



PATRIOT PARK

INDUSTRIAL SPACE FOR LEASE
±187,312 SF AVAILABLE



BUILDING 4

47 NATIONAL WAY DURHAM, NC 27703

FOUNDRY
COMMERCIAL



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BUILDING FEATURES

PROPERTY NAME	Building 4
INDUSTRIAL PARK NAME	Patriot Park
ADDRESS	47 National Way
CITY	Durham
STATE	North Carolina
COUNTY	Durham
DATE AVAILABLE	9/1/2020
LEASE PRICE	\$6.50/SF NNN
TICAM	\$1.75
ZONING	IL ZONING INFO
NUMBER OF BUILDINGS	One (1)
BUILDING DIMENSIONS	250' x 750'
TOTAL SF	187,312 SF
AVAILABLE SF	187,312 SF (Warehouse) BTS (Office) / BTS (Showroom)
BAY SIZE	12,500 SF
EXTERIOR WALL MATERIAL	Load Bearing Concrete Tilt Wall
ROOFING MATERIAL	Mechanically attached .45 mil TPO with R-8.5 insulation
PAVED PARKING	188 spaces
TRAILER STORAGE	20 trailer spaces with 14' dolly pad
TRUCK COURT DEPTH	130' with 60' concrete apron and 70' heavy duty
YEAR BUILT	2020
NO. OF ACRES	18.77 gross acres
CEILING HEIGHT	32'

LIGHTING	LED High Bay fixtures at a density of one fixture per 1,000 SF in Three Bays, 8 fixtures
COLUMN SPACING	50' x 53' 7" (Typical); 60' x 53' 7" (Loading)
FLOOR THICKNESS	7" un-reinforced, 4,000psi concrete on 4" aggregate base
WAREHOUSE HEATING	Heat for freeze protection (to 49°F at 9°F outside); 1 Air Change Per Hour
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV Commodities
LOADING DOCK	Twenty-two (22) 9' x 10' manual overhead doors Twenty (20) 9' x 10' knock out panels Two (2) 14' x 16' Motorized Roll Up Doors
DOCK EQUIPMENT	No Dock Equipment
FANS AIR CHANGES	One (1) per hour
NATURAL GAS SERVICE PROVIDER	PSNC
WATER AND SEWER PROVIDER	City of Durham
ELECTRICAL PROVIDER	Duke Energy

