

# DURHAM GATEWAY

MASTER-PLANNED,  
CLASS A DISTRIBUTION &  
LIFE SCIENCE PARK

ALONG US-70 NEAR  
RESEARCH TRIANGLE PARK

**BUILDING 1**

±275,935 SF



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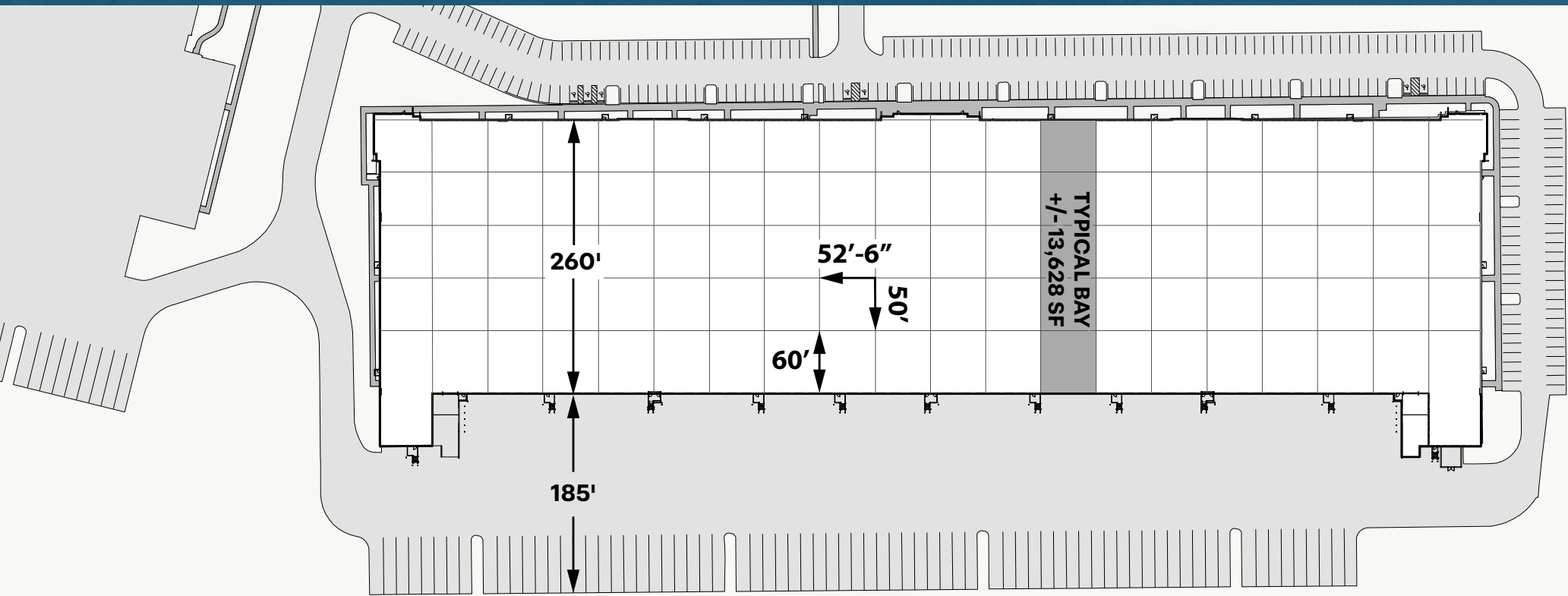
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US-70 & LEESVILLE RD.  
DURHAM, NC 27703



