

DURHAM GATEWAY

MASTER-PLANNED,
CLASS A DISTRIBUTION &
LIFE SCIENCE PARK

ALONG US-70 NEAR
RESEARCH TRIANGLE PARK



±1.28 MSF



TIM ROBERTSON

704.654.9880

tim.robertson@beacondevelopment.com

JOSH MCARDLE

919.261.7511

josh@beacondevelopment.com

CBRE

ANN-STEWART PATTERSON, SIOR

919.831.8207

ann-stewart.patterson@cbre.com

JOHN HOGAN, III

919.831.8264

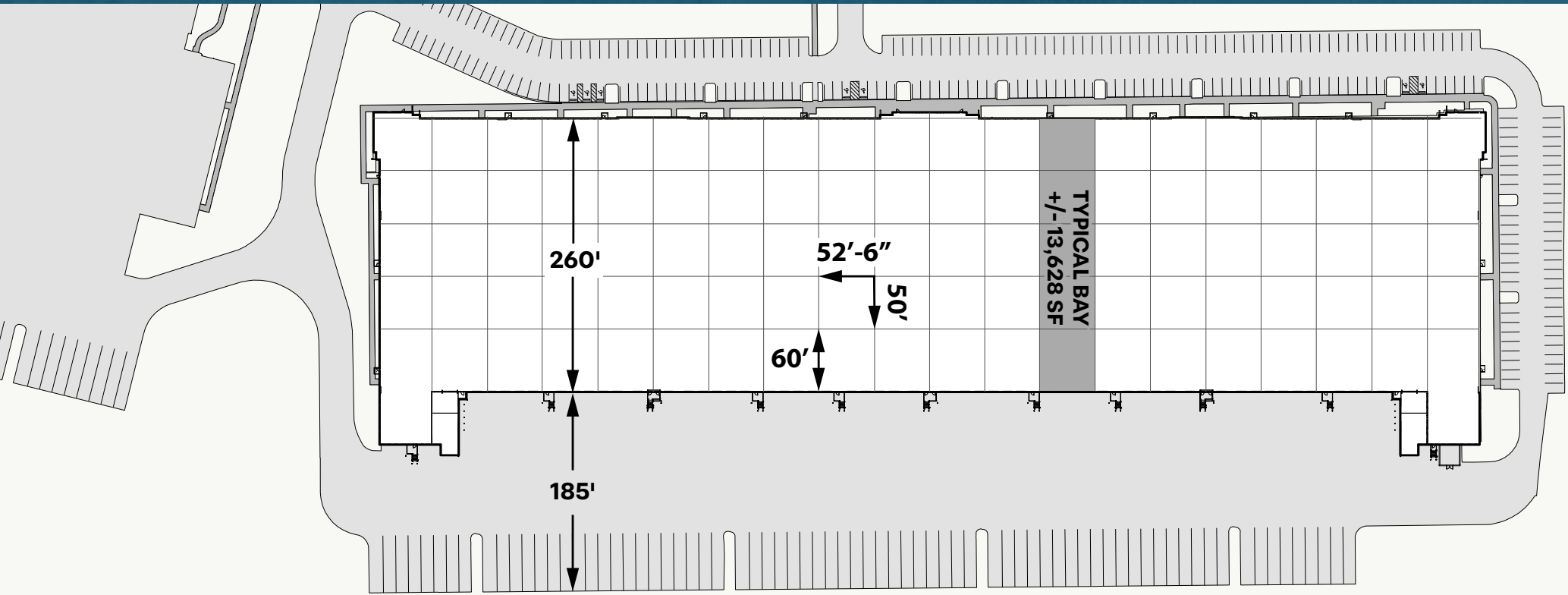
john.hogan@cbre.com

AUSTIN NAGY

919.831.8197

austin.nagy@cbre.com

US-70 & LEESVILLE RD.
DURHAM, NC 27703



BUILDING 1 STATS

COUNTY	Durham
ZONING	Light Industrial (IL)
TOTAL BUILDING SF	±275,935 SF
SPACE AVAILABLE	±40,000 SF - 275,935 SF
OVERALL DIMENSIONS	260' x 1,045'
TYPICAL BAY SPACING	52' 6" x 50' with a 60' Speed Bay
OFFICE SF	Build-to-Suit
CLEAR HEIGHT	36'
FIRE PROTECTION	ESFR
TRUCK COURT	185' Concrete Truck Court
DOCK-HIGH DOORS	Fifty-four (54) 9' x 10' Doors
DRIVE-IN DOORS	Two (2) 14' x 16' doors & Six (6) Knockouts
CAR PARKING	+/- 1.0/1,000 SF
TRAILER PARKING	+/- Seventy-Five (75) Trailer Stalls

