

# DURHAM GATEWAY

MASTER-PLANNED,  
CLASS A DISTRIBUTION &  
LIFE SCIENCE PARK

ALONG US-70 NEAR  
RESEARCH TRIANGLE PARK



±1.28 MSF



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US-70 & LEESVILLE RD.  
DURHAM, NC 27703

# 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

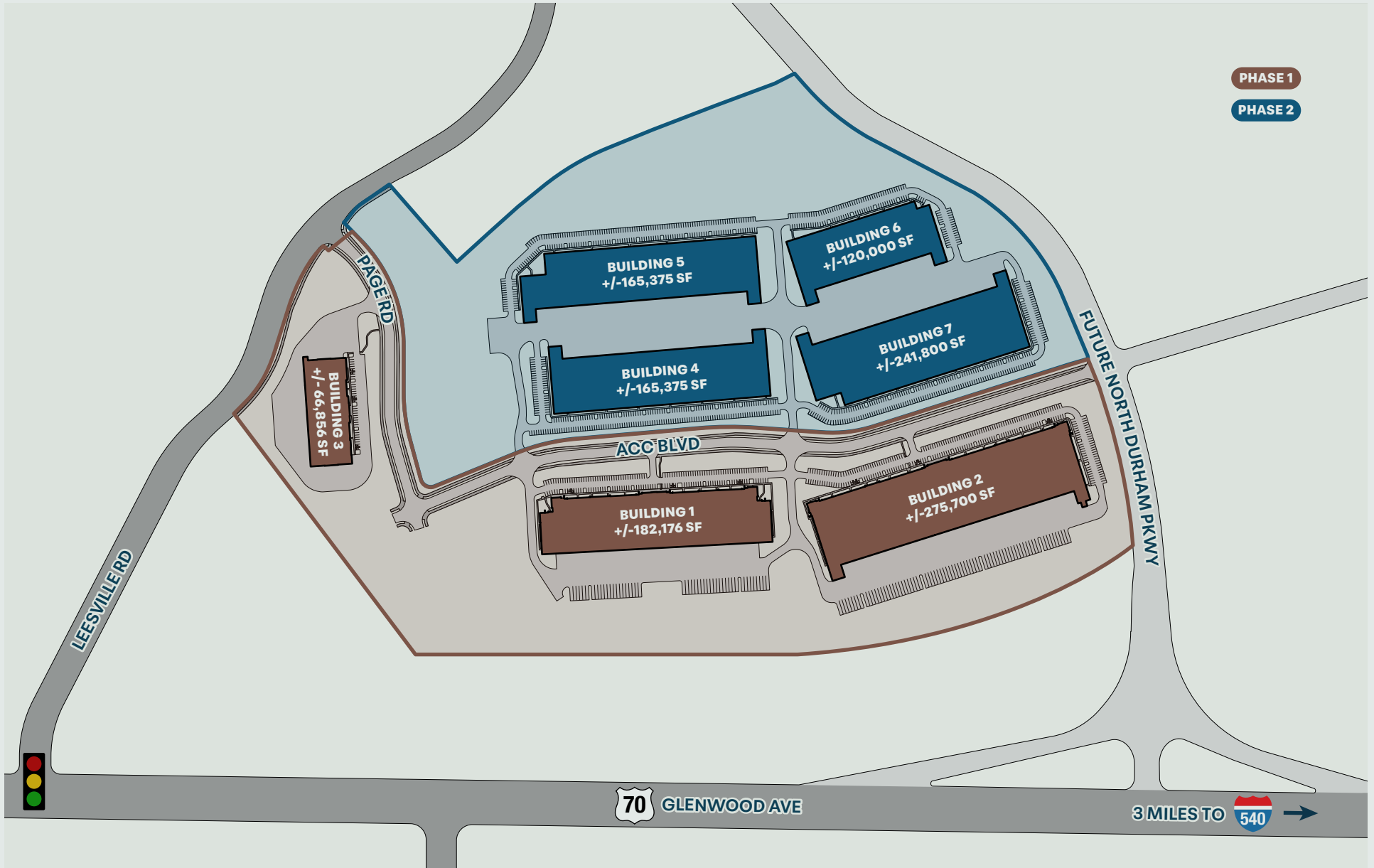
**I-85**  
7 MILES / 8 MIN

**DOWNTOWN DURHAM**  
6 MILES / 10 MINS

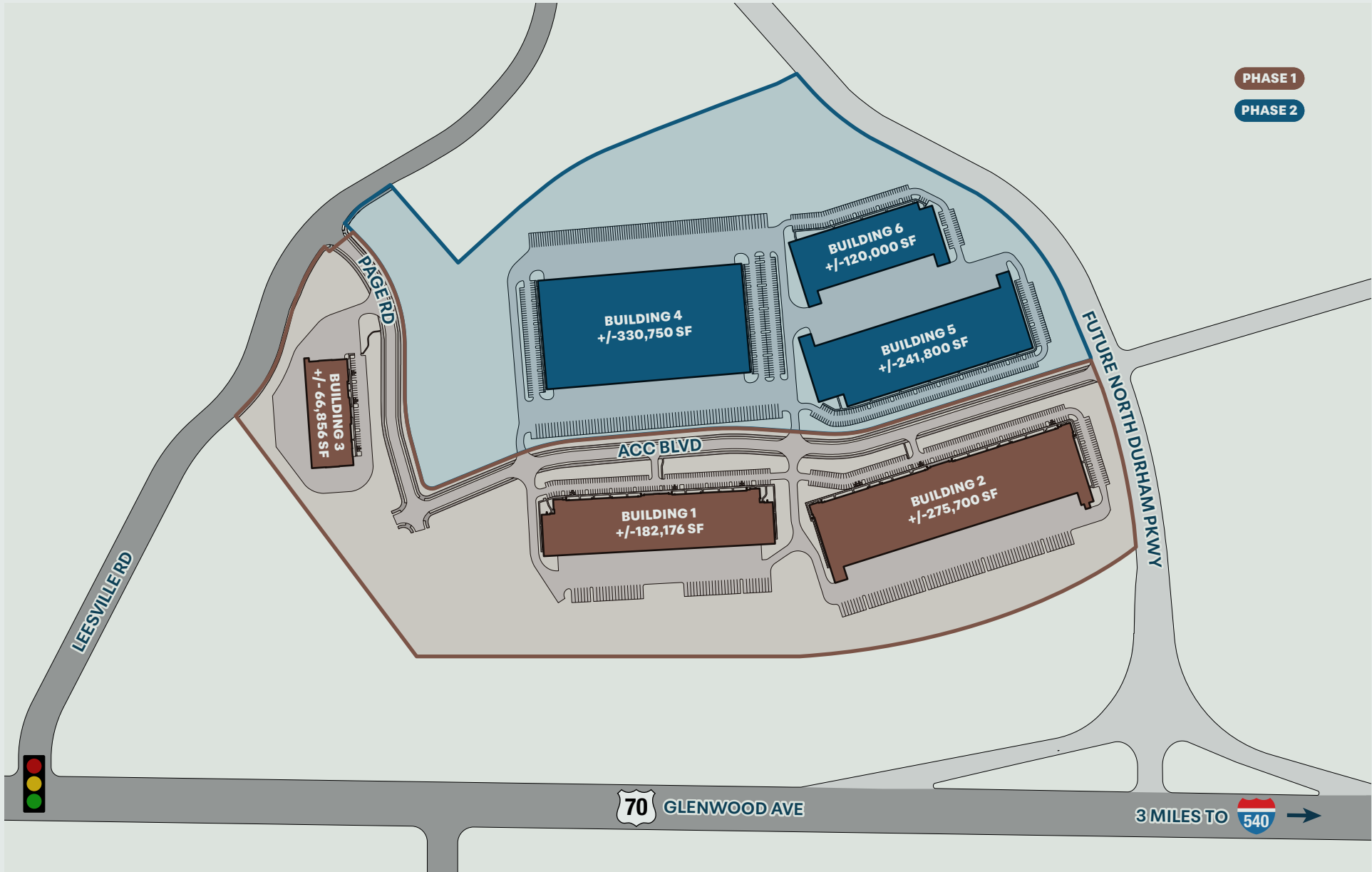
**DOWNTOWN RALEIGH**  
14 MILES / 22 MINS



