



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

Andrew Young, SIOR
Senior Vice President
Industrial Services
+1 919 880 6194
andrew.young@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

Dalfen
INDUSTRIAL

Colliers

Property Overview

Class B industrial warehouse centrally located in the Research Triangle



Quick access to Hwy 55, I-85, I-40, US 70 and Hwy 54



272,937 Total SF Available in 2024



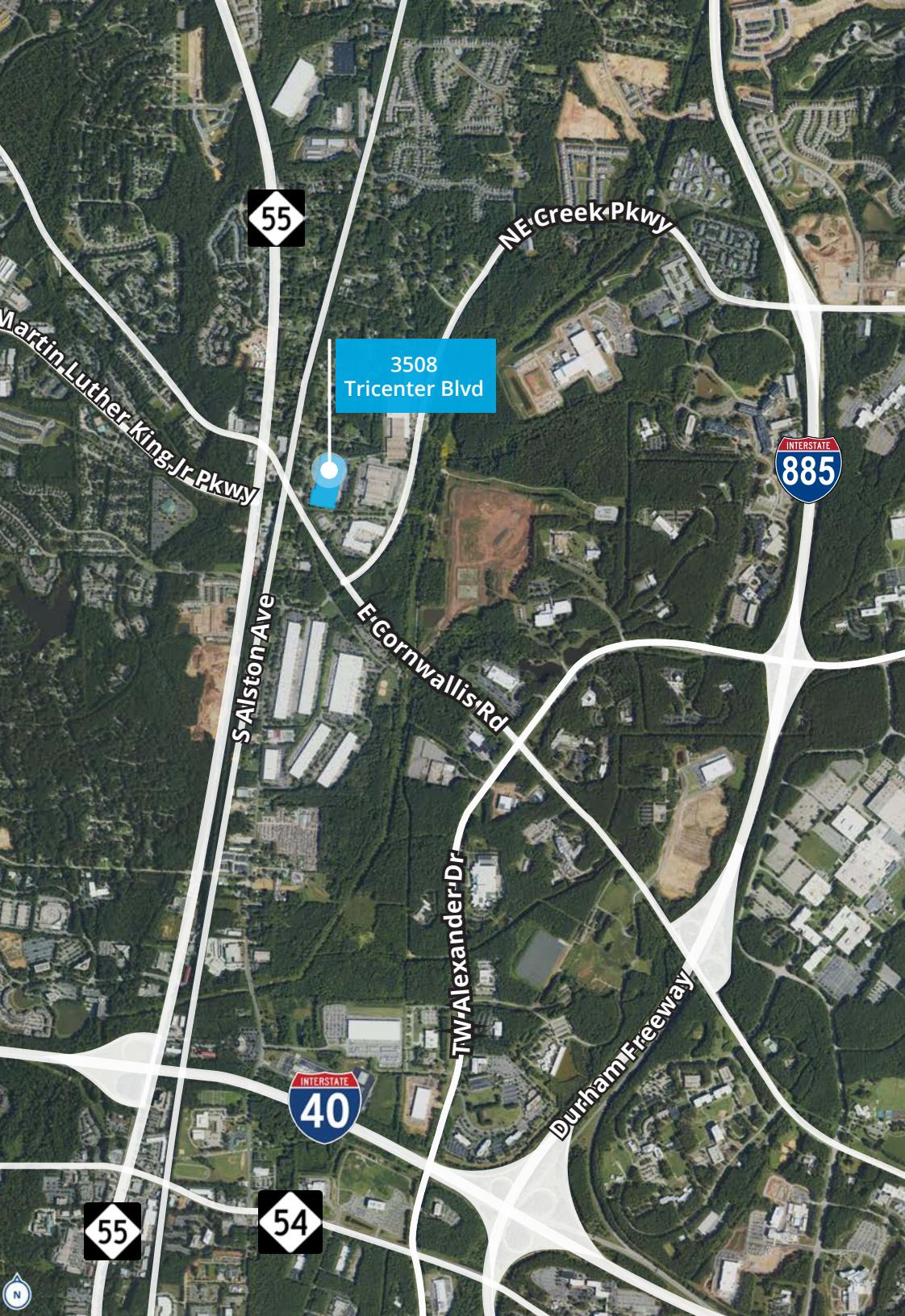
5,435 SF Total Office Space



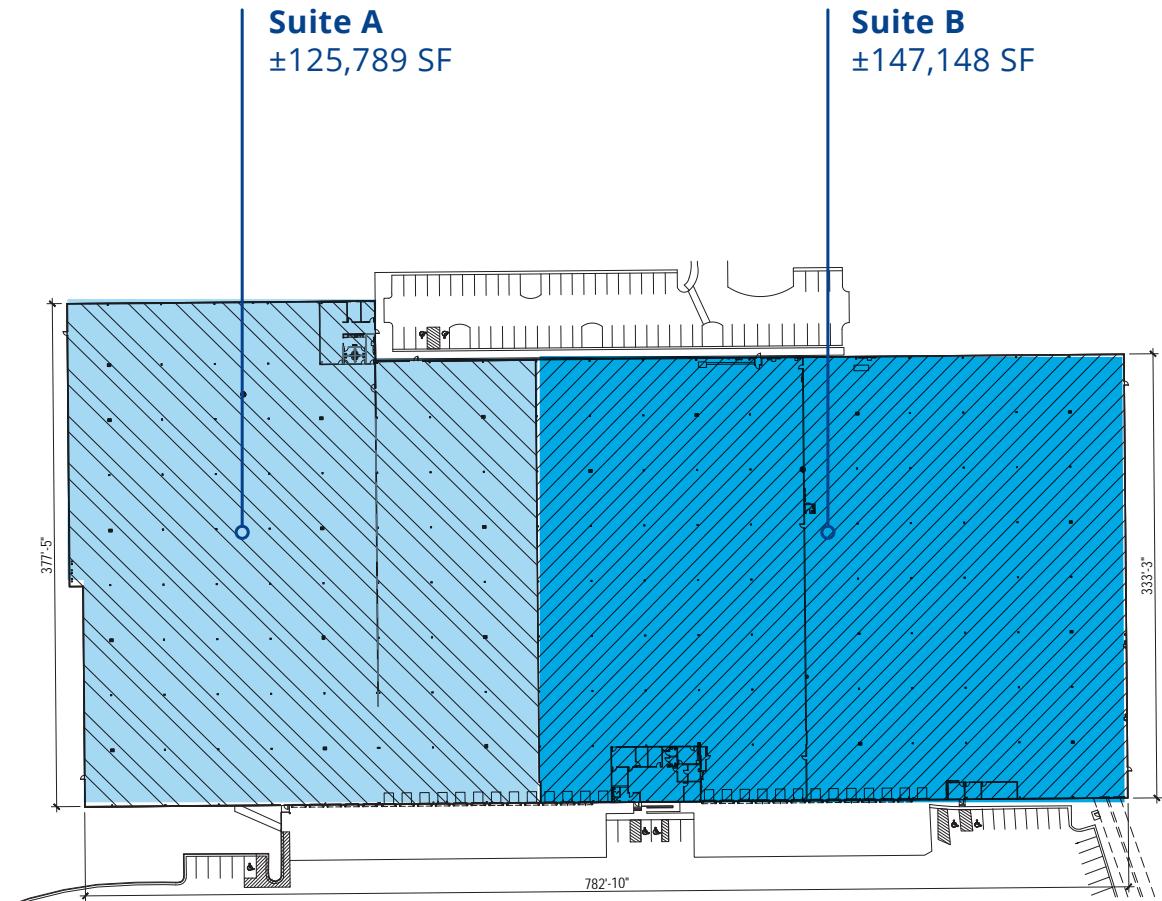
31 dock positions

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'



