

CHATHAM PARK COMMERCE CENTER

FLEX/INDUSTRIAL
AVAILABLE
Q3 2023

NOW PRELEASING -
FLEX/INDUSTRIAL OPPORTUNITY
IN CHATHAM PARK



CHATHAM COMMERCE PARK

EUBANKS ROAD, PITTSBORO

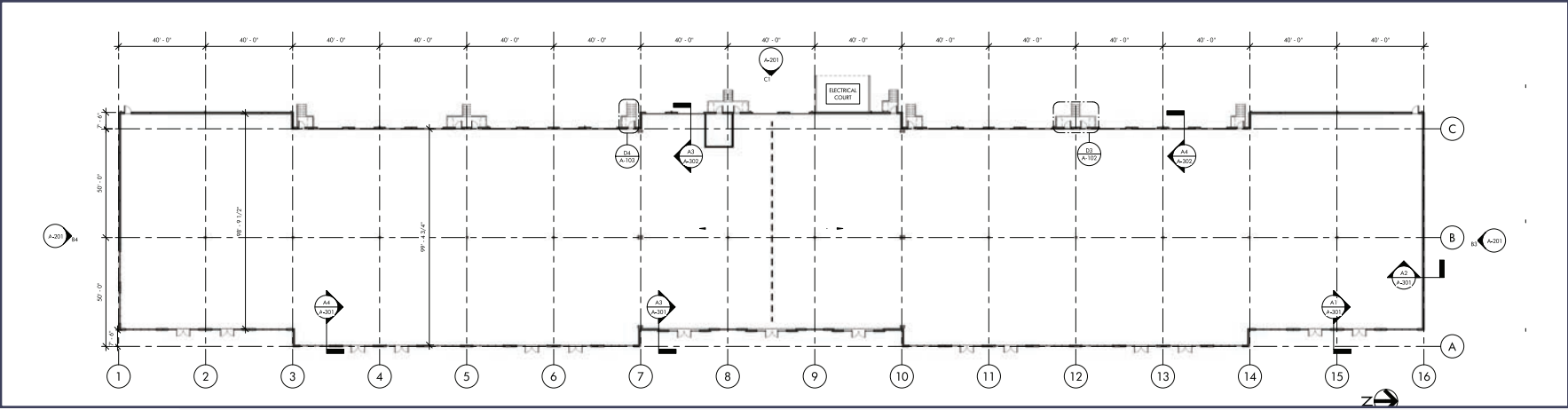
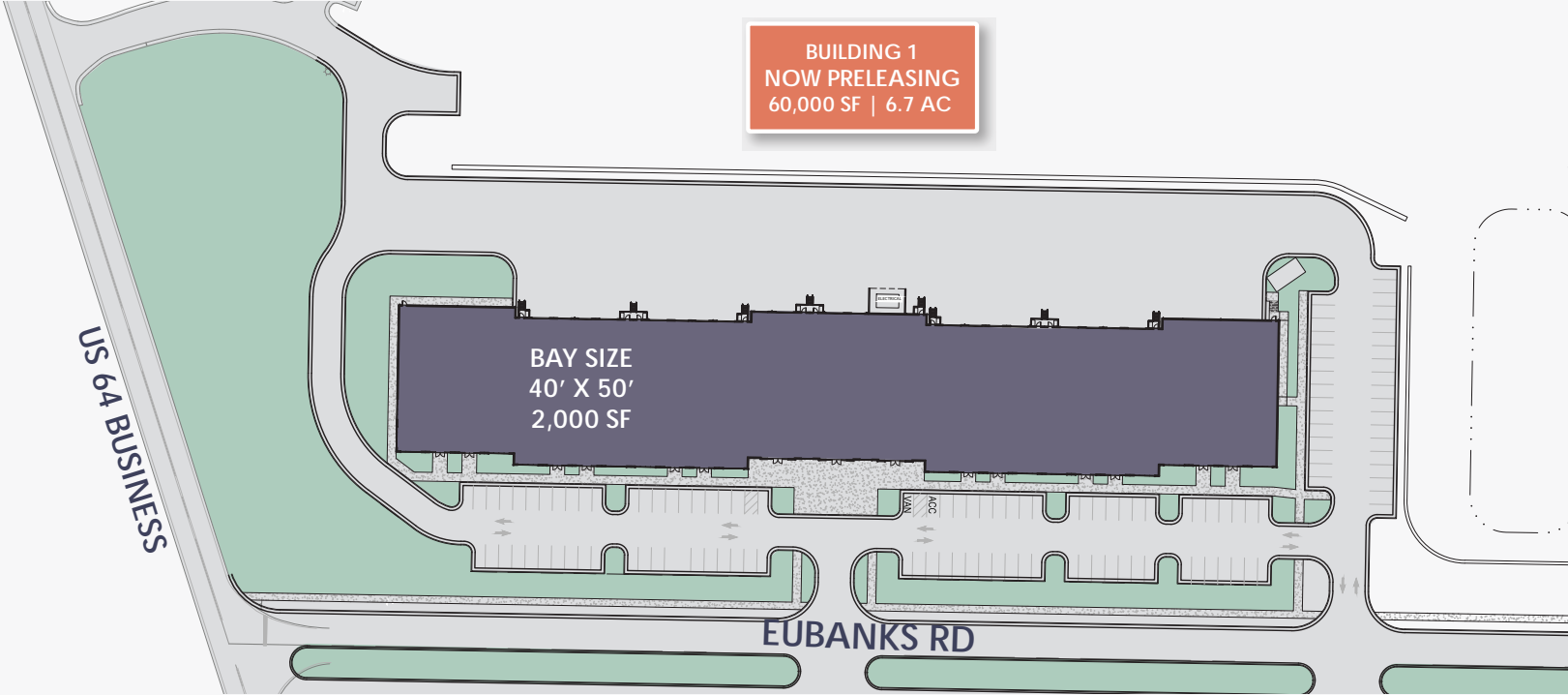
PROPERTY DETAILS