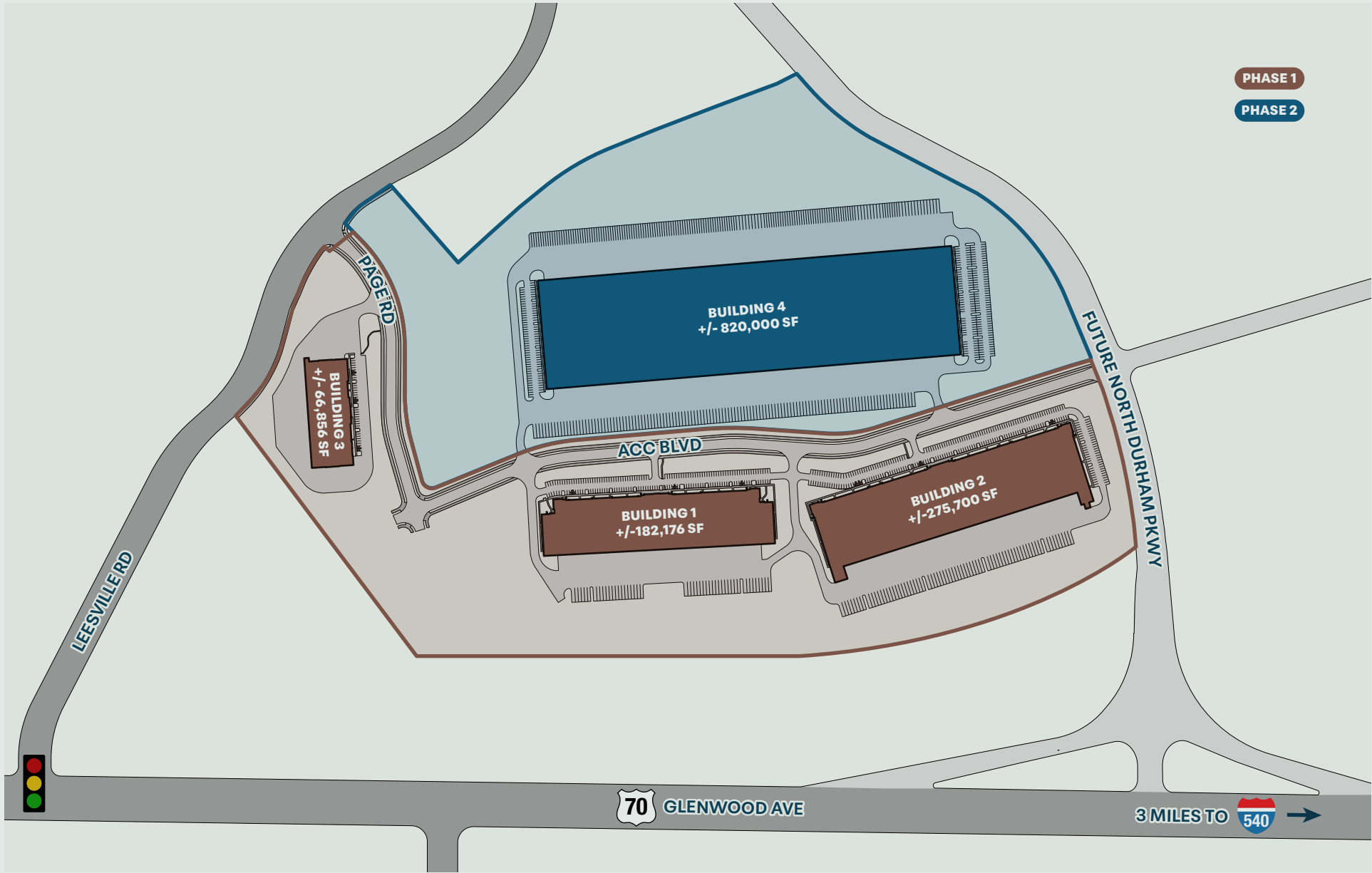
**+/- 1.28 MSF MASTER-PLANNED INFILL DEVELOPMENT WITH DIRECT CONNECTIVITY TO RDU AIRPORT, I-540 AND US-70**