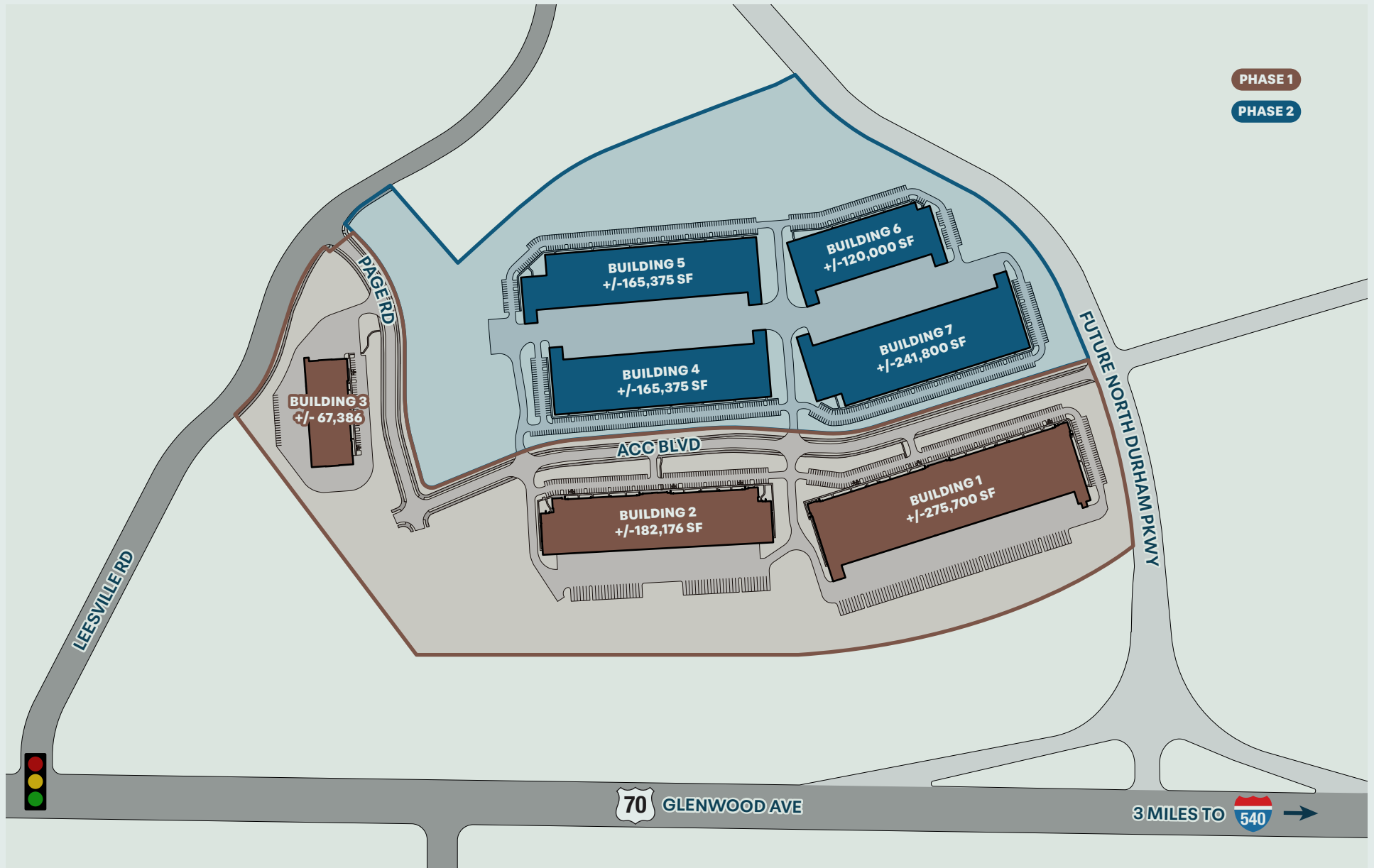
CONSTRUCTION

WALLS	Tilt Concrete
FLOORS	7" Unreinforced Floor Slab with Speed Bay Reinforced with #3's at 18" O.C.
STRUCTURE	Class A Joist/Girder System
ROOF	60-mil TPO Membrane

UTILITIES

WATER/SEWER	City of Durham & Durham County
POWER	Duke Progress Energy
GAS	Enbridge Gas North Carolina
FIBER	Per Tenant's Specifications

+/- 1.28 MSF MASTER-PLANNED INFILL DEVELOPMENT WITH DIRECT CONNECTIVITY TO RDU AIRPORT, I-540 AND US-70



LOCATION AERIAL

AREA DRIVE TIMES

RDU AIRPORT
4 MILES / 7 MIN

RESEARCH TRIANGLE PARK
4 MILES / 7 MIN

I-540
3 MILES | 6 MINS

I-885
4 MILES / 6 MIN

I-40
5 MILES / 8 MIN

I-85
7 MILES / 8 MIN

DOWNTOWN DURHAM
6 MILES / 10 MINS

DOWNTOWN RALEIGH
14 MILES / 22 MINS



DURHAM GATEWAY



TIM ROBERTSON

704.654.9880

tim.robertson@beacondevelopment.com

JOSH MCARDLE

919.261.7511

josh@beacondevelopment.com

CBRE

ANN-STEWART PATTERSON, SIOR

919.831.8207

ann-stewart.patterson@cbre.com

AUSTIN NAGY

919.831.8197

austin.nagy@cbre.com

JOHN HOGAN, III

919.831.8264

john.hogan@cbre.com