



FOUNDRY  
COMMERCIAL

NORTH 70 DISTRIBUTION CENTER  
224 N. HOOVER ROAD  
DURHAM, NORTH CAROLINA 27703

INDUSTRIAL BUILDING FOR LEASE  
±160,810 SF

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# NORTH 70 DISTRIBUTION CENTER

## INDUSTRIAL BUILDING FOR LEASE

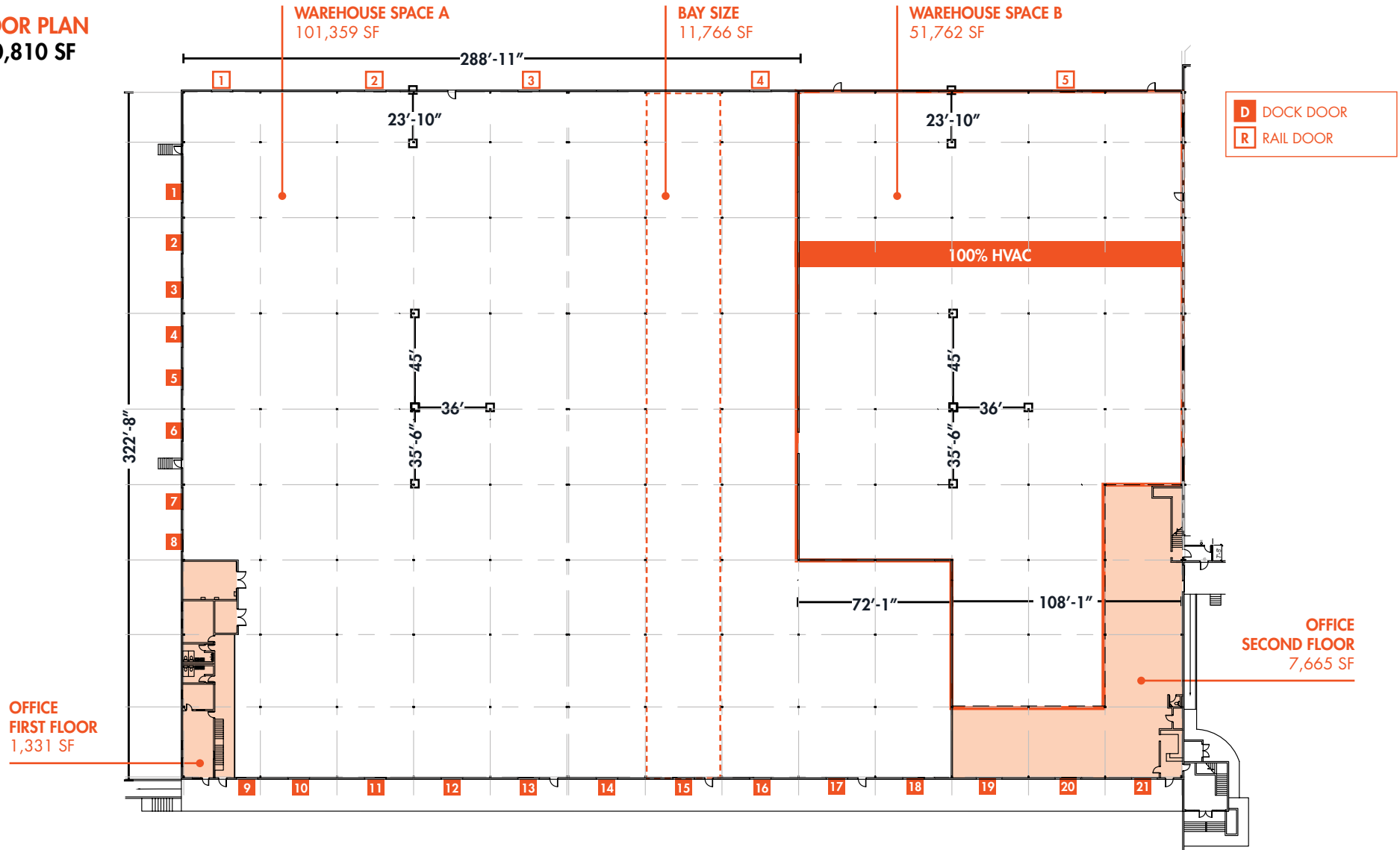
### BUILDING FEATURES

PROPERTY NAME	North 70 Distribution Center	CAR & TRAILER PARKING SPACES	77 existing spaces; significant parking could be added
ADDRESS	224 N. Hoover Road		17 dedicated trailer parking spaces
CITY	Durham		Additional trailer parks available at car park locations
STATE	North Carolina	YEAR BUILT	1973
COUNTY	Durham	NO. OF ACRES	15.74 acres
DATE AVAILABLE	10/1/2021	TRUCK COURT DEPTH	190'
LEASE RATE	\$5.75 NNN	CEILING HEIGHT	22'
TICAM	\$1.16	LIGHTING	Florescent
TAX PARCEL ID #	159313	COLUMN SPACING	35' 6" x 36'
ZONING	IL <a href="#">ZONING INFO</a>		45' x 36'
NUMBER OF BUILDINGS	One (1)		23' 10" x 36'
