

DURHAM GATEWAY

MASTER-PLANNED,
CLASS A DISTRIBUTION &
LIFE SCIENCE PARK

ALONG US-70 NEAR
RESEARCH TRIANGLE PARK

BUILDING 3



±67,386 SF



TIM ROBERTSON

704.654.9880

tim.robertson@beacondevelopment.com

JOSH MCARDLE

919.261.7511

josh@beacondevelopment.com

CBRE

ANN-STEWART PATTERSON, SIOR

919.831.8207

ann-stewart.patterson@cbre.com

JOHN HOGAN, III

919.831.8264

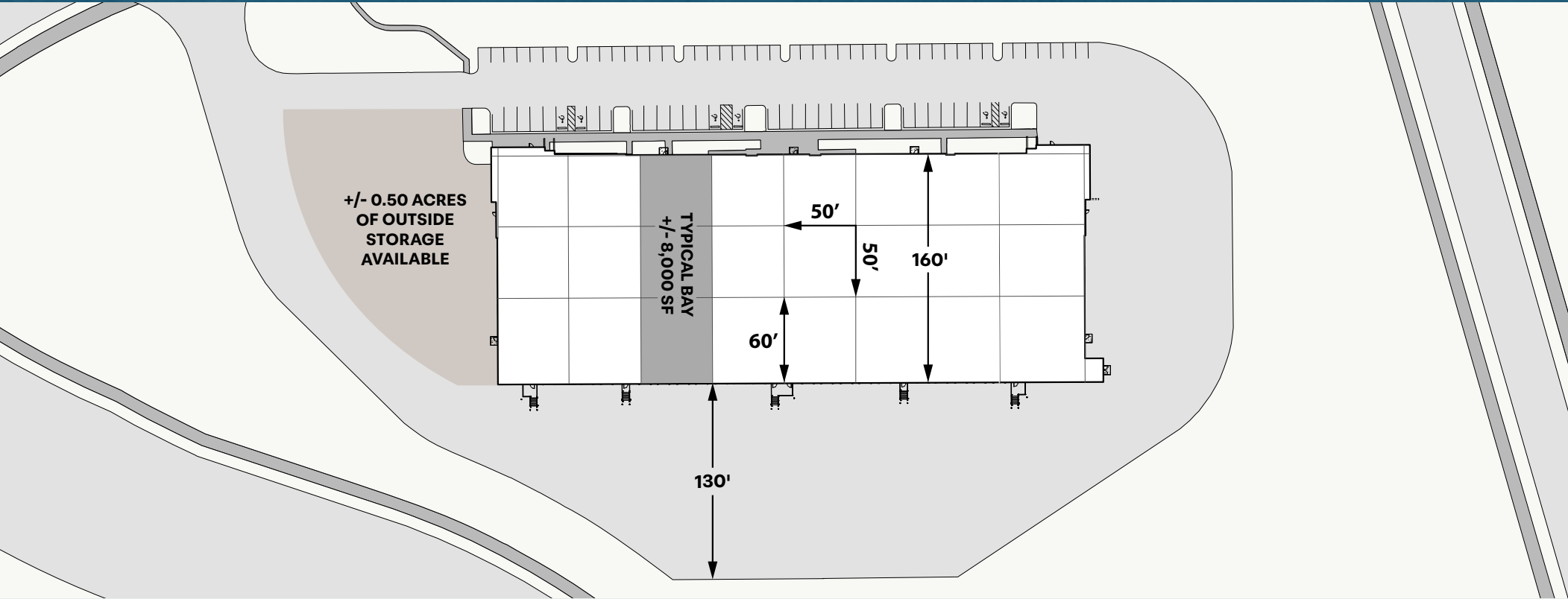
john.hogan@cbre.com

AUSTIN NAGY

919.831.8197

austin.nagy@cbre.com

