

# INDUSTRIAL LAND FOR LEASE

## STORAGE OR BUILD-TO-SUIT

2405 & 2419 E CORNWALLIS RD | DURHAM, NC 27713

SALSTON AVE

NE CREEK PKWY

E CORNWALLIS RD

14,500 VPD

±2.75 ACRES

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# PROPERTY SUMMARY

## LOCATION DESCRIPTION

Strategically located in a prime Durham submarket adjacent to the Research Triangle, the property offers immediate access to NC-55 and is less than two miles from both I-40 and Hwy 885. The site is just minutes from Raleigh-Durham International Airport, providing excellent regional connectivity for logistics, distribution, and industrial users.

## PROPERTY HIGHLIGHTS

- » ±2.75 acres of industrial land for lease
- » Landlord will consider build-to-suit (BTS) options, including:
  - Option 1:** ±2-acre IOS laydown yard
  - Option 2:** ±20,000 SF flex/industrial standalone building
- » Two potential site layouts available
- » Zoning: RS-20 (Residential Suburban - 20)
- » Future Land Use: GI (General Industrial)
- » PINs: 0739424274 & 0739424171
- » Located in Durham County
- » Traffic Count: ±14,500 VPD (E Cornwallis Rd)
- » Convenient access to NC-55, I-40, and Hwy 885

## LEASE RATE

- » Subject to delivery



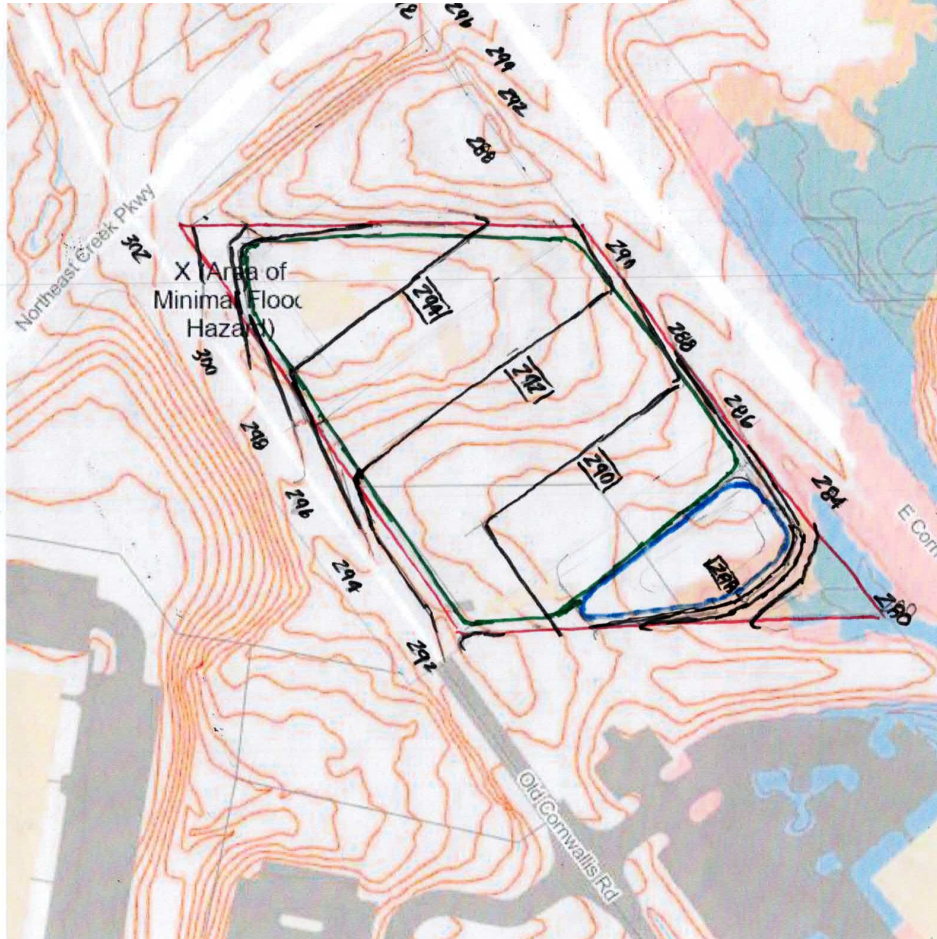
# CONCEPTUAL PLANS

## OPTION 1: IOS LAYDOWN YARD

±2.75 ACRES

ASSUMES REZONING FROM RS-20 TO IL

±85,000 SF INDUSTRIAL OUTDOOR STORAGE



28  
 5-60  
 0.172  
 4.21256  
 9.60  
 5.50  
 3  
 15.10256  
 Land Alternatives

