



PRESENTED BY:



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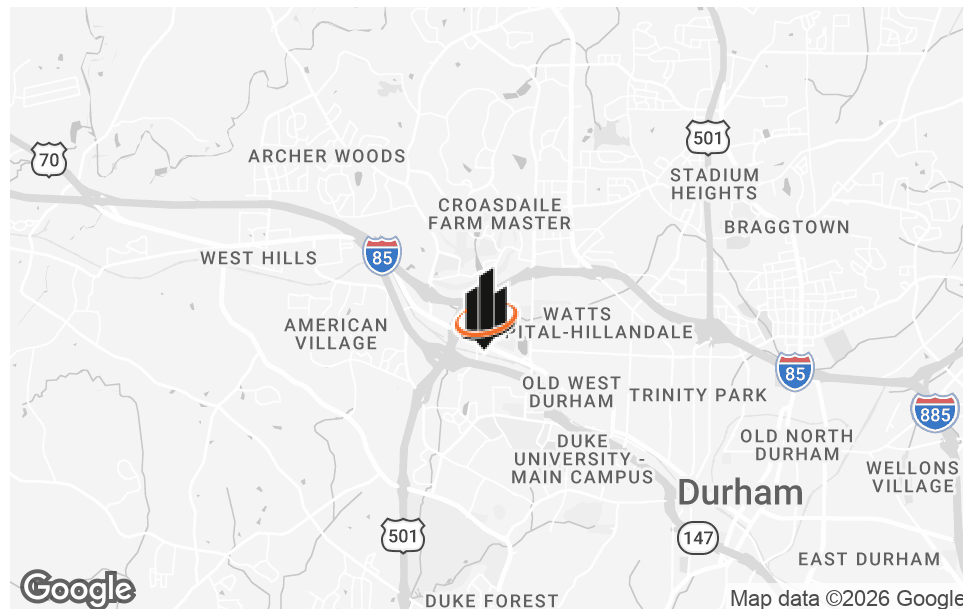


CAREY GREENE

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FOR LEASE | ±10,000 RSF
2907 W. PETTIGREW STREET
DURHAM, NC 27705

PROPERTY SUMMARY



LEASE RATE

\$15.00/SF (NNN)

OFFERING SUMMARY

BUILDING SIZE: ±10,000 RSF

HVAC: Fully Conditioned

ESTIMATED TICAM: ±\$1.57/SF

LEASE OPTION 1: ±3,400 SF (Sublease)

LEASE OPTION 2: ±10,000 SF Direct Lease w/ 90 Day Notice

MASTER LEASE EXPIRATION: July 1, 2027

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **2907 W. Pettigrew Street, a ±10,000 RSF industrial building ideally positioned in one of Durham's most accessible infill locations.** The property offers a functional mix of warehouse and office space with dock-high loading, 3-phase power, and fully conditioned space.

Located just minutes from Duke University and Downtown Durham, the site benefits from immediate access to major transportation corridors including US 15-501, NC-147 (Durham Freeway), and I-85, providing excellent connectivity throughout the Triangle.

PROPERTY HIGHLIGHTS

- Fully conditioned warehouse featuring renovated office space (±500 SF) and two restrooms
- Two dock-high doors, one suitable for full size truck
- Prime infill Durham location near Duke University and Downtown Durham
- Immediate access to US 15-501 and NC-147 (Durham Freeway) and I-85
- Strong surrounding retail and service amenities along Hillsborough Road corridor

PROPERTY DETAILS

LOCATION INFORMATION

ADDRESS	2907 W. Pettigrew Street
CITY, STATE, ZIP	Durham, NC 27705
COUNTY	Durham
SUBMARKET	West Durham

BUILDING DETAILS

BUILDING SIZE	±10,000 RSF
OFFICE SIZE	±500 RSF
WAREHOUSE SIZE	±9,500 RSF
MEZZANINE	No
SPRINKLER	No
YEAR BUILT	1987
CEILING HEIGHTS	Various (12-17 ft)
FOUNDATION	Cement Slab
ROOF	Metal with coating applied in 2021
CONSTRUCTION TYPE	Metal structure, metal siding
HVAC UNITS	2 Main (fully conditioned)
WAREHOUSE LIGHTING	LED