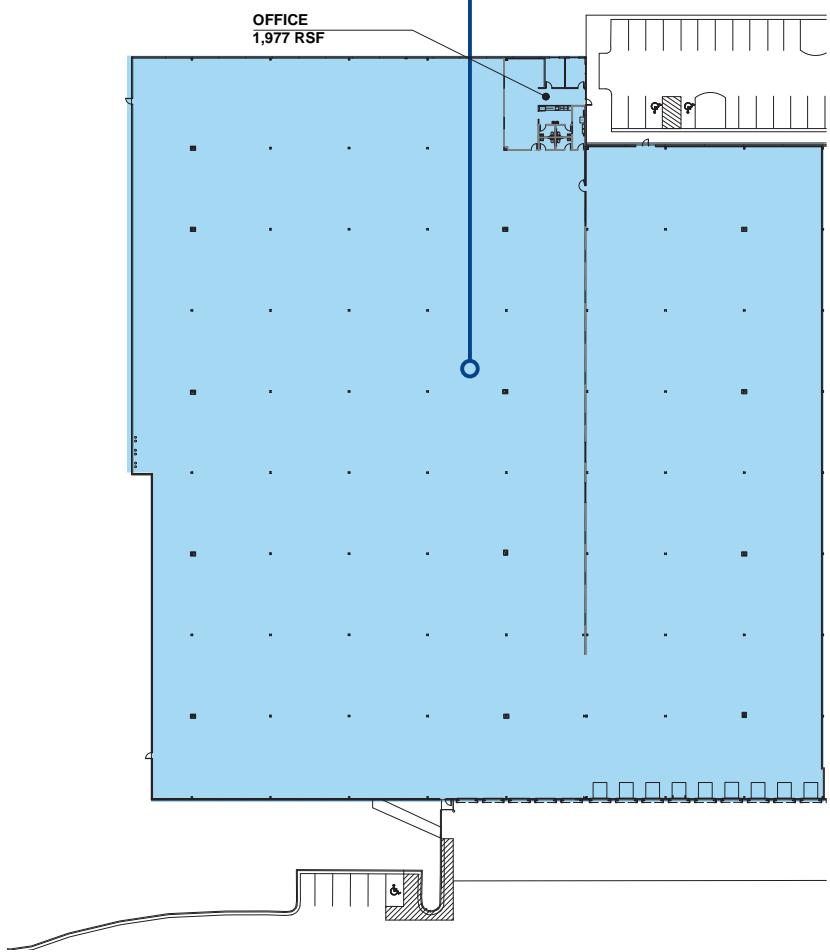
Site Plan



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'