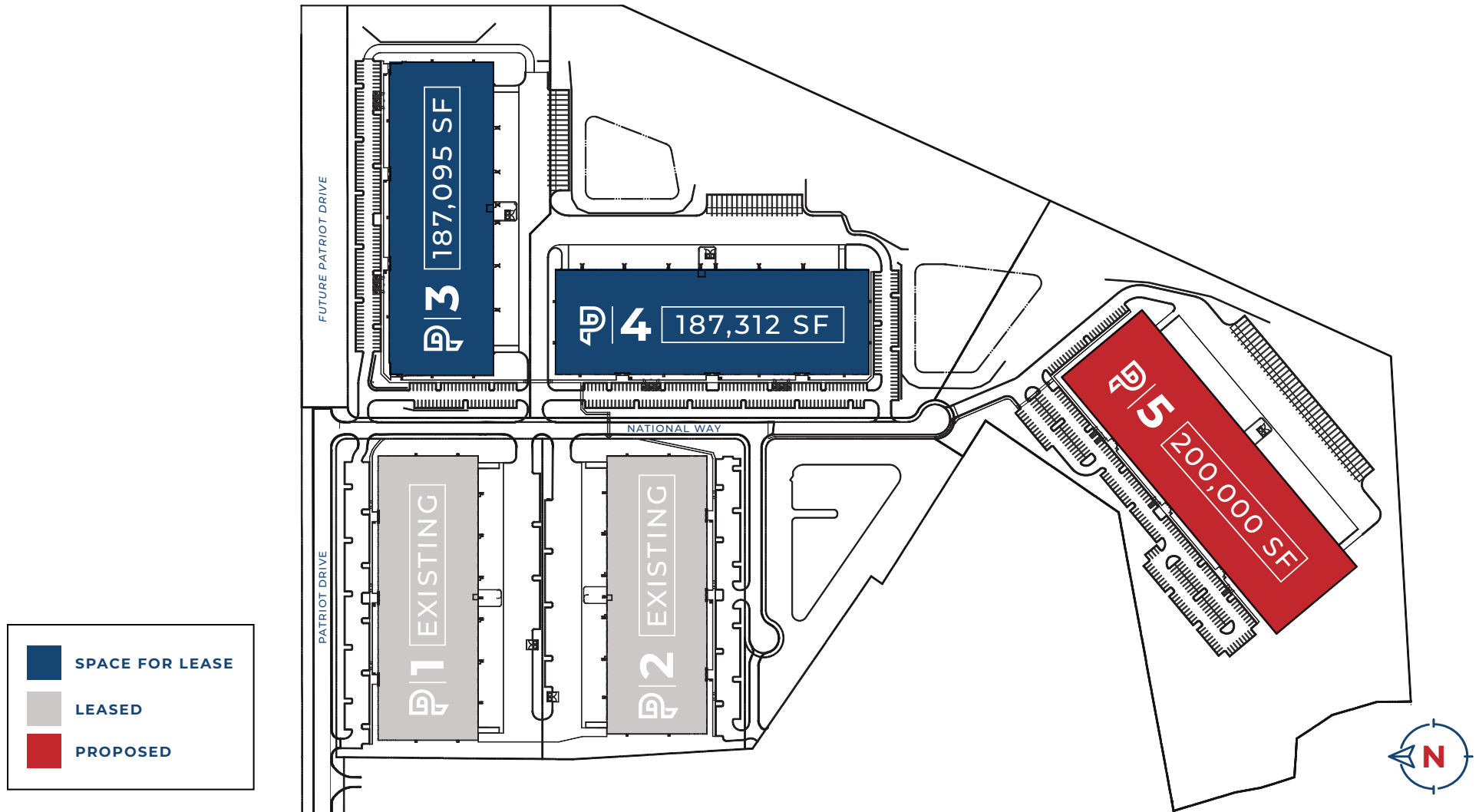




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MASTER SITE PLAN

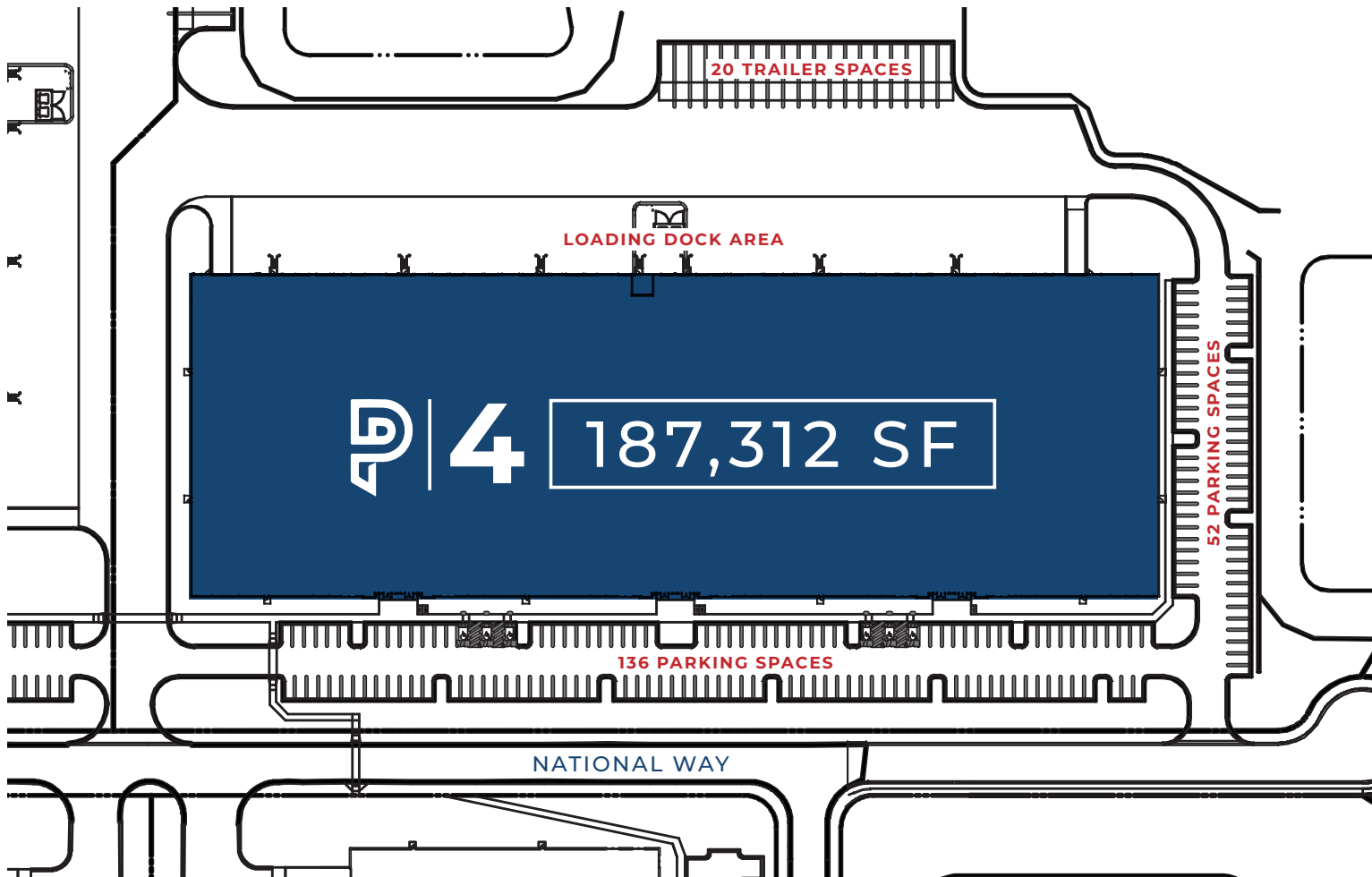




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SITE PLAN

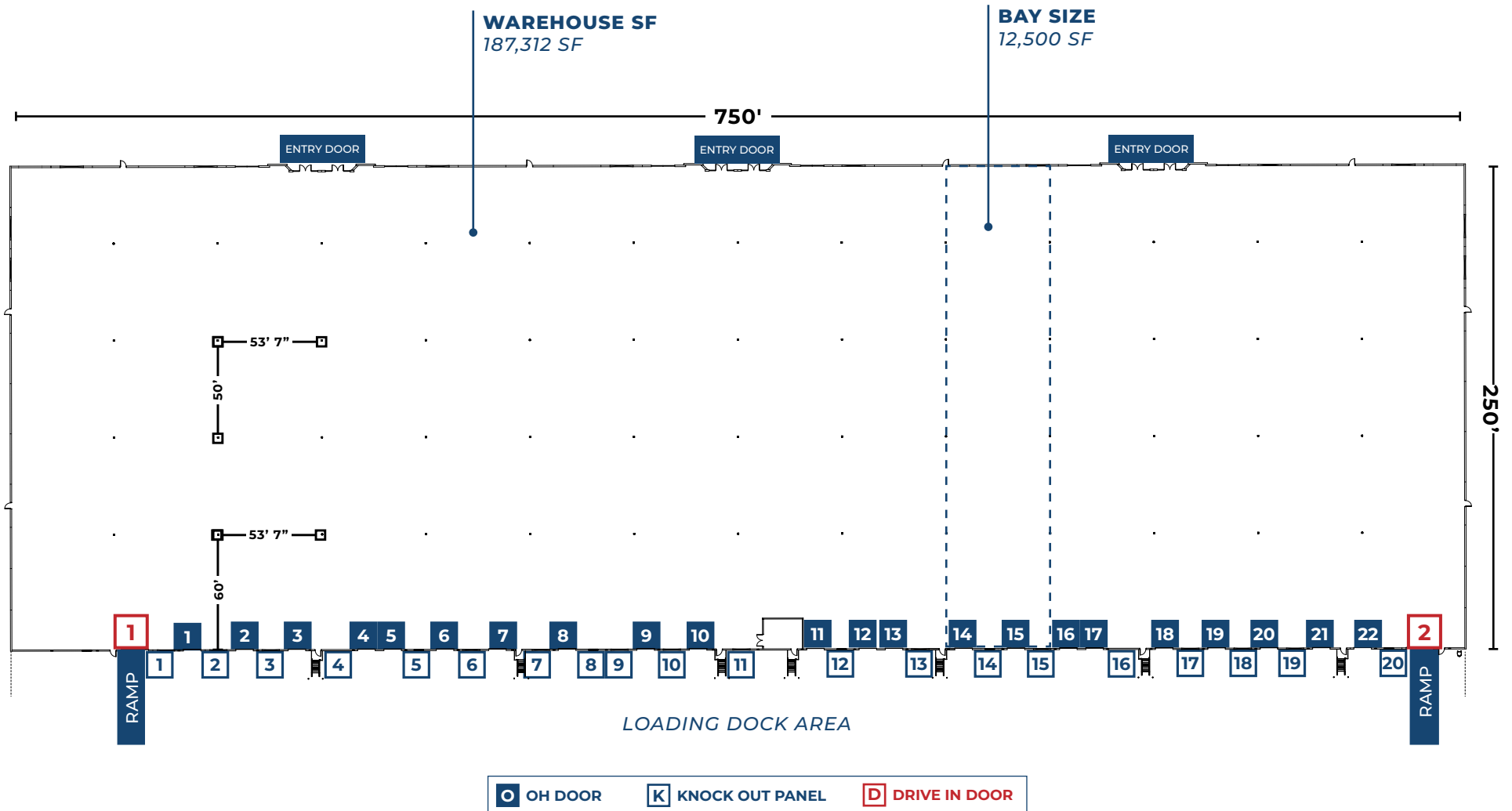