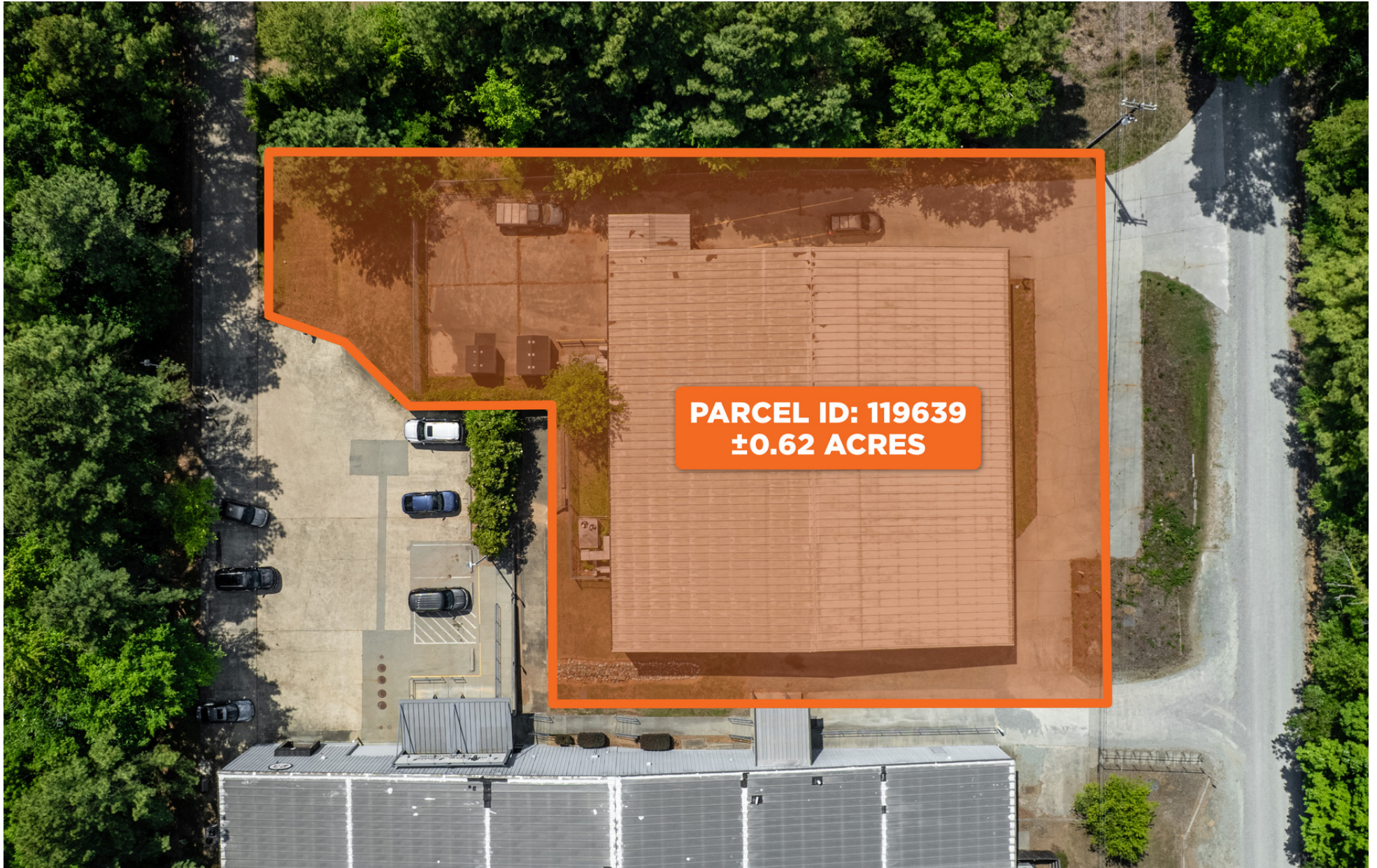
PROPERTY INFORMATION

PROPERTY TYPE	Industrial Flex
PARCEL ID	119639
ZONING	Industrial Light (IL)
LOT SIZE	±0.62 Acres
LOT SURFACE	Cement & Grass