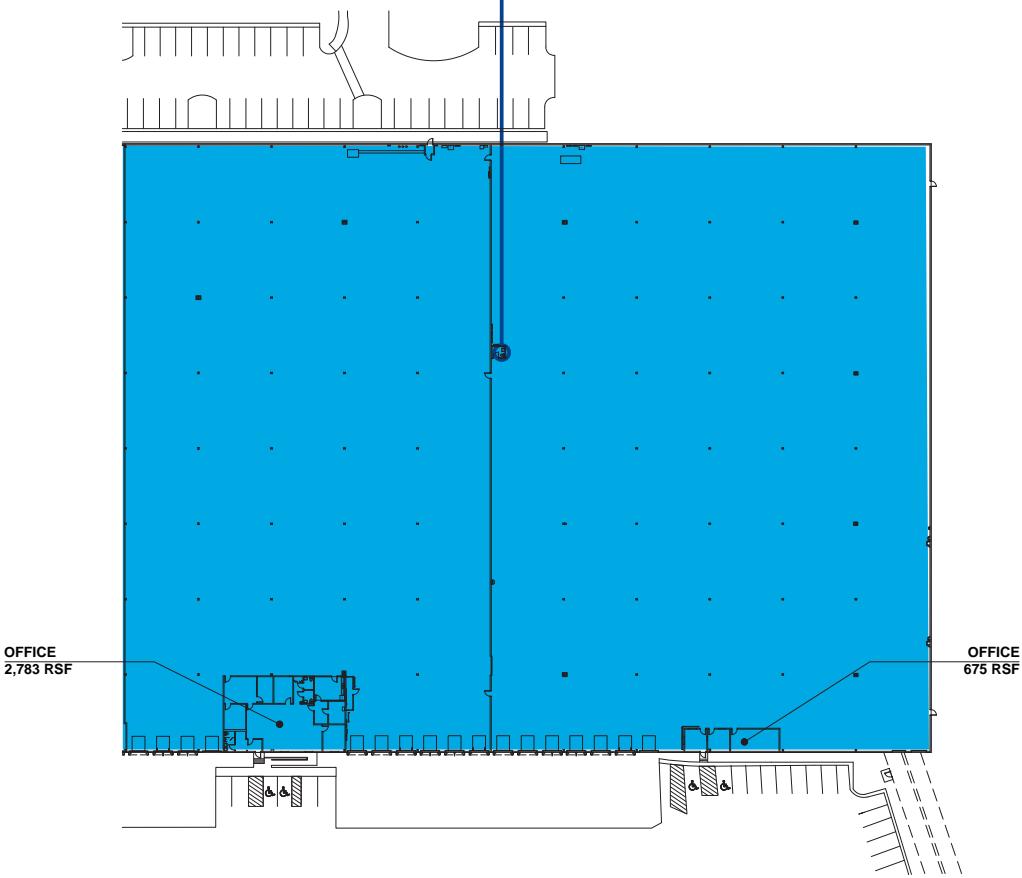
Suite A
±125,789 SF
±1,977 SF Office



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

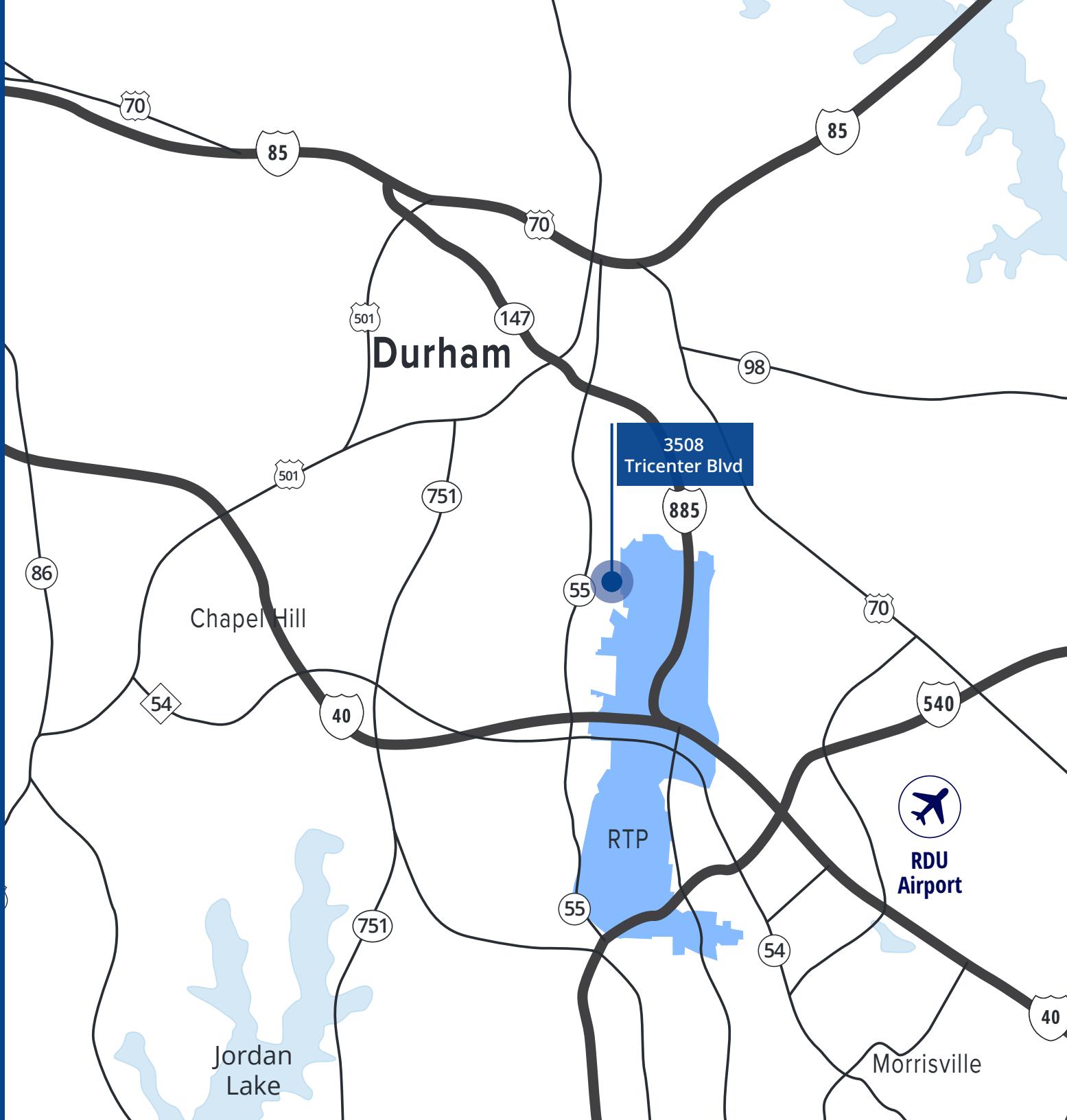
5 minutes

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

Accelerating success.