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FLOOR PLAN

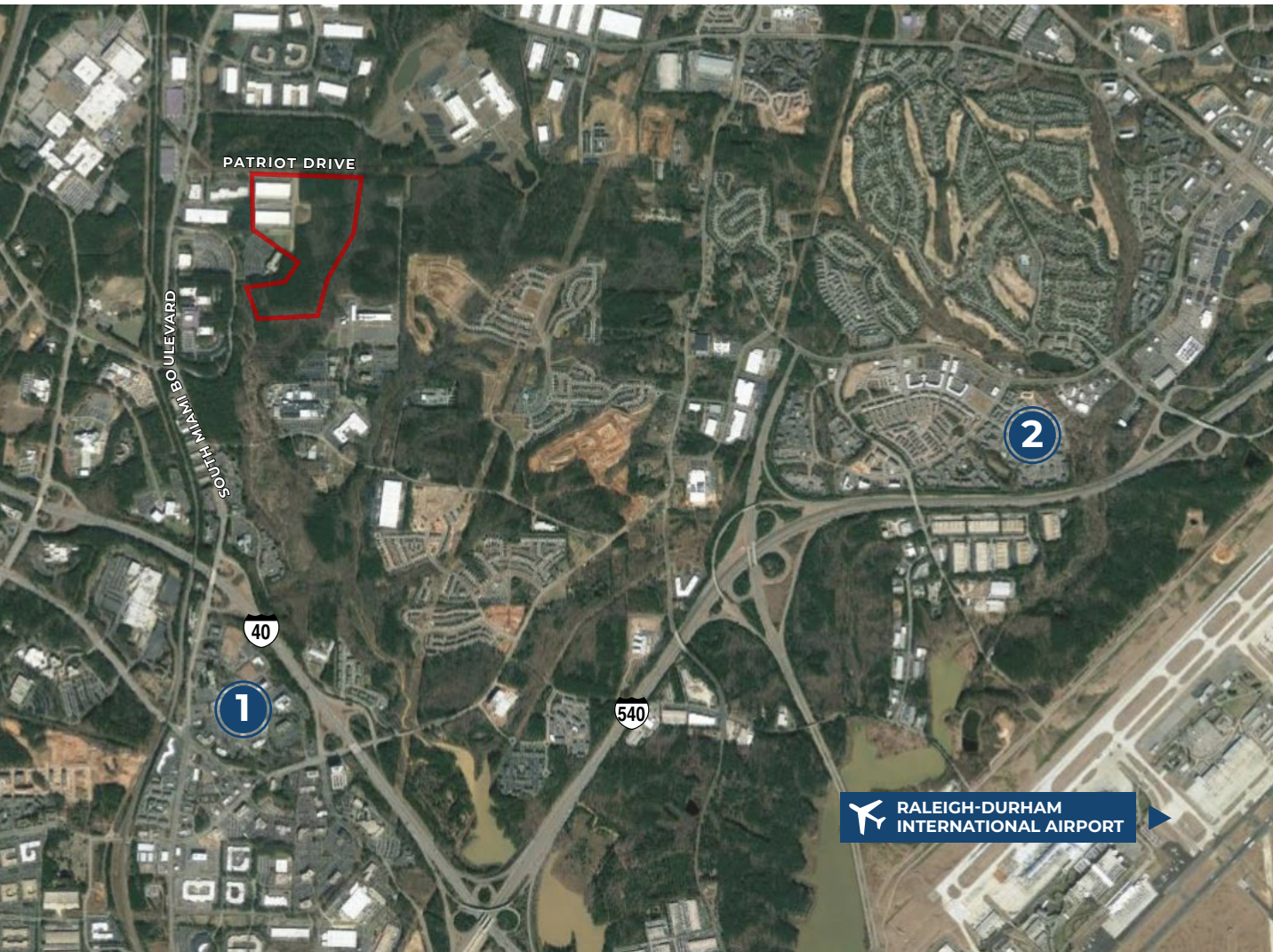




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AREA AMENITIES



1 AIRPORT BOULEVARD 4.5 MILES

- Wendy's
- Courtyard by Marriott
- Hampton Inn
- Holiday Inn Express
- Quality Inn & Suites
- Days Inn
- Jersey Mike's Subs
- Olivio's Pizza
- Hummus Cafe
- Texas Steakhouse & Saloon
- Bojangles'

2 BRIER CREEK COMMONS 5.7 MILES

- Dick's Sporting Goods
- Party City
- McDonald's
- LongHorn Steakhouse
- Caribou Coffee
- Michaels
- Ross Dress for Less
- T.J. Maxx
- Bar Louie
- Barnes & Noble
- Brasa Steakhouse
- Chili's Grill & Bar
- HomeGoods
- Jason's Deli
- Brier Creek Beer Garden
- Starbucks
- Chick-fil-A
- Target
- BJ's
- Staples
- Total Wine & More



