

±15,472 SF WAREHOUSE AVAILABLE

3215 US-70

DURHAM, NC 27607



±15,472 SF WITH UP TO ±3.8 ACRES OF OUTSIDE STORAGE AVAILABLE

- Ideal city counter, service or terminal building
- IL zoning
- Premier US-70 frontage and signage opportunities
- ±15,472 SF single tenant facility; with +1,410 SF of office and ±2,025 SF standalone mechanic shop
- ±2.10 acres of fenced outdoor storage expandable to ±3.80 acres on ±5.49 acre site
- Located within 15 minutes of Raleigh CBD, 10 minutes from Raleigh Durham International Airport; with direct access to I-540 and I-40
- Area drive times:
 - ±3 miles to I-540
 - ±4 miles to RTP
 - ±8 miles to I-85
 - ±6 miles to DT Durham
 - ±4 miles to I-885
 - ±5 miles to I-40
 - ±8 miles to RDU
 - ±14 miles to DT Raleigh



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SITE PLAN

MAIN BUILDING SPECS

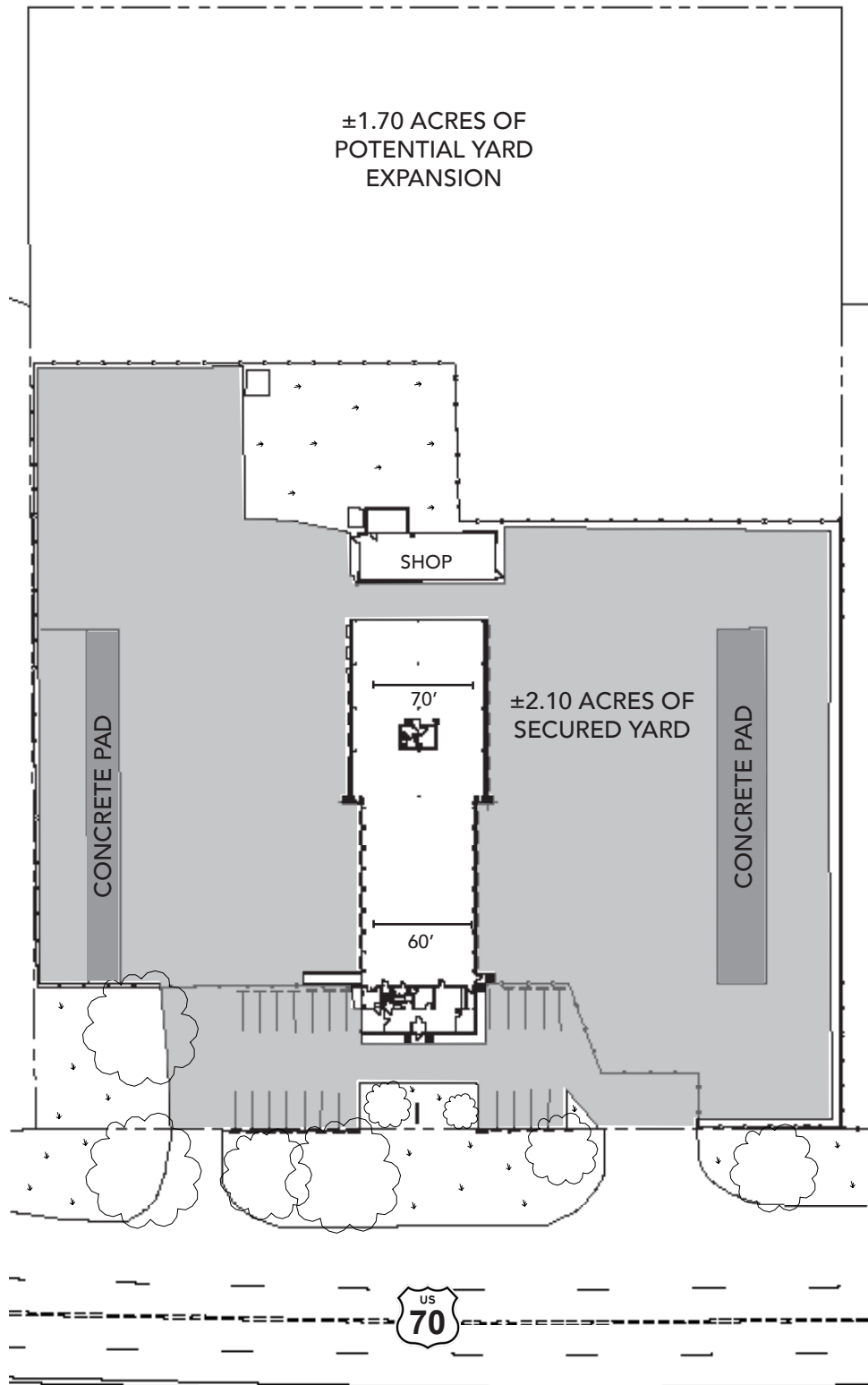
MAIN BUILDING SF	±13,447
OFFICE SF	±1,410
DOCK-HIGH DOORS	Thirty-two (32) 9'x9'
DRIVE-IN DOORS	One (1) 6'x8'

SHOP BUILDING SPECS

SHOP BUILDING SF	±2,025
GRADE-LEVEL DOORS	Two (2) 14' x 15'

STORAGE YARD SPECS

FENCED YARD	±2.10 Acres
EXPANSION YARD	±1.70 Acres
TOTAL WITH EXPANSION	±3.80 Acres
TOTAL SITE	±5.49 Acres



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