BUILDING ONE

- 60,000 SF Flex/Industrial
- Delivering Q3 2023
- Two dock doors per bay
- Bay size: 40' x 50' (2,000 SF)
- 125 Parking spaces
- Option to add a ramp
- Ceiling height: 22' clear
- Lease rate: \$17.95/SF, NNN
- TICAM: \$2.50/SF (estimated)



SITE PLAN / FLOOR PLAN



CHATHAM PARK COMMERCE FACT SHEET



LOCATION

US HWY 64/64
Business split at
Eubanks Road



SIZE

Phase 1: 165,870 SF
Building 1: 60,000 SF
Building 2: 70,870 SF
Building 3: 35,000 SF



RATE / TICAM

Rate: \$17.95/SF, NNN
(dependent upon Tenant
Improvements)
TICAM: Est. \$2.50/SF range



CONSTRUCTION TYPE

Tilt-up concrete with
architectural brick
inlay & metal awnings.
Abundant window line.



COLUMN & BAY SIZES

Typical Column Span:

40' X 40'
40' x 50'

Typical Bay Sizes:

40' x 50' (2,000 SF): Bldg 1
50' x 150' (7,500 SF): Bldg 2



DOCK DOORS

Minimum two per bay, with additional
pop outs possible



UTILITIES

Electric: Duke Progress
120/208 V, 3-phase
Gas: Dominion Energy
Water: Town of Plattsboro
Sewer: Town of Plattsboro
Fiber: CenturyLink