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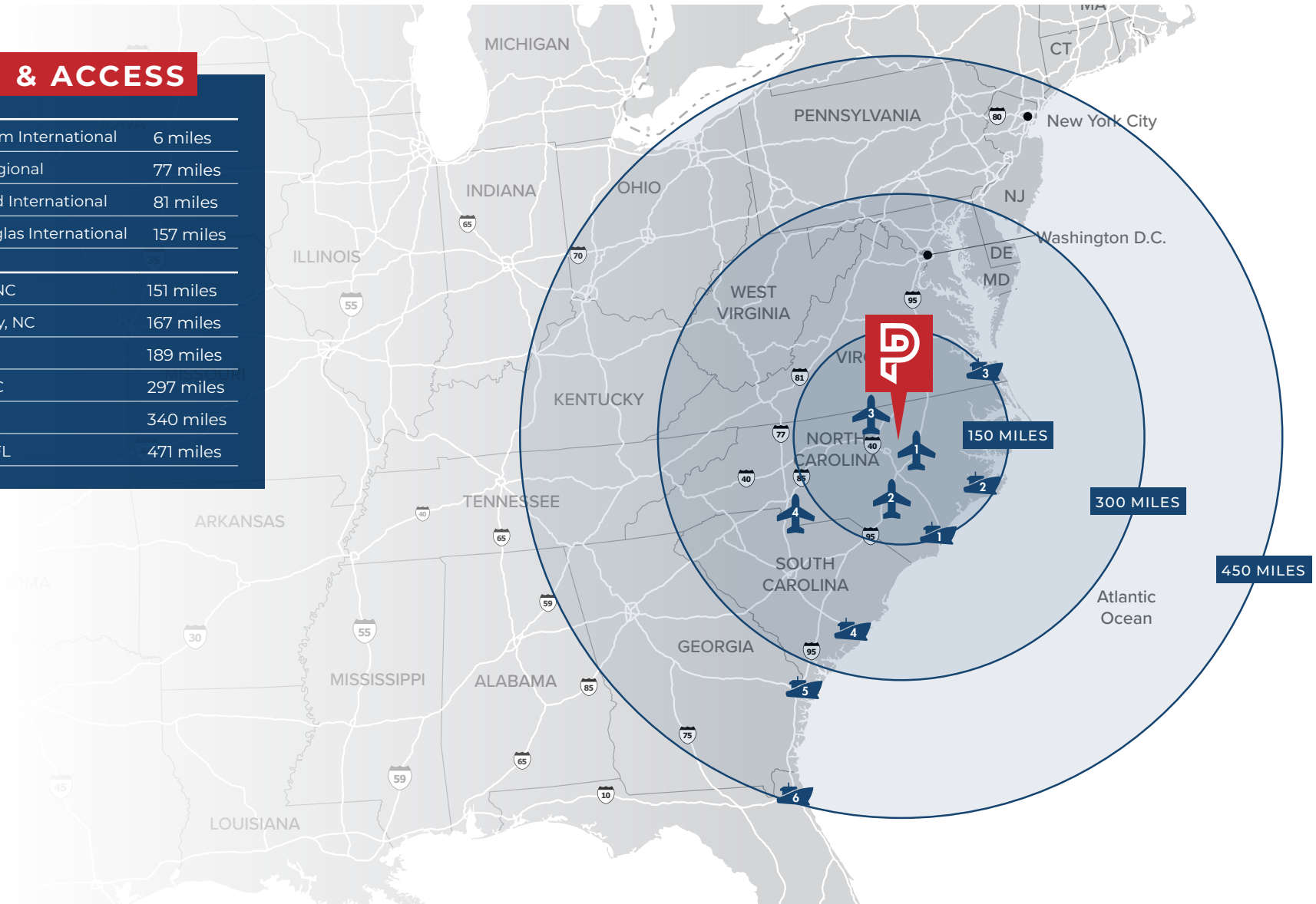
LOCATION & ACCESS

AIRPORTS

1	Raleigh-Durham International	6 miles
2	Fayetteville Regional	77 miles
3	Piedmont Triad International	81 miles
4	Charlotte Douglas International	157 miles

SEAPORTS

1	Wilmington, NC	151 miles
2	Morehead City, NC	167 miles
3	Norfolk, VA	189 miles
4	Charleston, SC	297 miles
5	Savannah, GA	340 miles
6	Jacksonville, FL	471 miles



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LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 40	2 miles
	Interstate 70	4 miles
	Interstate 540	7 miles
	Interstate 147	7 miles
	Interstate 85	10 miles
	Interstate 440	15 miles
	Interstate 1	17 miles
	Interstate 95	50 miles

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**PATRIOT
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DEVELOPED BY



strategic capital partners

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