## 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    |

# 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

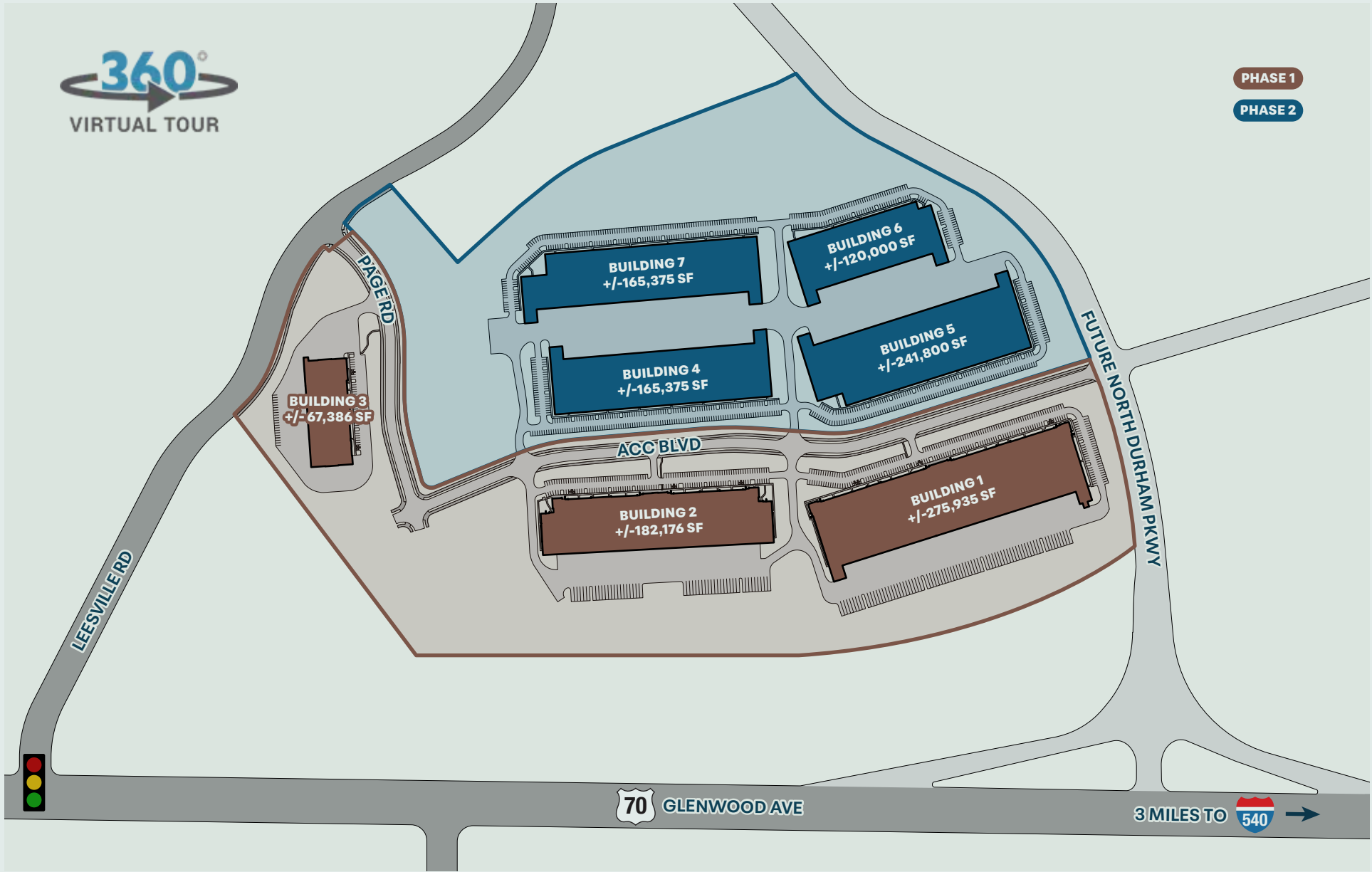
**I-85**  
7 MILES / 8 MIN

**DOWNTOWN DURHAM**  
6 MILES / 10 MINS

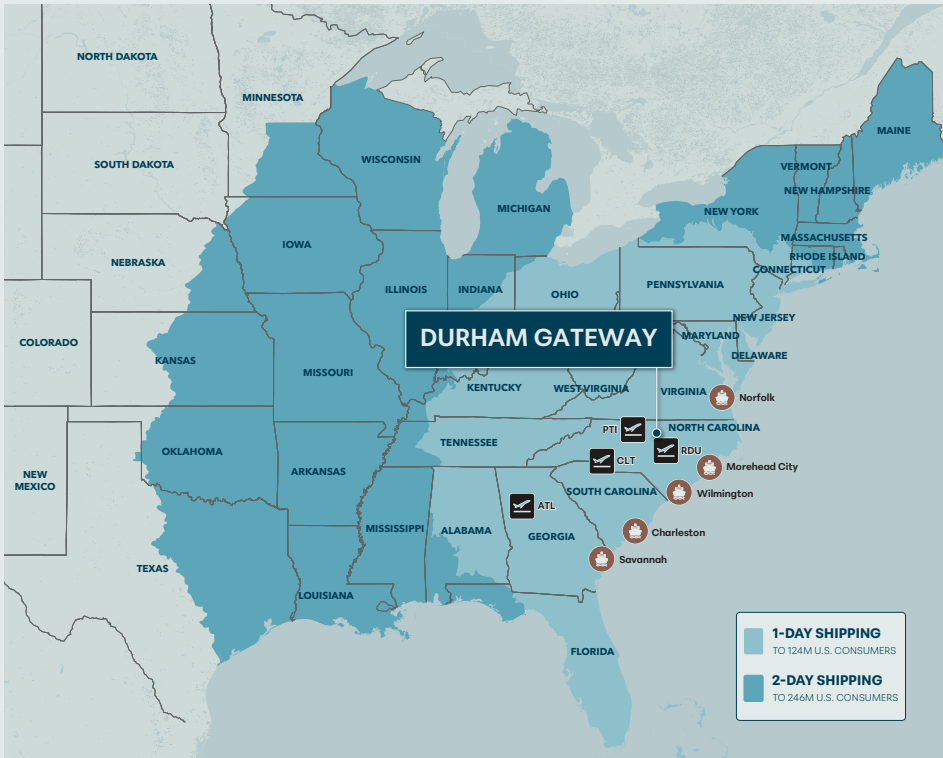
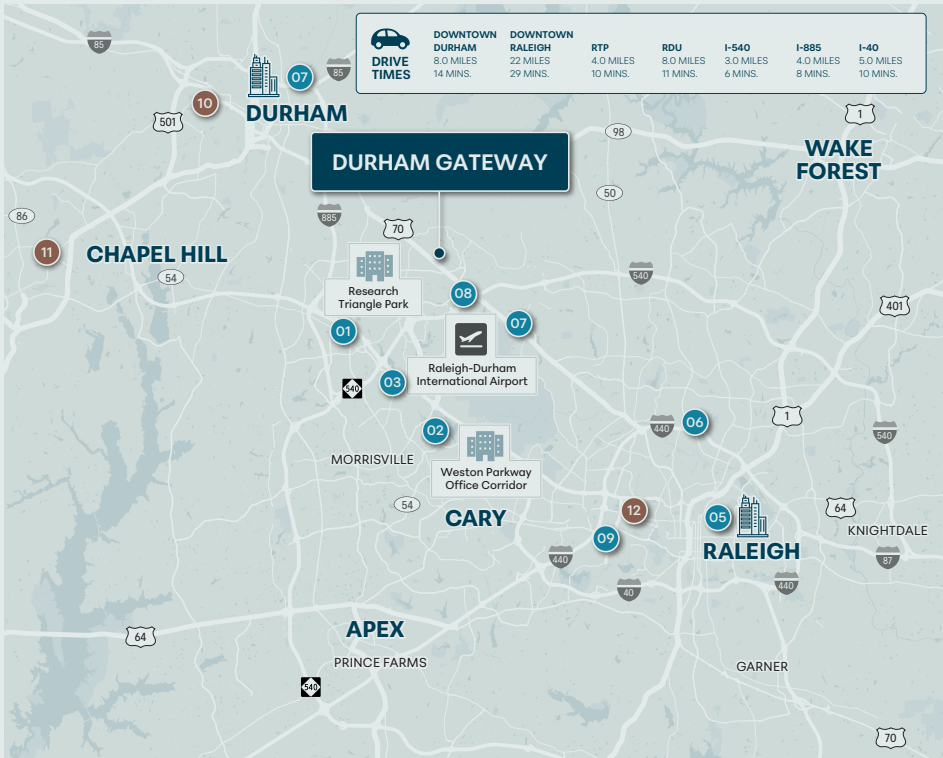
**DOWNTOWN RALEIGH**  
14 MILES / 22 MINS



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



# PRIME TRIANGLE ACCESS & EAST COAST LOCATION



## RALEIGH-DURHAM DEMOGRAPHICS

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

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