PREMISE DIMENSIONS	322'8" x 469'	AIR CONDITIONED	Office and Warehouse Space B
TOTAL SF	249,640 SF	SPRINKLER SYSTEM/TYPE	Wet sprinkler
AVAILABLE SF	160,810 SF	LOADING	Twenty-one (21) dock-high doors
	153,121 SF Warehouse		Five (5) rail doors
	1,331 SF First Floor Office	RAIL SERVICE	Norfolk Southern Map - Inactive Spur
	7,665 SF Second Floor Office	ELECTRICAL CAPACITY	277/480 3-Phase
BAY SIZE	11,766 SF	NATURAL GAS SERVICE PROVIDER	PSNC
EXTERIOR WALL MATERIAL	Reinforced concrete	WATER AND SEWER PROVIDER	City of Durham
ROOFING MATERIAL	White TPO	ELECTRICAL PROVIDER	Duke Energy
TRAILER STORAGE	Available	POWER	277/480 V
FENCING	Truck court fenced		

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**FLOOR PLAN**  
**160,810 SF**

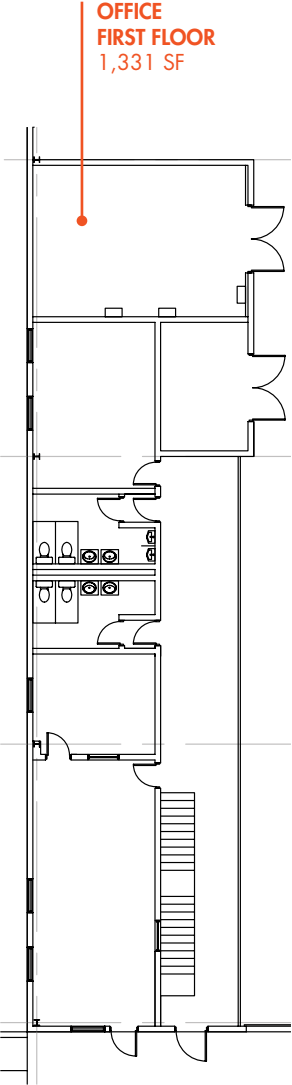
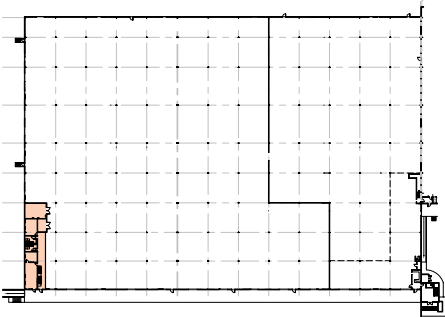


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## INDUSTRIAL BUILDING FOR LEASE