ROOF

45 mm TPO
membrane over
R20 insulations



CLEAR HEIGHT

Minimum 22' clear



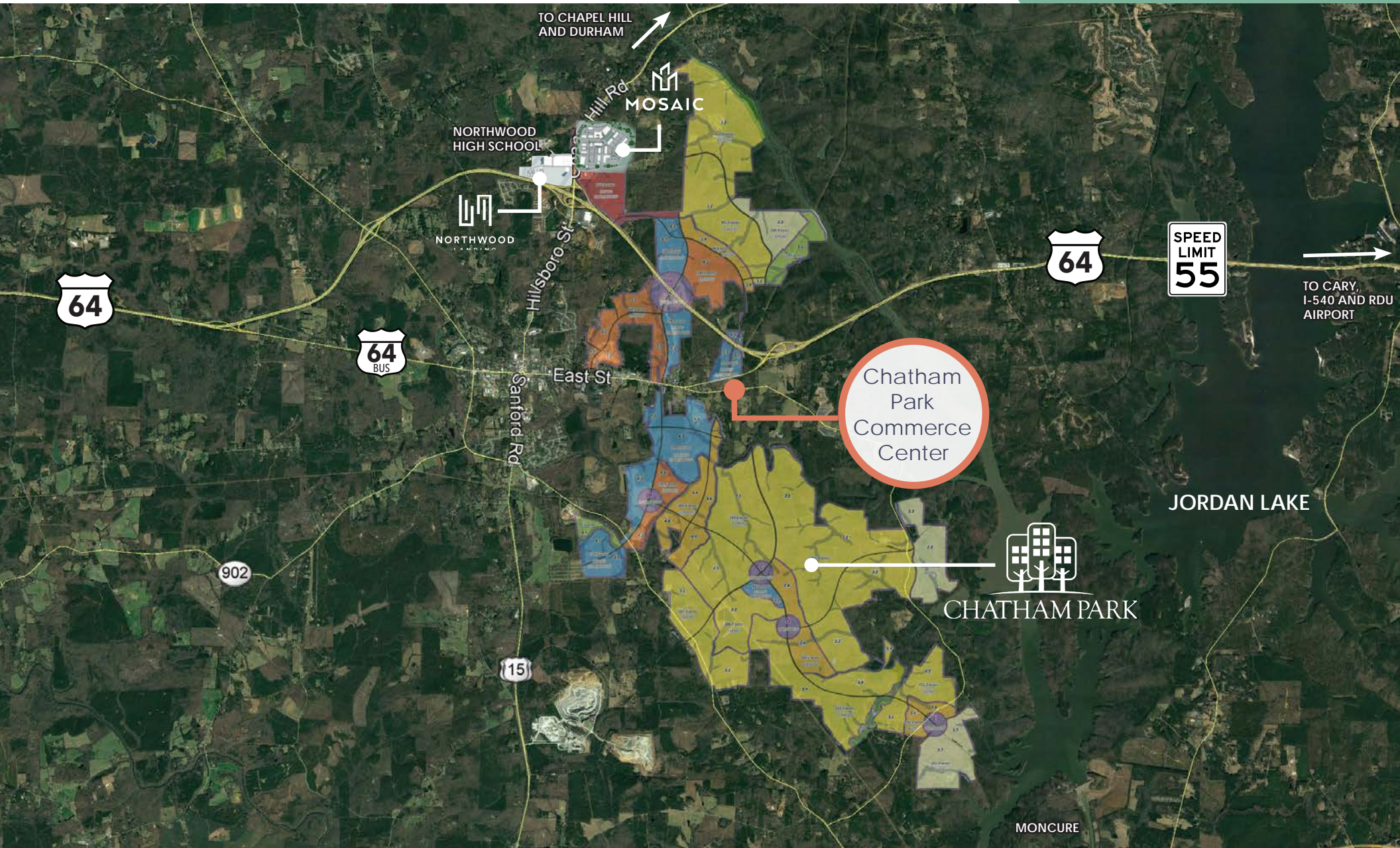
SPRINKLERS

Fully Sprinklered

NEARBY DEVELOPMENT



CHATHAM PARK



NEARBY DEVELOPMENTS



CHATHAM PARK

Chatham Park is a 7,100-acre planned, mixed-use live, work, play, learn development located adjacent to Jordan Lake and Pittsboro.

A short distance from Raleigh, Durham and Chapel Hill, the property stands as a logical complement to Research Triangle Park, providing a future anchor to one of the nation's fastest growing, economically vibrant and most desirable areas.

At full buildout, the project is expected to add 60,000 residents, 22,000 residences and will house 22 million square feet of office, research, retail and community space. Chatham Park has been estimated to cost around \$800 million at full buildout.

