

DURHAM GATEWAY

MASTER-PLANNED,
CLASS A DISTRIBUTION &
LIFE SCIENCE PARK

ALONG US-70 NEAR
RESEARCH TRIANGLE PARK

BUILDING 2



±182,176 SF



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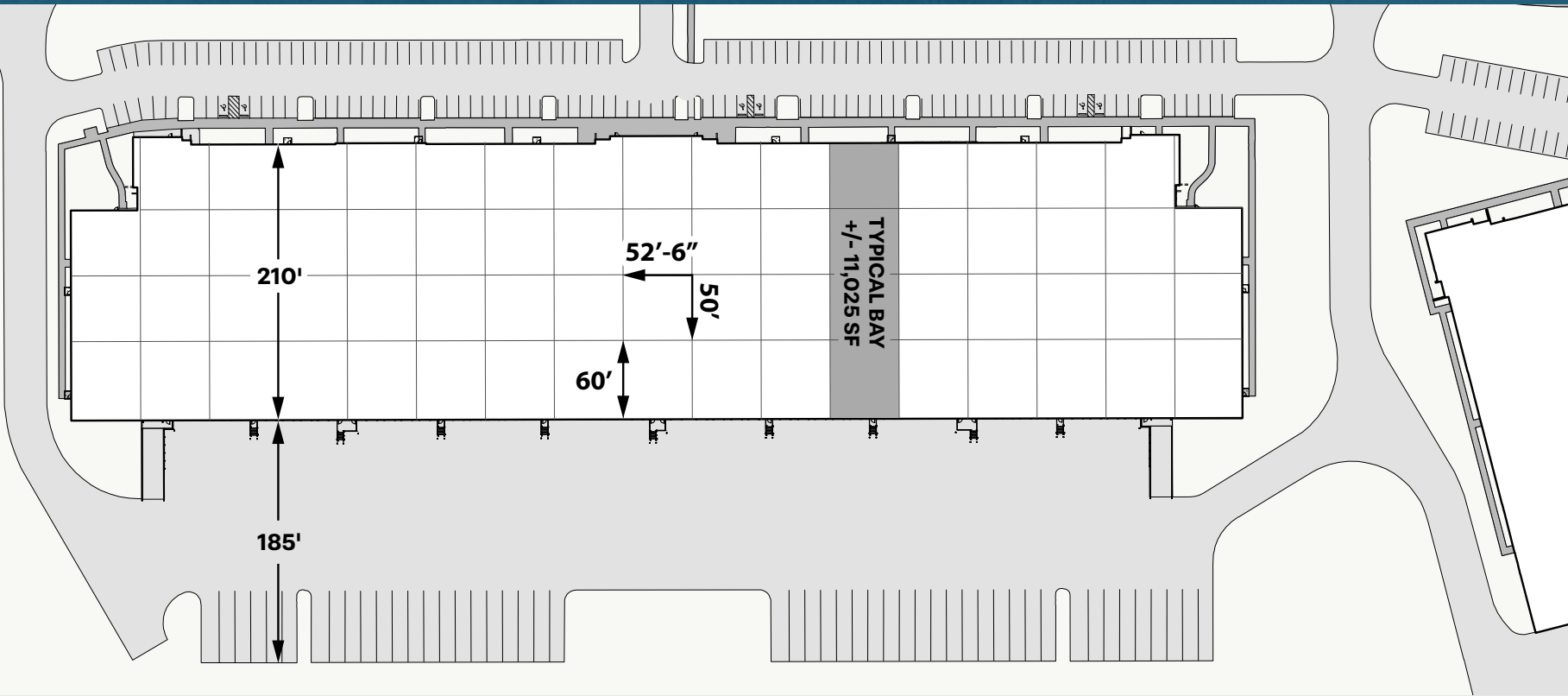
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US-70 & LEESVILLE RD.
DURHAM, NC 27703



BUILDING 2 STATS

COUNTY	Durham
ZONING	Light Industrial (IL)
TOTAL BUILDING SF	±182,176 SF
SPACE AVAILABLE	±22,000 SF - 182,176 SF
OVERALL DIMENSIONS	210' x 892'
TYPICAL BAY SPACING	52' 6" x 50' with a 60' Speed Bay
OFFICE SF	Build-to-Suit
CLEAR HEIGHT	32'
FIRE PROTECTION	ESFR
TRUCK COURT	185' Concrete Truck Court
DOCK-HIGH DOORS	Forty-Four (44) 9' x 10' doors
DRIVE-IN DOORS	Two (2) 14' x 16' doors & two (2) knockouts
CAR PARKING	+/- 1.0/1,000 SF
TRAILER PARKING	+/- Fifty (50) Trailer Stalls