### FLOOR PLAN

First Floor Office - 1,331 SF



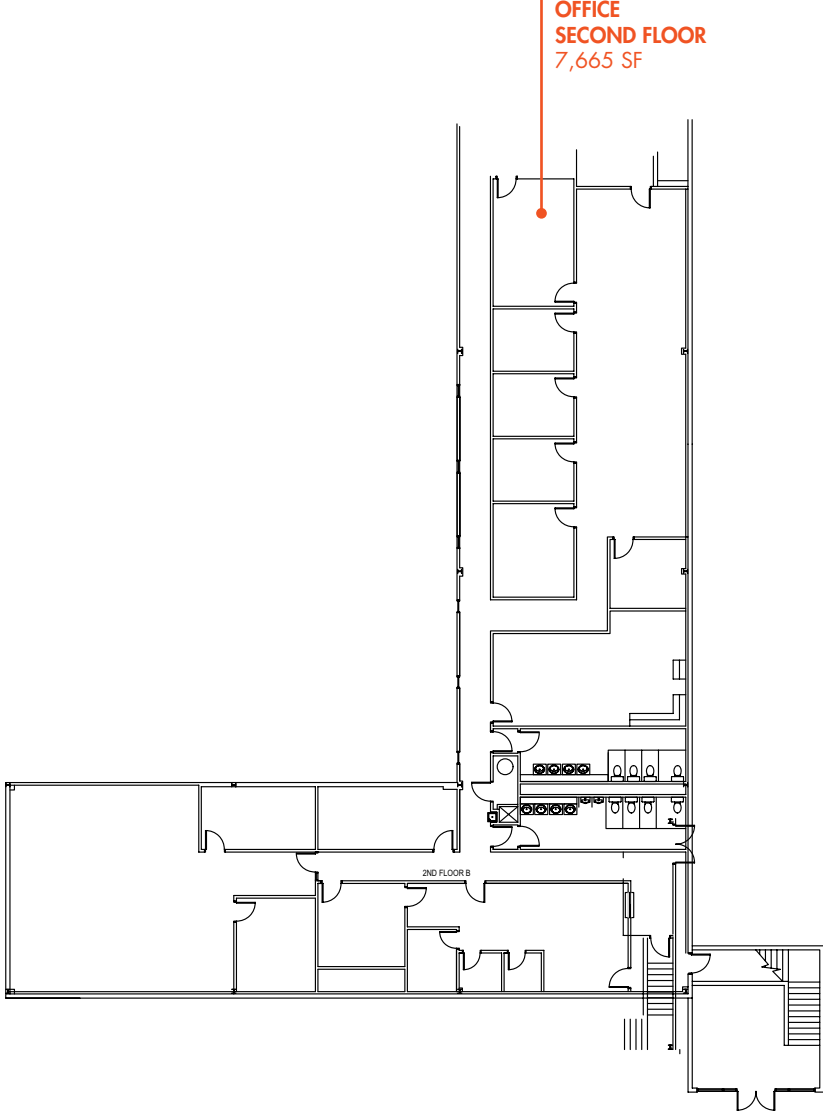
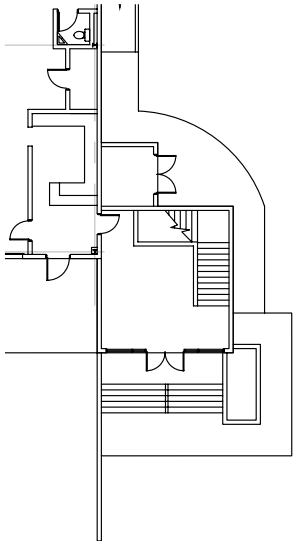
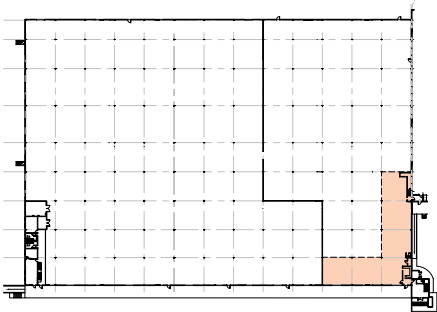


