



TRI-CENTER

SOUTH VII

3831 SOUTH ALSTON AVENUE
DURHAM, NC 27713

23,676 SF

LIGHT MANUFACTURING & DISTRIBUTION SPACE
WITH 30' CLEAR HEIGHT

- Premium quality insulated pre-cast concrete construction on professionally landscaped grounds
- Five (5) dock doors
- 30' clear height
- 190' shared truck court with 50' concrete apron
- Three (3) sets of restrooms in building
- Updated office



**CLARION
PARTNERS**

**FOUNDRY
COMMERCIAL**

TRI-CENTER SOUTH VII

23,676 SF AVAILABLE - LIGHT MANUFACTURING & DISTRIBUTION SPACE

BUILDING FEATURES

PROPERTY NAME	Research Tri-Center South VII
INDUSTRIAL/BUSINESS PARK NAME	Research Tri-Center
ADDRESS	3831 S. Alston Avenue
CITY	Durham
STATE	NC
COUNTY	Durham
LEASE RATE	\$7.15/SF NNN
TICAM	\$1.91/SF
TAX PARCEL ID #	157115
BUILDING TYPE	Industrial/Light Manufacturing
ZONING	IL (D) ZONING INFO
NUMBER OF BUILDINGS	1
BUILDING DIMENSIONS	180' X 694'
TOTAL SF	124,384 SF
AVAILABLE SF	23,676 SF
	22,387 SF Warehouse
	1,289 SF Office
BAY SIZE	7,742 SF
EXTERIOR WALL MATERIAL	Insulated Precast Concrete Panels
ROOFING MATERIAL	Mechanically Fastened TPO roof
NO. OF PARKING SPACES	23
YEAR BUILT	1997
NO. OF ACRES	6.68
TRUCK COURT DEPTH	190' shared truck court with 50' concrete apron
CEILING HEIGHT	30'
COLUMN SPACING	45' x 42'

FLOOR THICKNESS	5"
SPRINKLER SYSTEM/TYPE	ESFR
LOADING DOCK	Five (5) Dock-High Doors 9' x 10' Five (5) Edge of Dock Levelers
ELECTRICAL CAPACITY	480/277 volt 3 phase 4-wire system
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	City of Durham
WATER LINE	2'
SEWER LINE	6"
TELECOM PROVIDER	Frontier Communications
ELECTRICAL PROVIDER	Duke Energy

