

# 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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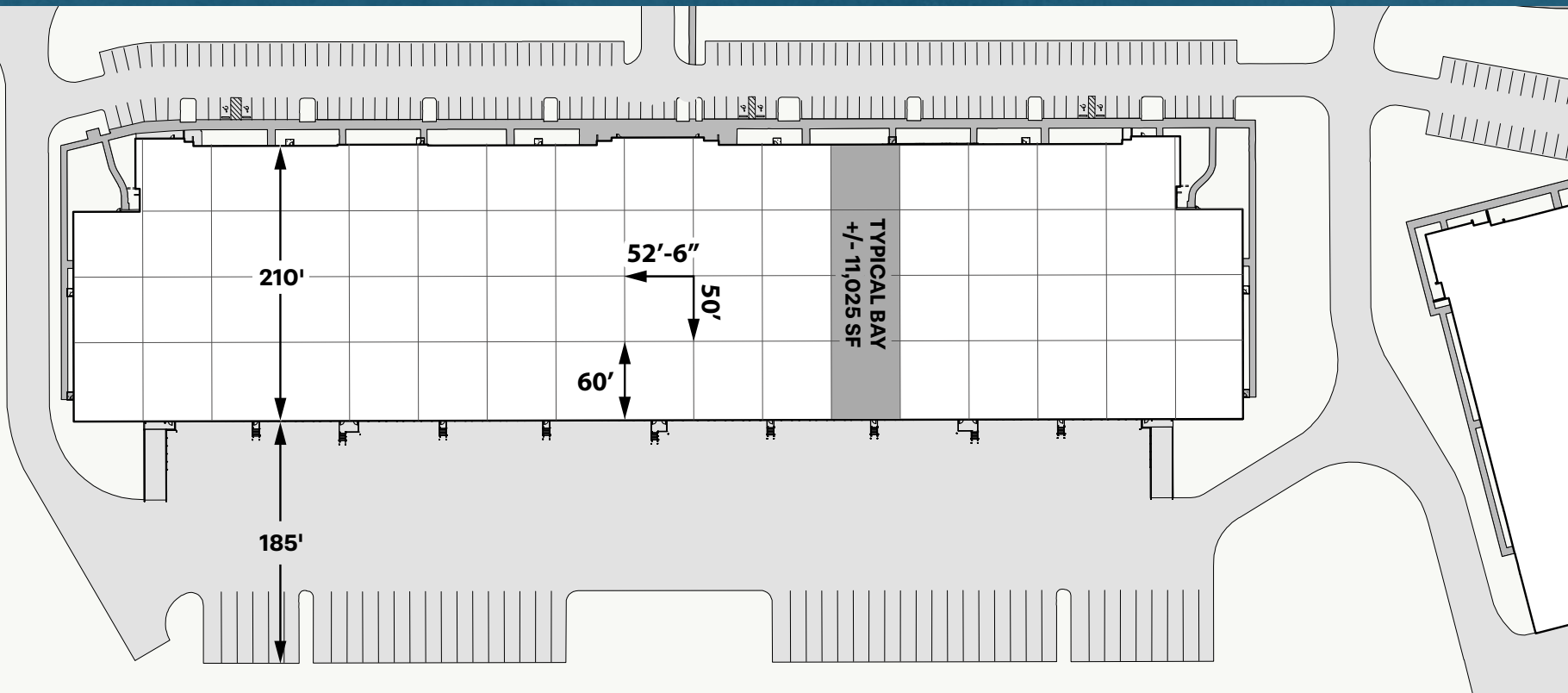
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US-70 & LEESVILLE RD.  
DURHAM, NC 27703