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### FLOOR PLAN

Second Floor Office - 7,665 SF



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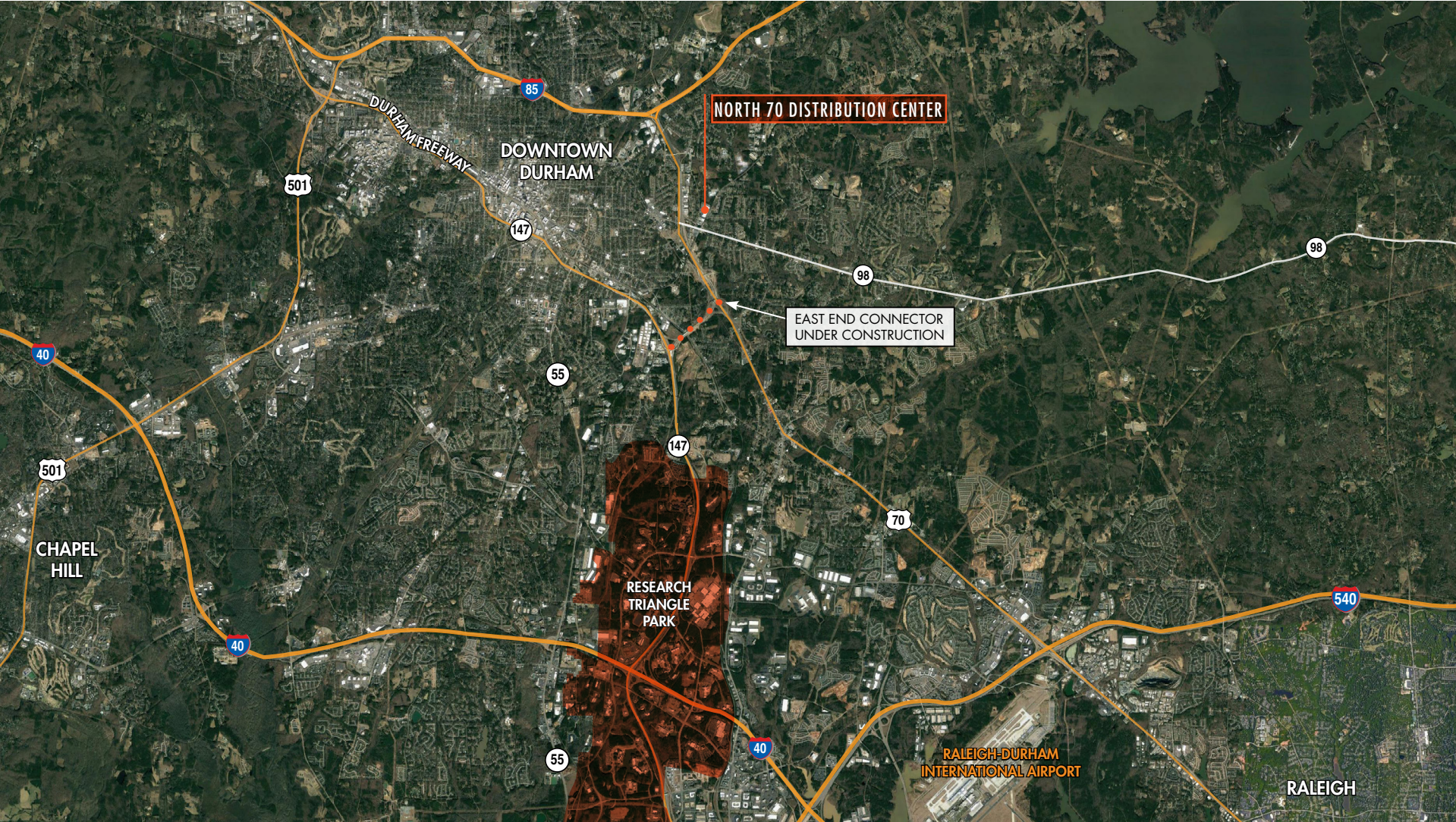
### ADDITIONAL PHOTOS





# NORTH 70 DISTRIBUTION CENTER

## INDUSTRIAL BUILDING FOR LEASE





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## INDUSTRIAL BUILDING FOR LEASE









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## INDUSTRIAL BUILDING FOR LEASE