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## PROPERTY FEATURES

### BUILDING SPECS

ADDRESS	US-70 & Leesville Road   Durham, NC 27703
COUNTY	Durham
PARK SF	+/- 1.28 MSF
OFFICE SF	Build-to-Suit
ZONING	IL (D)   Industrial Light
CLEAR HEIGHT	32' - 40'
FIRE PROTECTION	ESFR
AVAILABLE SF	+/- 15,988 - +/-820,000 SF

### UTILITIES

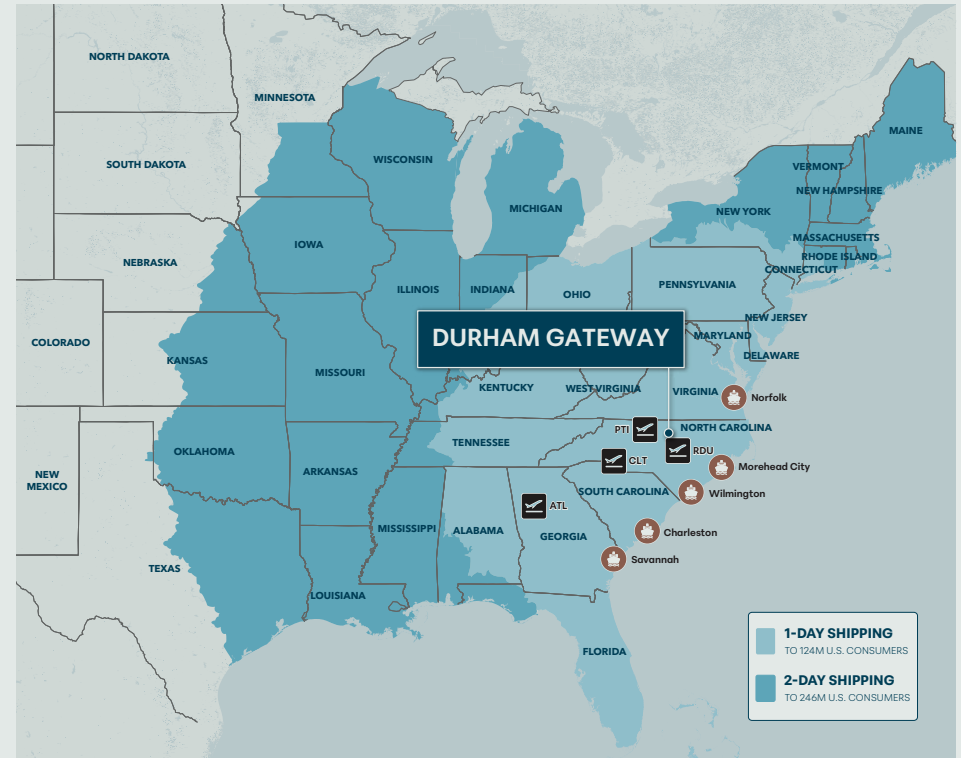
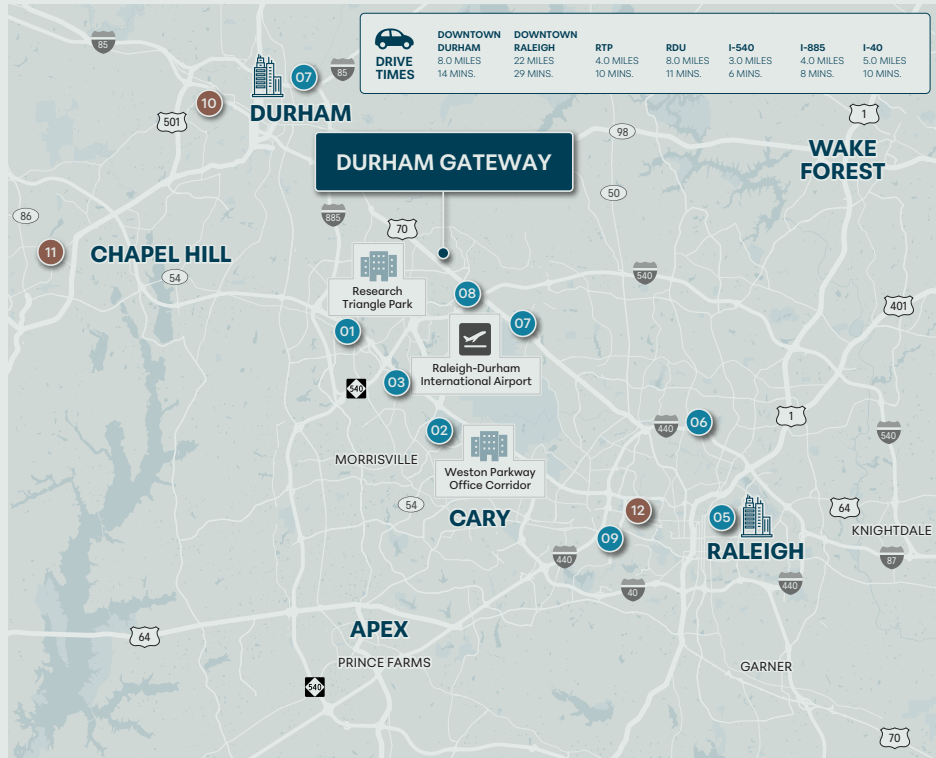
WATER/SEWER	City of Durham & Durham County
POWER	Duke Progress Energy
GAS	Enbridge Gas North Carolina