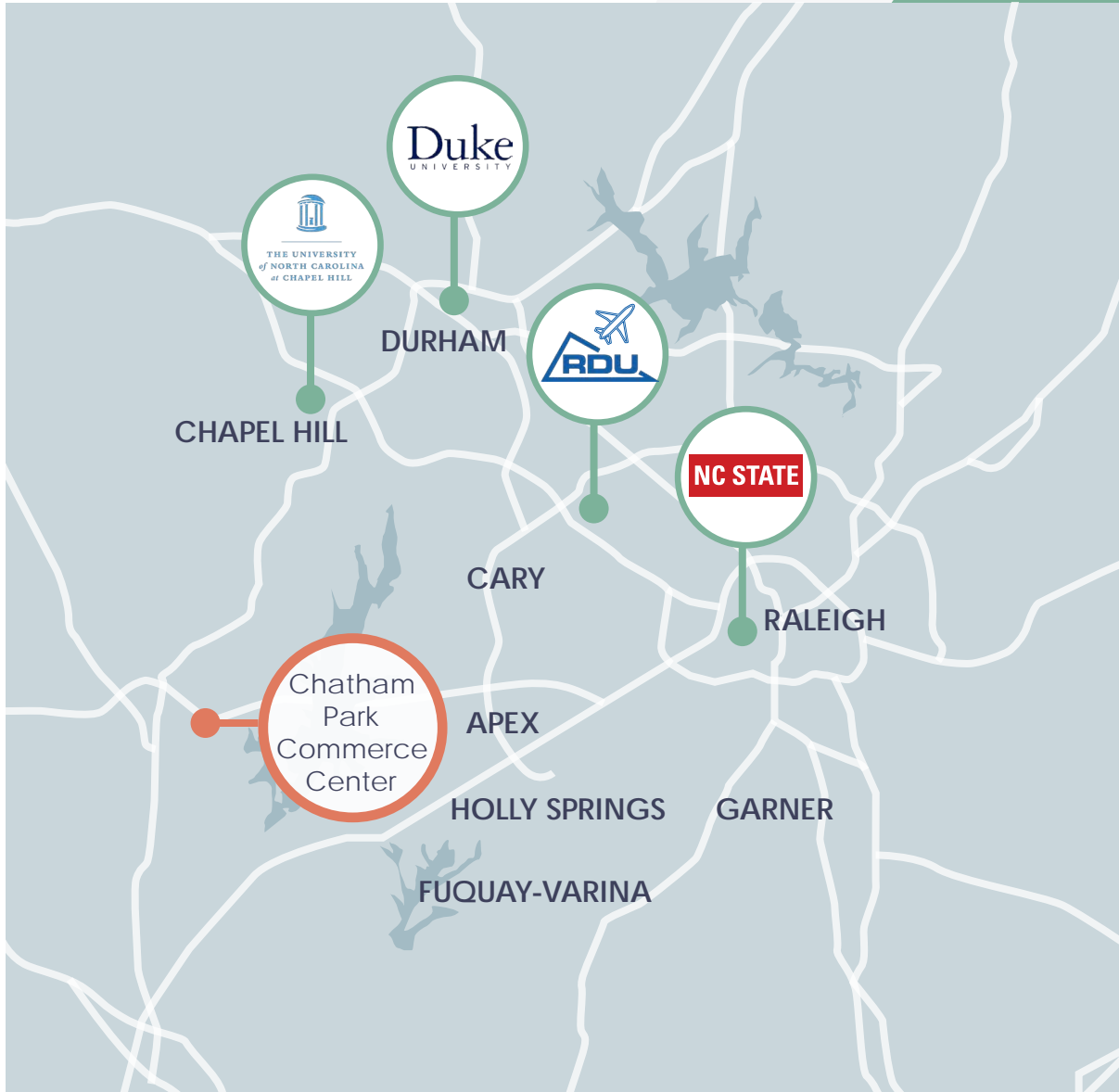


MOSAIC

MOSAIC is a 44-acre mixed-use community serving as a gateway to Chatham Park. This walkable, urban community features 200,000 sf of retail + restaurants, 120-key Hampton Inn, 88,000 sf of office, 165 apartment homes (The Guild), 40 condos (Tessera), entertainment venues and education facilities.

The \$180 million entertainment and lifestyle destination delivers its first buildings Q2 2021,

RESEARCH TRIANGLE REGIONAL INFORMATION



Located in the heart of North Carolina, the Research Triangle Region gets its name from Research Triangle Park and **three Tier 1 research universities** — Duke University, North Carolina State University and the University of North Carolina Chapel Hill — located only minutes apart.

The region is comprised of ten member counties and the Research Triangle Park. A diverse business ecosystem, talented workforce, and high quality lifestyle are major factors in the area's continued growth.

DISTANCES

CHAPEL HILL	17.8 MILES
RDU INTL AIRPORT	28.5 MILES
RESEARCH TRIANGLE PARK	28.8 MILES
DOWNTOWN RALEIGH	32.3 MILES
DOWNTOWN DURHAM	34.6 MILES

RESEARCH TRIANGLE REGIONAL INFORMATION

REGIONAL POPULATION



70%

POPULATION GROWTH (2000-2018)



37

MEDIAN AGE



64

PEOPLE MOVE TO THE REGION EVERY DAY



1.1 M

REGIONAL LABOR FORCE

CONNECTIVITY

Centrally located between New York and Miami, the Research Triangle Region is easily accessible by Raleigh-Durham International Airport, six regional airports, two ports, and multiple interstates that span from Florida to New York and North Carolina to California.

RDU RANKS AS A TOP 10 LARGE AIRPORT IN SATISFACTION BY J.D. POWER



14.9

MILLION PASSENGERS IN 2019

55%

INCREASE SINCE 2010

300+

DAILY FLIGHTS
Over 55 nonstop destinations
5 international destinations
11 major airlines



RAIL

CSX, NORFOLK SOUTHERN, AND NORTH CAROLINA RAILROAD COMPANY



ACCESS

LOCATED IN BETWEEN NEW YORK AND MIAMI
INTERSTATES: I-40, I-95 AND I-85
LESS THAN THREE HOURS TO TWO DEEP WATER PORTS



EDUCATION



176,000

TOTAL STUDENTS ENROLLED IN HIGHER ED

65,000

ANNUAL GRADUATES

\$2.9B

R&D RESEARCH CONDUCTED AT TIER 1 UNIVERSITIES



#4

RANKED LIFE SCIENCE HUB



#4

HIGHEST CONCENTRATIONS OF PHDS IN THE COUNTRY

CHATHAM PARK COMMERCE CENTER

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