### LOCATION & ACCESS



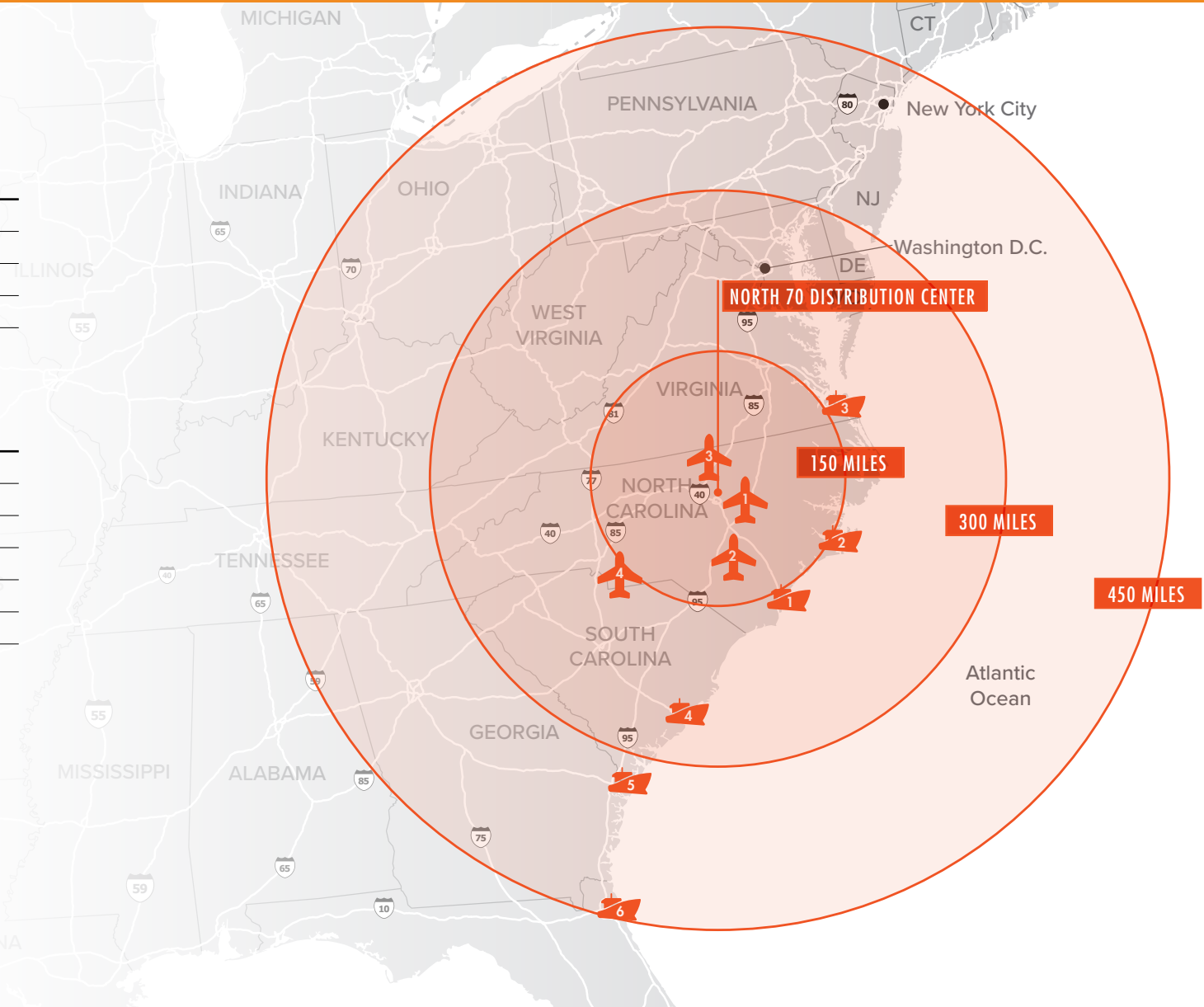
#### AIRPORTS

1	Raleigh-Durham International	12 miles
2	Fayetteville Regional	96 miles
3	Piedmont Triad International	69 miles
4	Charlotte Douglas International	185 miles



#### SEAPORTS

1	Wilmington, NC	155 miles
2	Morehead City, NC	173 miles
3	Norfolk, VA	184 miles
4	Charleston, SC	296 miles
5	Savannah, GA	345 miles
6	Jacksonville, FL	469 miles



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