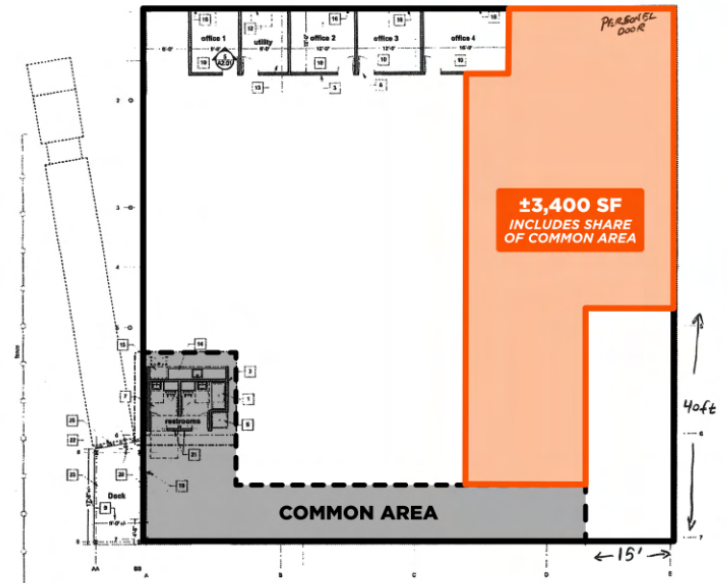
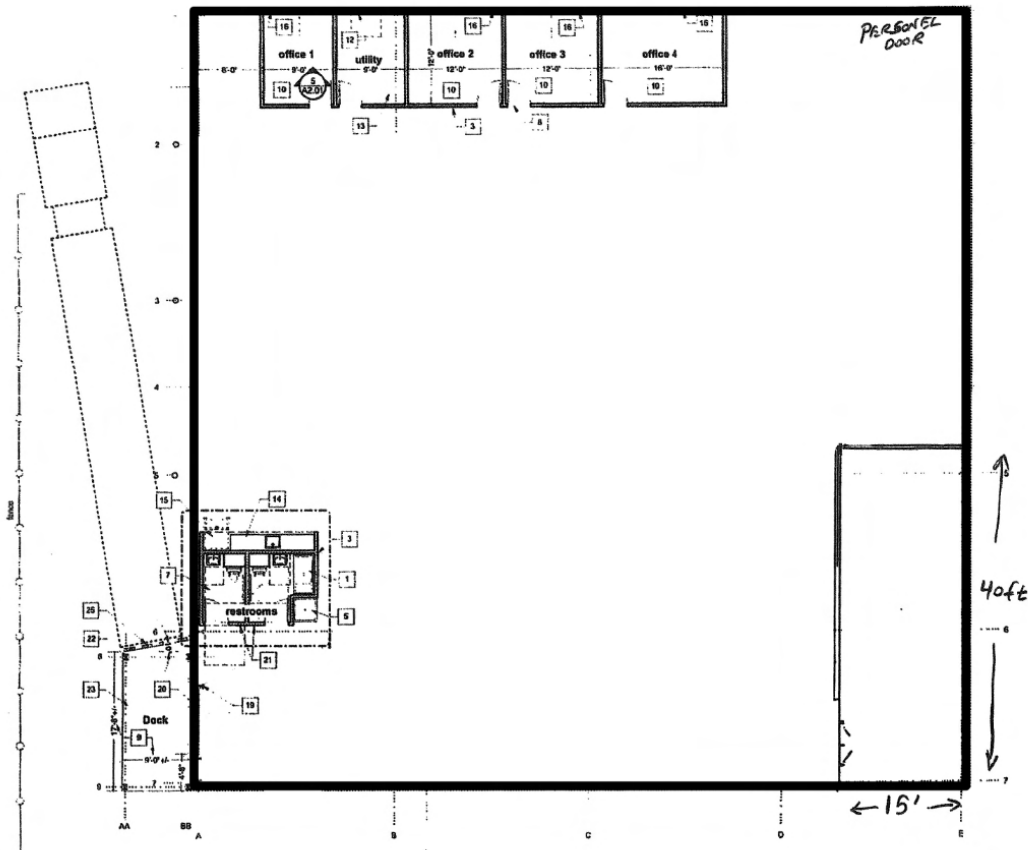
UTILITIES & AMENITIES

DOCK HIGH DOORS	2
DRIVE-IN DOORS	0 (Space for one to be created)
WATER	City
SEWER	City
GAS	Enbridge
INTERNET	Verizon Fiber
POWER PROVIDER	Duke Energy
POWER SERVICE	220V 3-phase
# OF RESTROOMS	2
GENERATOR	No

PARCEL OVERVIEW



FULL BLDG LEASE: ±10,000 RSF



SUBLEASE: ±3,400 RSF

INTERIOR PHOTOS



EXTERIOR PHOTOS



RETAILER MAP



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