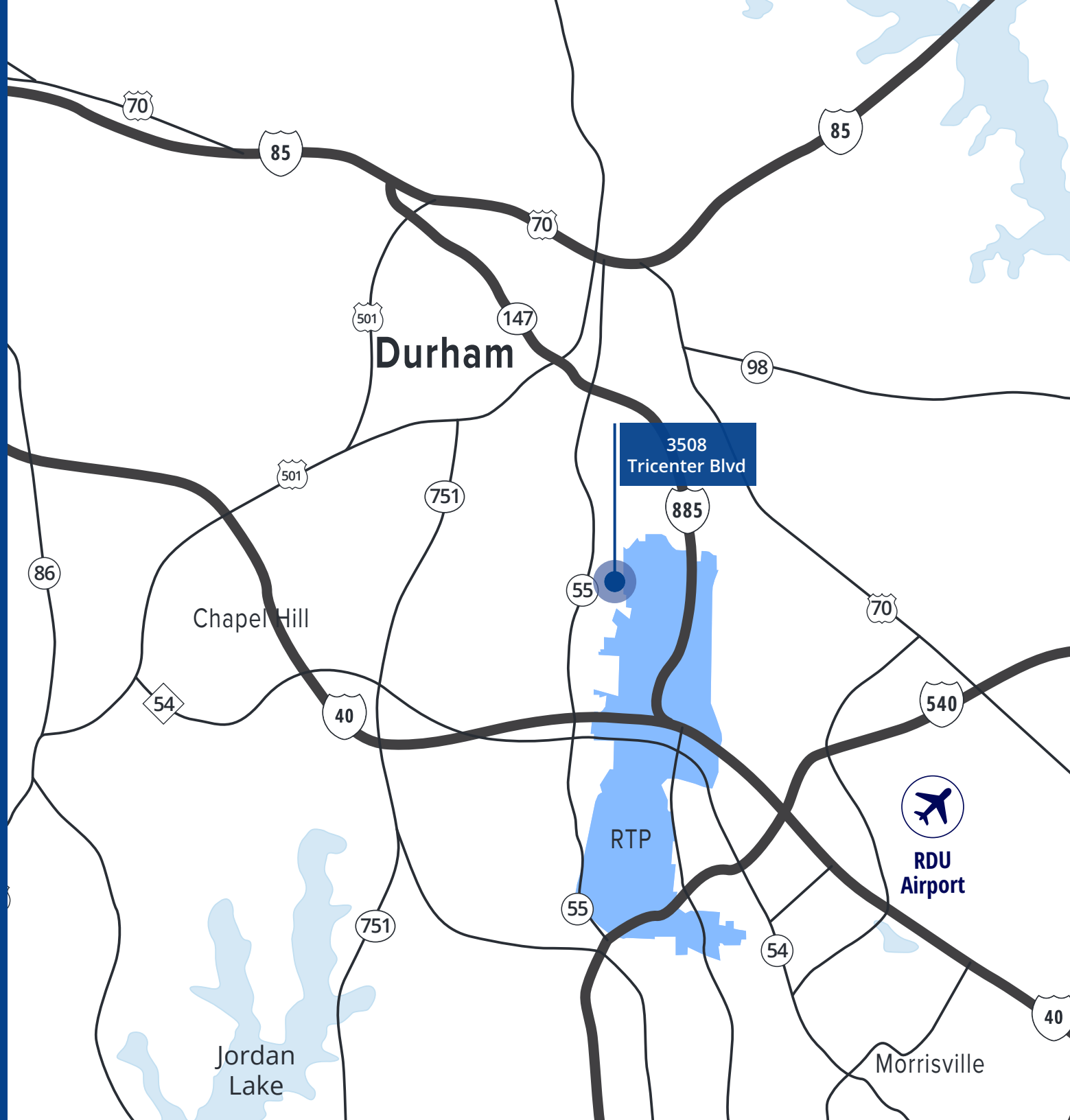
5 minutes

I-40

6 minutes

NC Hwy 54

7 minutes





3508 Tricenter Blvd, Durham, NC 27713

Andrew Young, SIOR

Senior Vice President
Industrial Services
+1 919 880 6194
andrew.young@colliers.com

Hunter Willard, SIOR

Executive Vice President
Industrial Services
+1 919 264 0304
hunter.willard@colliers.com

Larry Lakins, SIOR

Executive Vice President
Industrial Services
+1 919 815 5327
larry.lakins@colliers.com

Shields Bennett

Associate
Industrial Services
+1 919 538 5707
shields.bennett@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers Raleigh
4208 Six Forks Road, Suite 800
Raleigh, NC 27609
colliers.com/raleigh



colliers.com/raleigh