

DURHAM GATEWAY

MASTER-PLANNED,
CLASS A DISTRIBUTION &
LIFE SCIENCE PARK

ALONG US-70 NEAR
RESEARCH TRIANGLE PARK



±1.28 MSF



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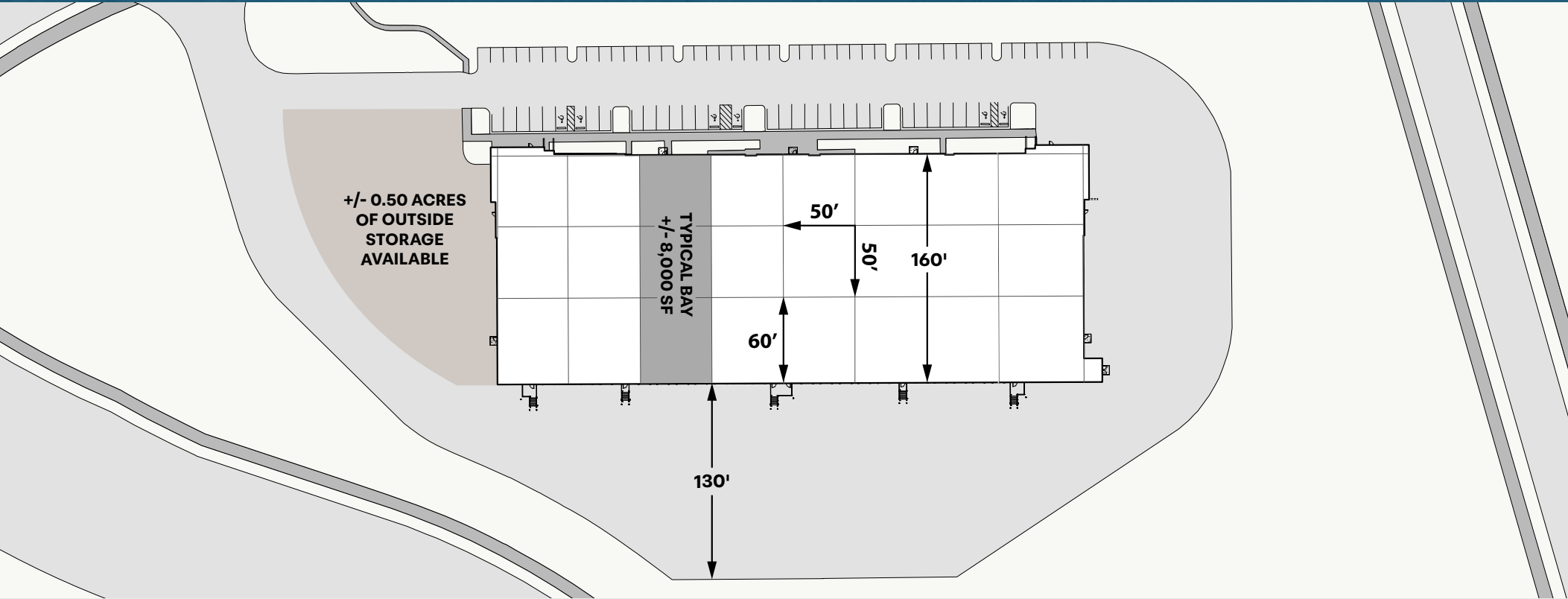
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US-70 & LEESVILLE RD.
DURHAM, NC 27703



BUILDING 3 STATS

| | |
|---------------------|--|
| COUNTY | Durham |
| ZONING | Light Industrial (IL) |
| TOTAL BUILDING SF | +/- 67,386 SF |
| SPACE AVAILABLE | +/- 16,930 SF to 67,386 SF |
| OVERALL DIMENSIONS | 160' x 410' |
| TYPICAL BAY SPACING | 50' x 50' with a 60' Speed Bay |
| OFFICE SF | Build-to-Suit |
| CLEAR HEIGHT | 30' |
| FIRE PROTECTION | ESFR |
| TRUCK COURT | 135' Concrete Truck Courts |
| DOCK-HIGH DOORS | Twenty-one (21) 9' x 10' Doors |
| DRIVE-IN DOORS | (4) Knockouts for Future 14' x 16' Doors |
| CAR PARKING | +/- 1.0/1,000 SF |