### CONSTRUCTION

WALLS	Tilt concrete
FLOORS	6" - 7" Unreinforced Floor Slab with Speed Bays Reinforced with #3's at 18" O.C.
STRUCTURE	Class A Joist/Girder System
ROOF	60-mil TPO Membrane Typical
COLUMN SPACING	50' x 52'6" with 60' deep speed bay typical



# PRIME TRIANGLE ACCESS & EAST COAST LOCATION



## MAJOR EMPLOYMENT NODES

- 01 RESEARCH TRIANGLE PARK**  
Bayer Crop Science, Cisco, Credit Suisse, Fidelity, GSK (GlascoSmithKline), IBM
- 02 WESTON PARKWAY OFFICE CORRIDOR**  
Biologics, Burt's Bees, Chiltern, MetLife, Red Storm, Verizon Wireless
- 03 PERIMETER PARK**  
Fuji, Jaggaer, Microsoft, Oracle
- 04 DOWNTOWN DURHAM**  
Blue Cross Blue Shield, Duke University & Health System
- 05 DOWNTOWN RALEIGH**  
Citrix Systems, RBC Bank, Red Hat
- 06 NORTH HILLS**  
Allscripts, Bank of America, Johnson Lambert, Kane Realty

- 07 GLENWOOD AVE CORRIDOR**  
Bohler Engineering, Ernst & Young, PRA Health Sciences
- 08 BRIER CREEK**  
Bayer, Qualcomm, UCB
- 09 NC STATE CENTENNIAL CAMPUS**  
ABB, Bandwidth, LexisNexis

## TOP UNIVERSITIES

- 09 DUKE UNIVERSITY**
- 10 UNC CHAPEL HILL**
- 11 NC STATE UNIVERSITY**



## RALEIGH-DURHAM DEMOGRAPHICS

<b>1,217,137</b> LABOR FORCE	<b>#1</b> TOP STATE FOR BUSINESS	<b>2,193,726</b> TOTAL POPULATION	<b>40,000+</b> GRADUATES EACH YEAR
<b>\$134,425</b> AVERAGE HH INCOME	<b>#7</b> BEST STATE ECONOMY	<b>37.7</b> MEDIAN AGE	<b>7.5%</b> 5-YEAR EST. POP. GROWTH

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