#### 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

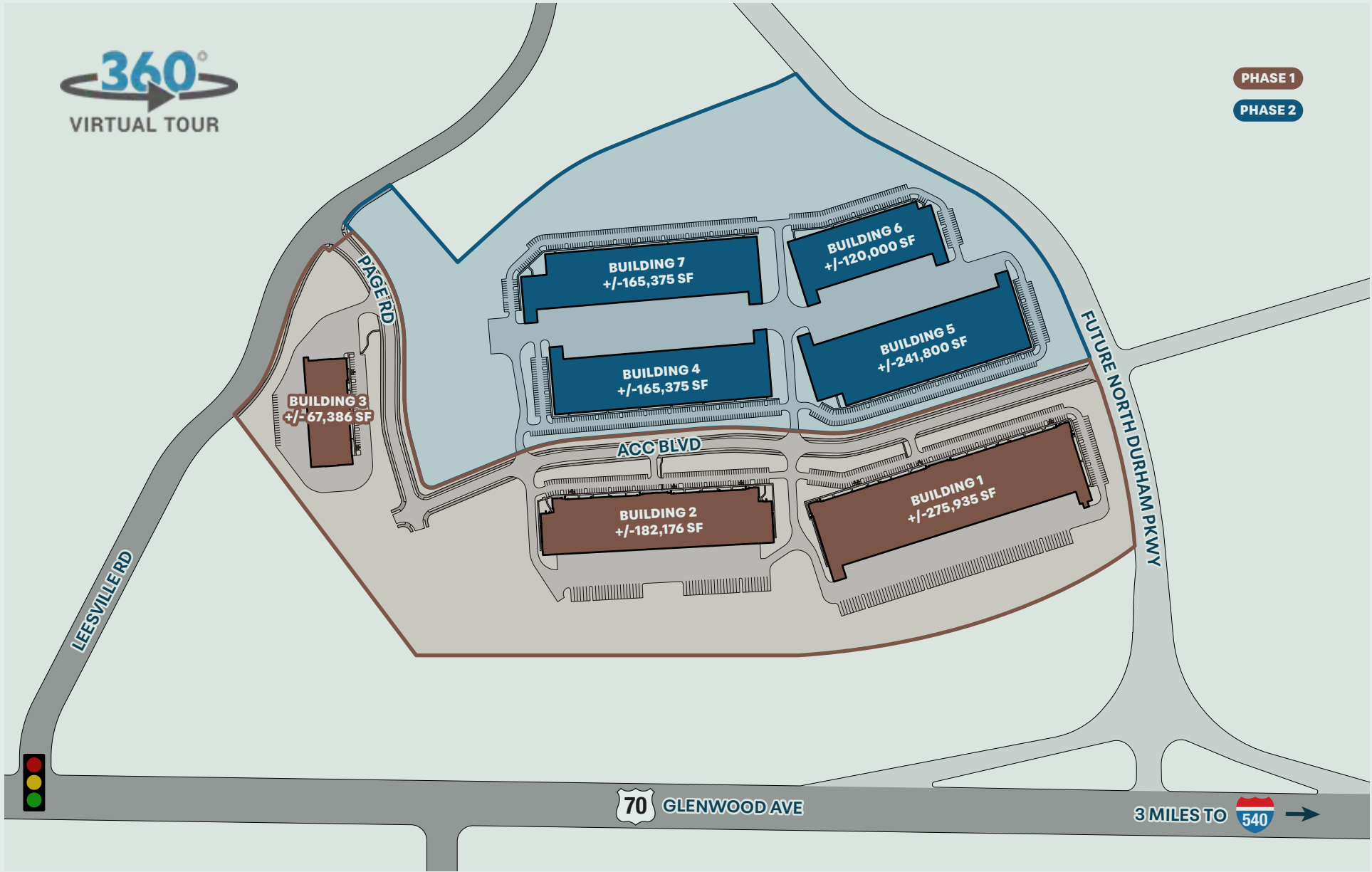
**I-85**  
7 MILES / 8 MIN

**DOWNTOWN DURHAM**  
6 MILES / 10 MINS

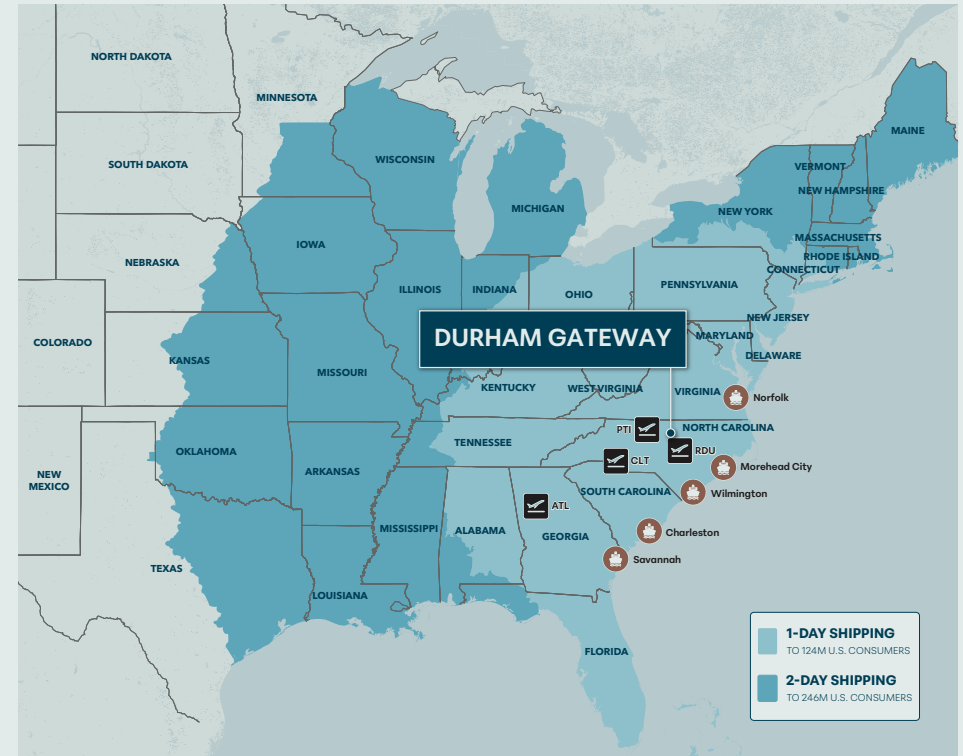