CONSTRUCTION

| | |
|-----------|--|
| WALLS | Tilt Concrete |
| FLOORS | 6" 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 |

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

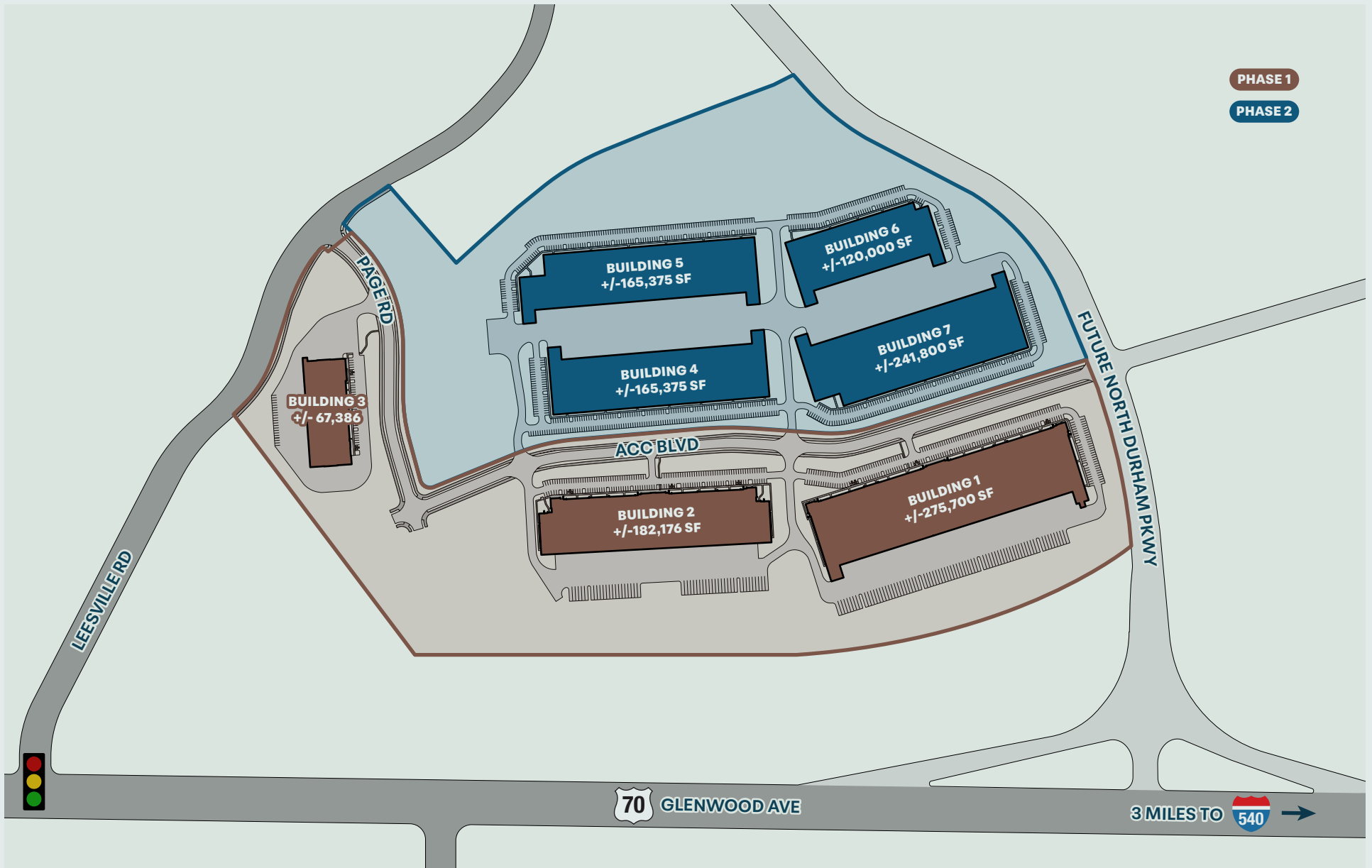
I-85
7 MILES / 8 MIN

DOWNTOWN DURHAM
6 MILES / 10 MINS

DOWNTOWN RALEIGH
14 MILES / 22 MINS



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



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