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

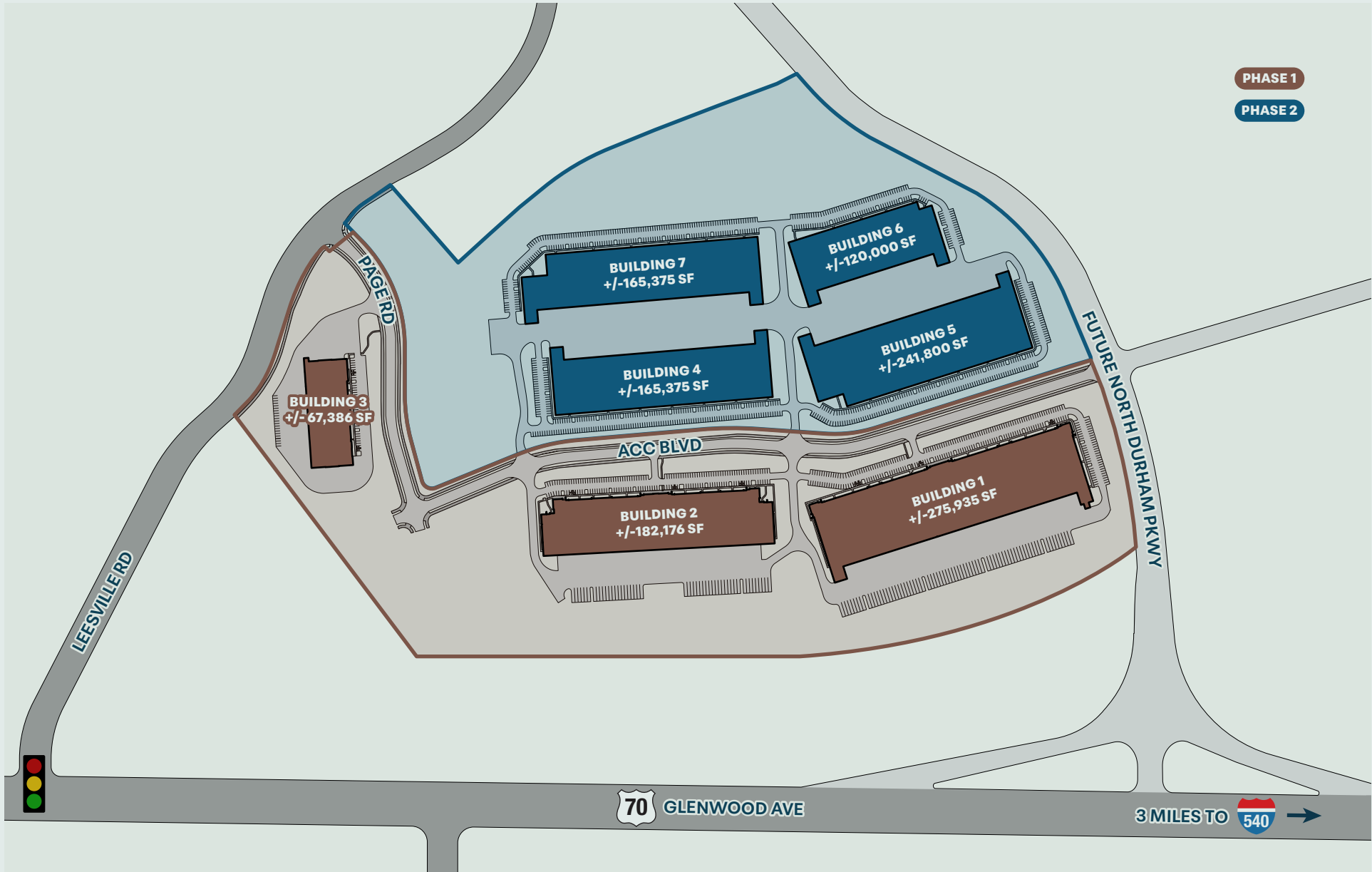
I-85
7 MILES / 8 MIN

DOWNTOWN DURHAM
6 MILES / 10 MINS

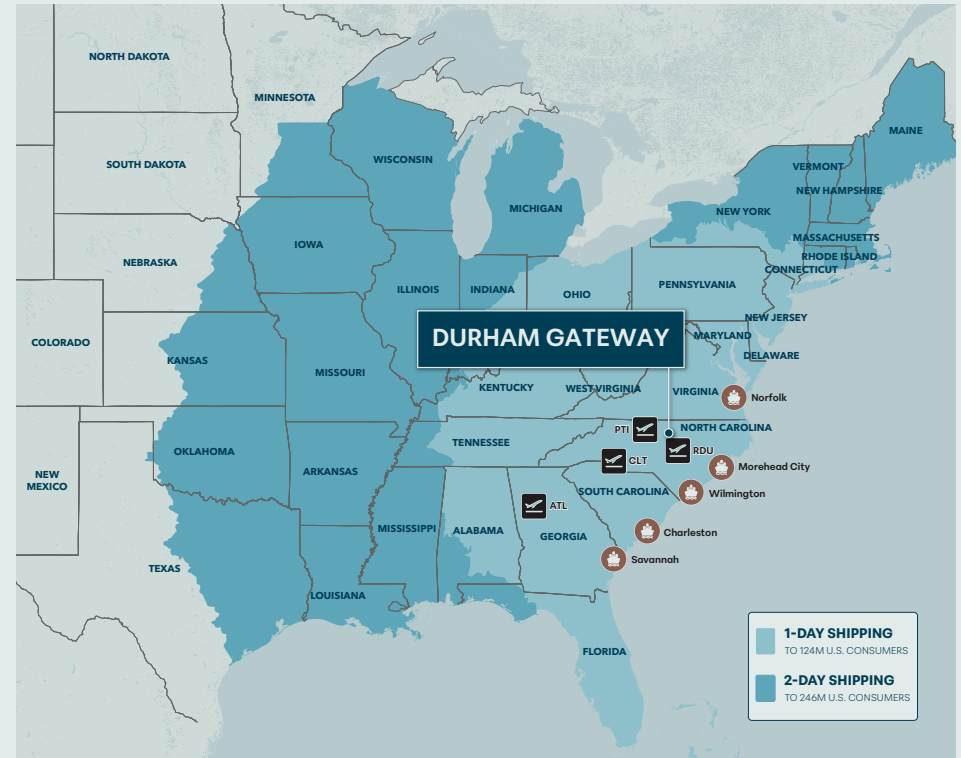
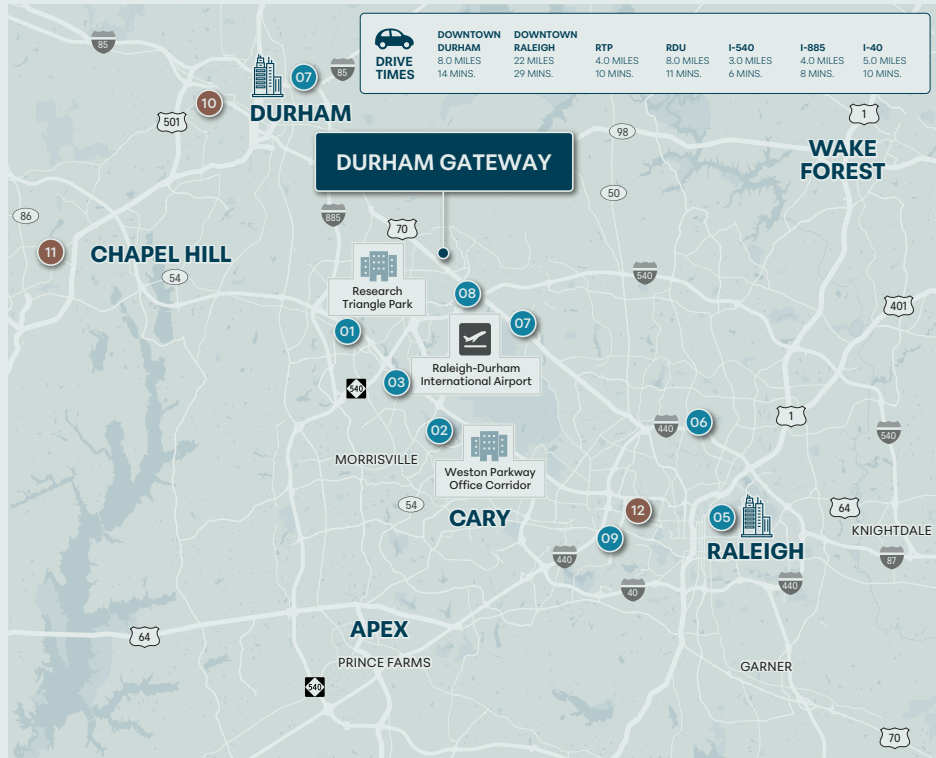
DOWNTOWN RALEIGH
14 MILES / 22 MINS



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



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

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

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