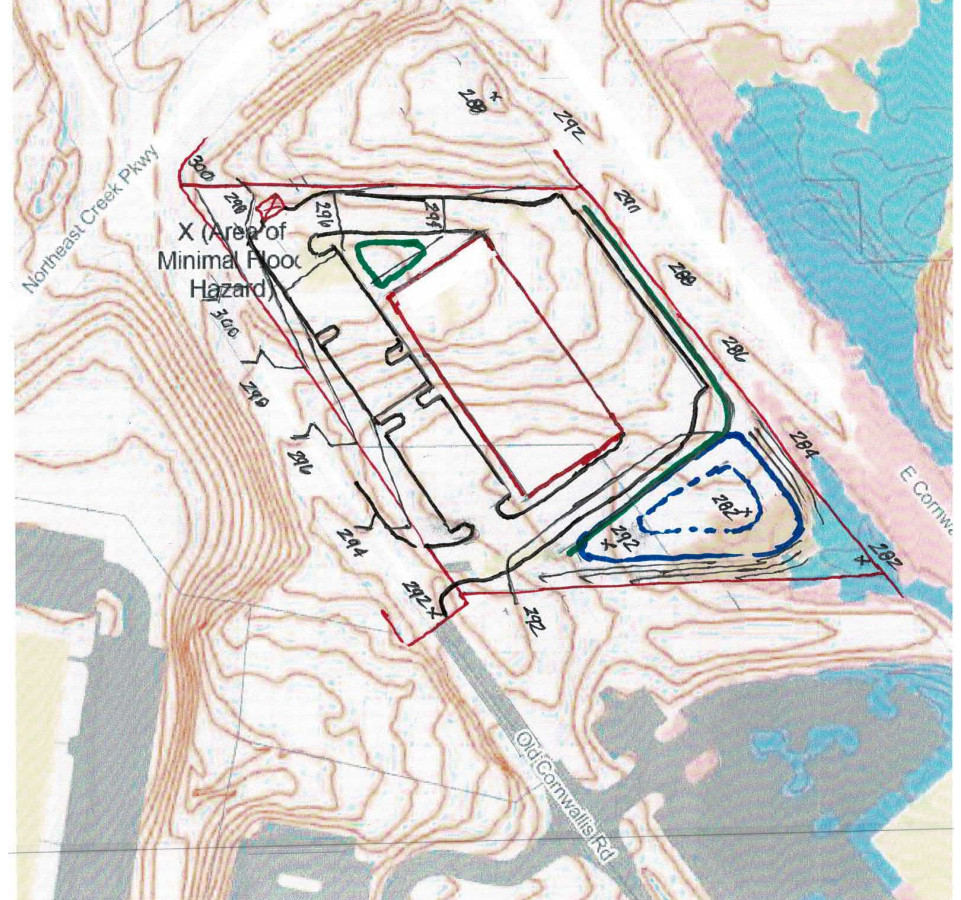
## OPTION 2: FLEX/INDUSTRIAL STANDALONE BUILDING

±2.75 ACRES

ASSUMES REZONING FROM RS-20 TO IL

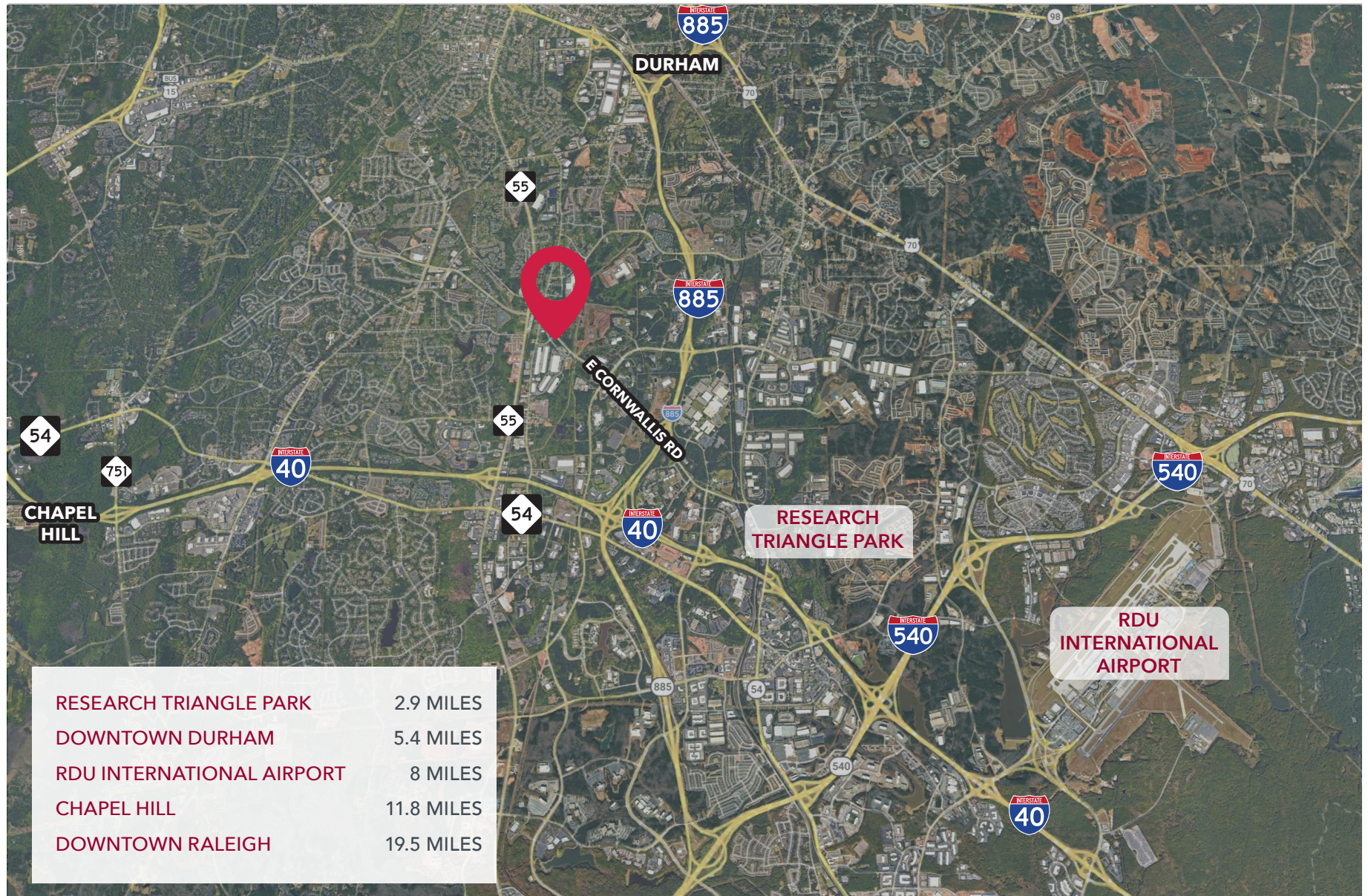
±21,000 SF TECH FLEX

±56 PARKING SPACES WITH 3 ADA



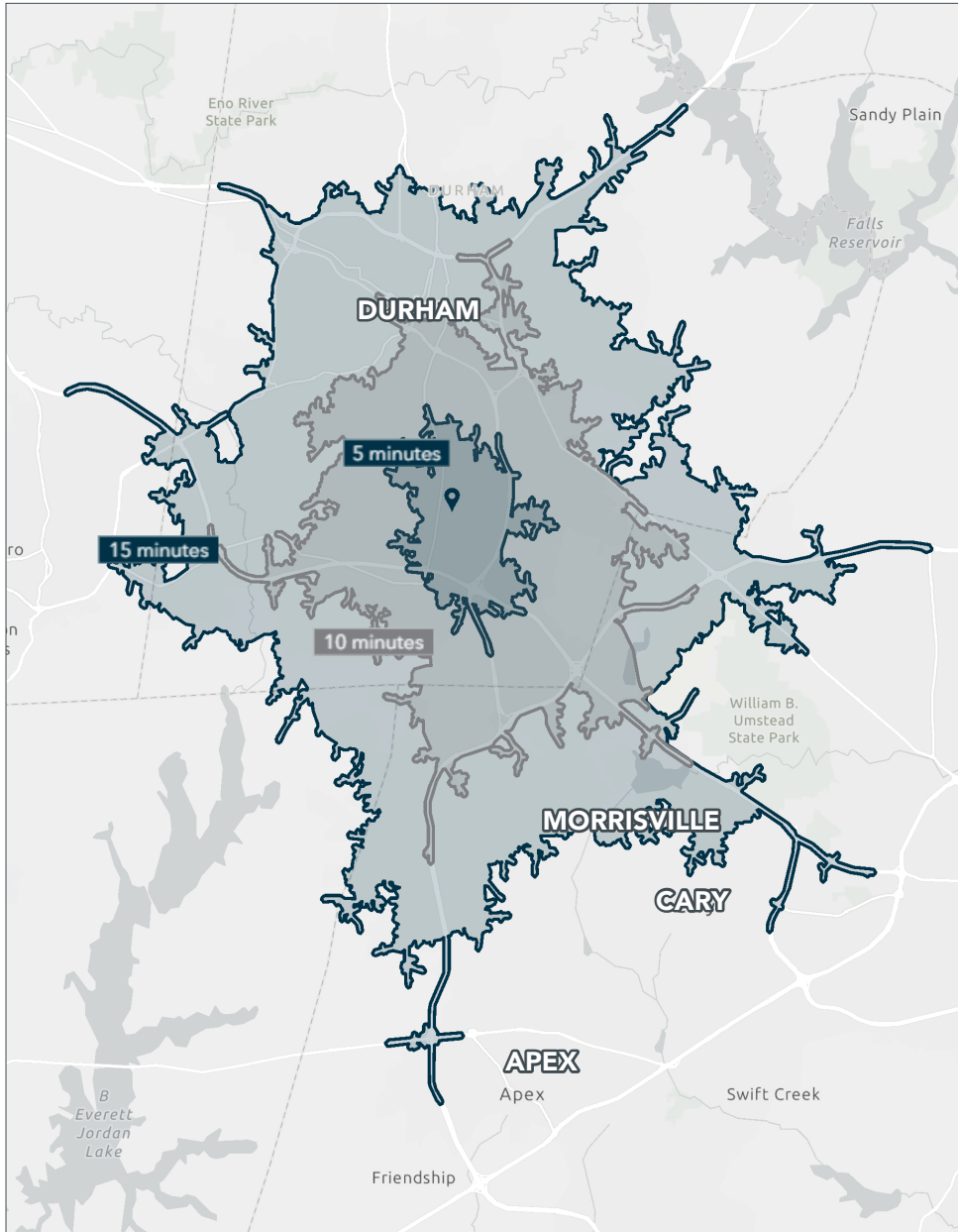
Land Alternatives

# AREA OVERVIEW



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# DEMOGRAPHICS



|                             | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|-----------------------------|-----------|------------|------------|
| Population (2025)           | 7,760     | 115,839    | 360,701    |
| Daytime Population          | 17,065    | 147,634    | 444,608    |
| Average Household Income    | \$96,629  | \$116,531  | \$135,461  |
| Median Home Value           | \$381,985 | \$403,434  | \$477,316  |
| Median Age                  | 33.3      | 34.5       | 35.0       |
| Bachelor's Degree or Higher | 60.7%     | 57.0%      | 60.5%      |



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