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

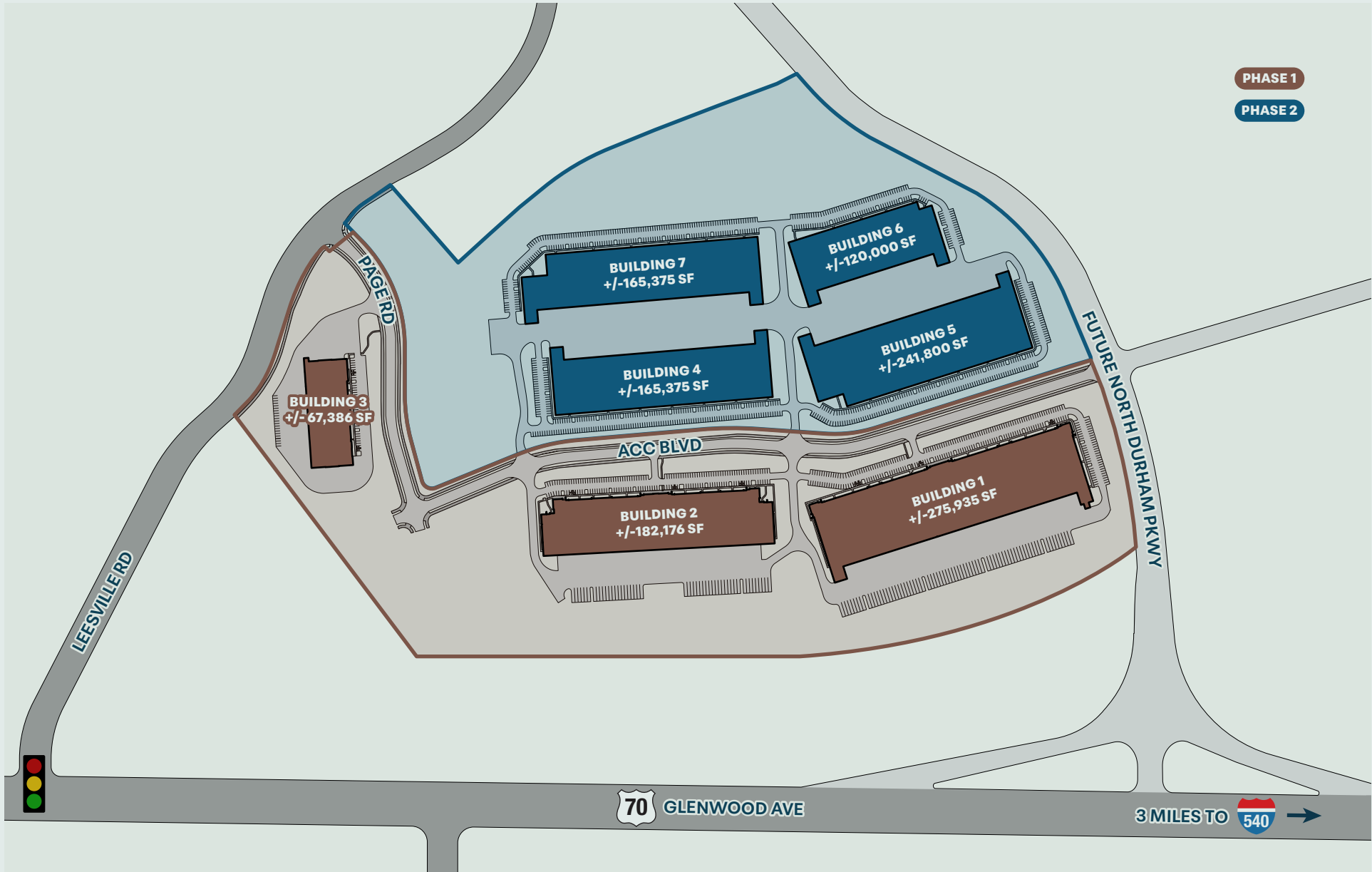
I-85
7 MILES / 8 MIN

DOWNTOWN DURHAM
6 MILES / 10 MINS

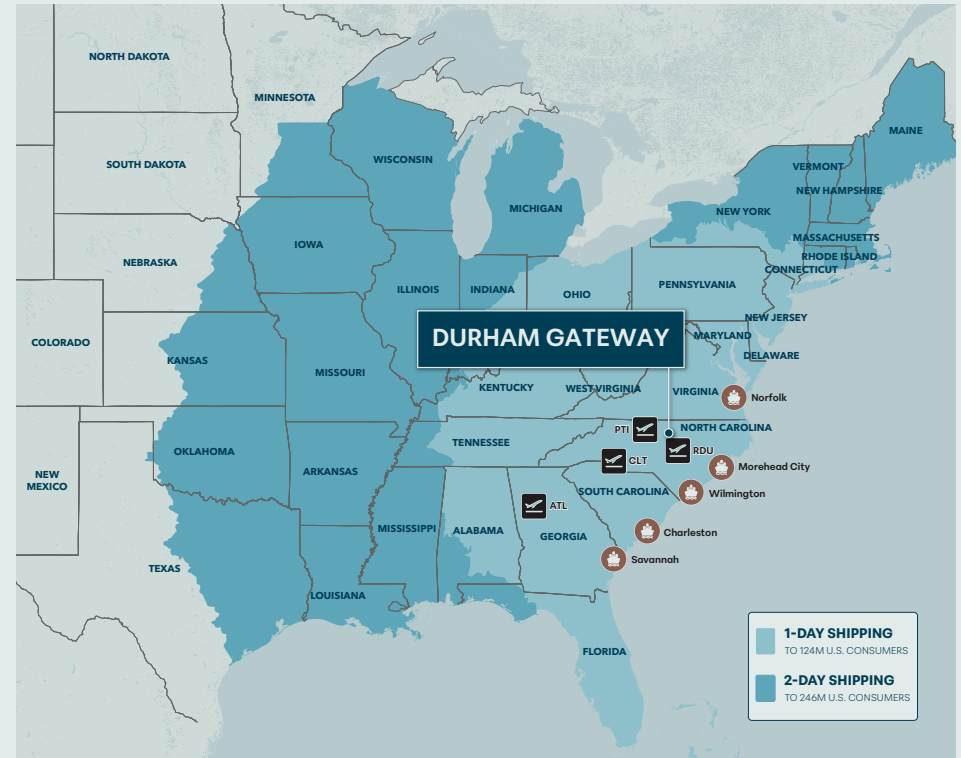
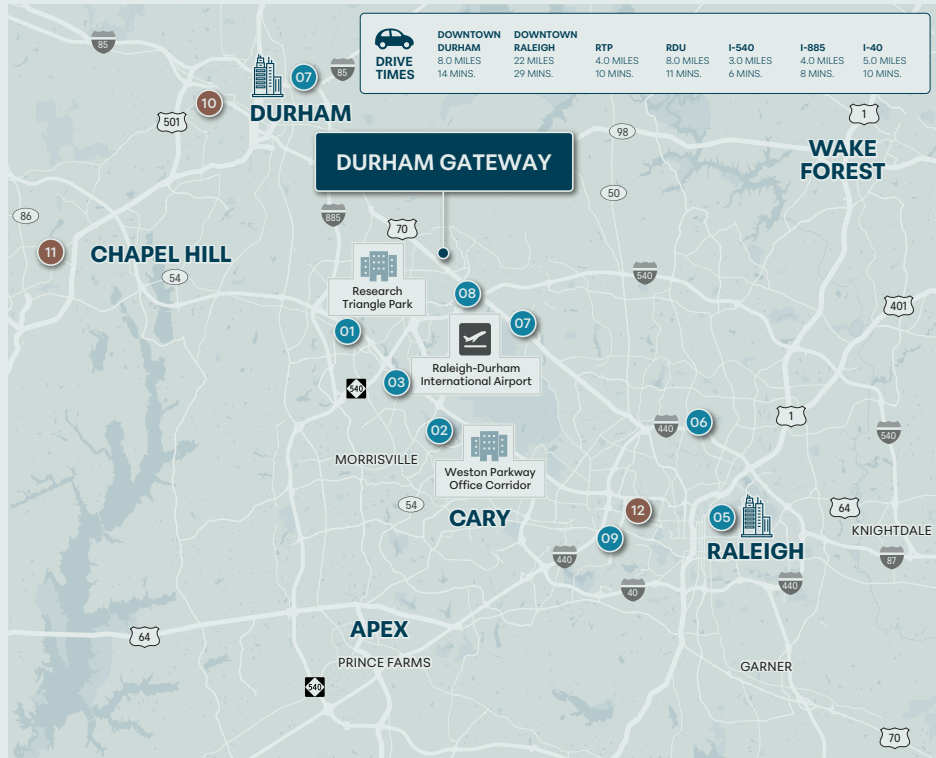
DOWNTOWN RALEIGH
14 MILES / 22 MINS



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



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, Jagger, 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

\$134,425
AVERAGE HH INCOME

#1
TOP STATE FOR BUSINESS

#7
BEST STATE ECONOMY

2,193,726
TOTAL POPULATION

37.7
MEDIAN AGE

40,000+
GRADUATES EACH YEAR

7.5%
5-YEAR EST. POP. GROWTH

DURHAM GATEWAY



TIM ROBERTSON

704.654.9880

tim.robertson@beacondevelopment.com

JOSH MCARDLE

919.261.7511

josh@beacondevelopment.com

CBRE

ANN-STEWART PATTERSON, SIOR

919.831.8207

ann-stewart.patterson@cbre.com

AUSTIN NAGY

919.831.8197

austin.nagy@cbre.com

JOHN HOGAN, III

919.831.8264

john.hogan@cbre.com