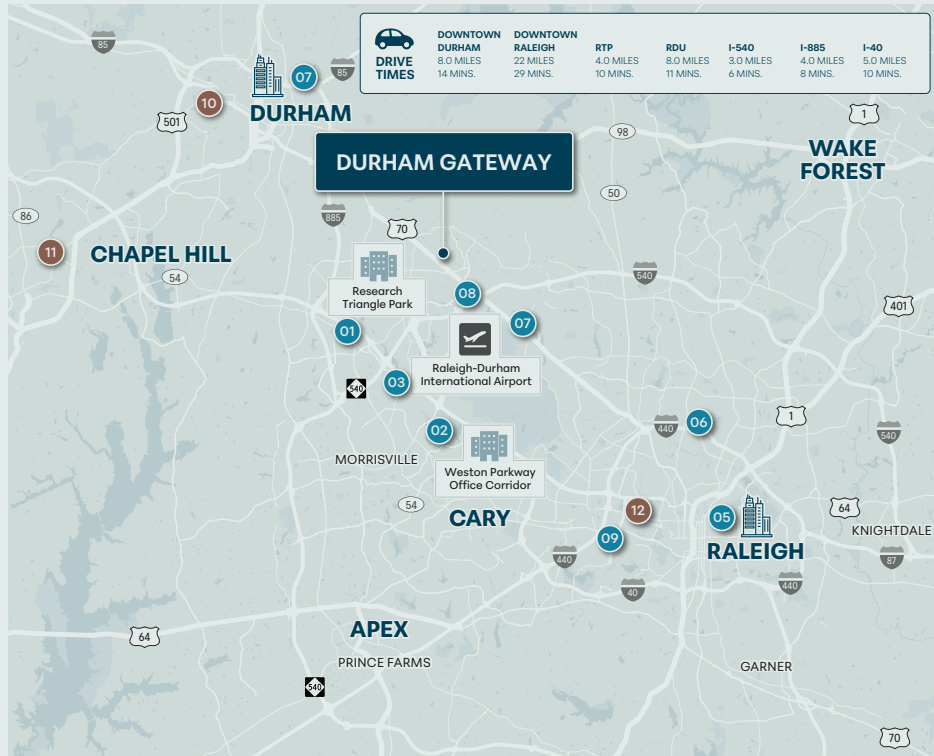
**DOWNTOWN RALEIGH**  
14 MILES / 22 MINS



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

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