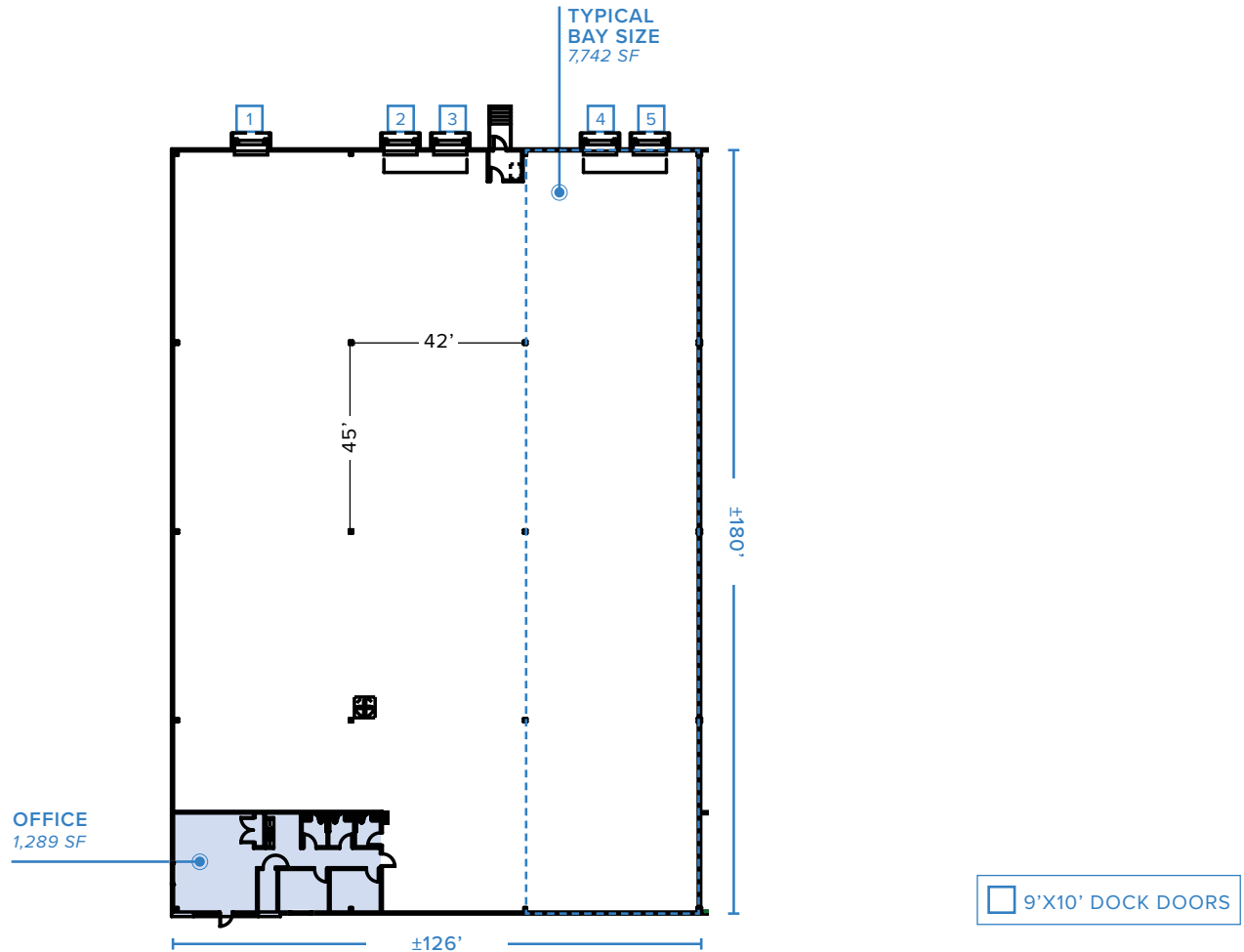
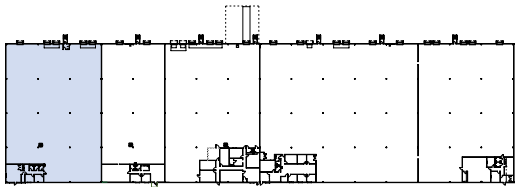


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SOUTH VII FLOOR PLAN

23,676 SF



ALEXIS LAMBETH
Partner, Industrial Services
919.987.2926
alexis.lambeth@foundrycommercial.com

JACKSON RIVES
Principal, Industrial Services
919.576.2692
jackson.rives@foundrycommercial.com

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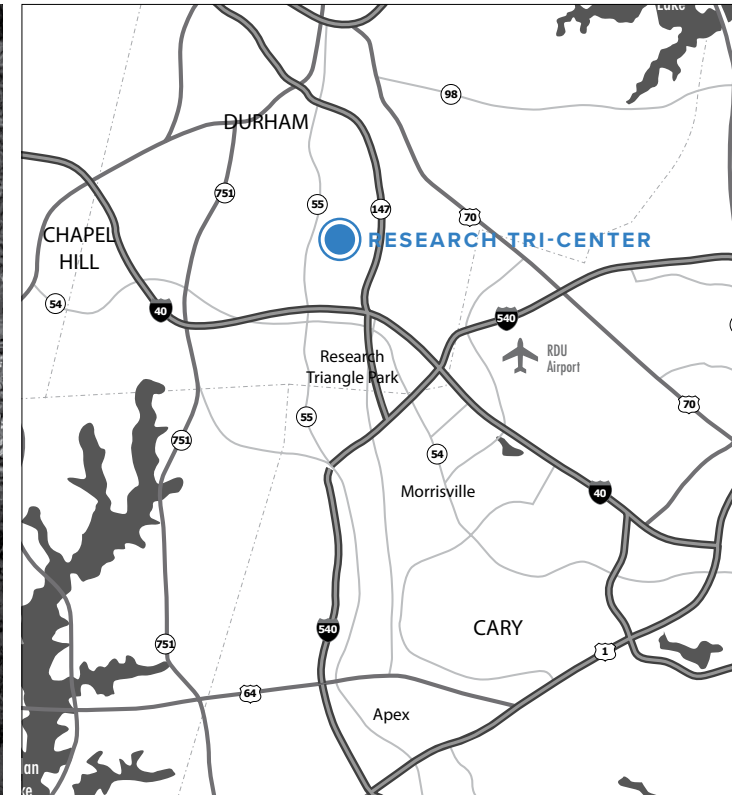
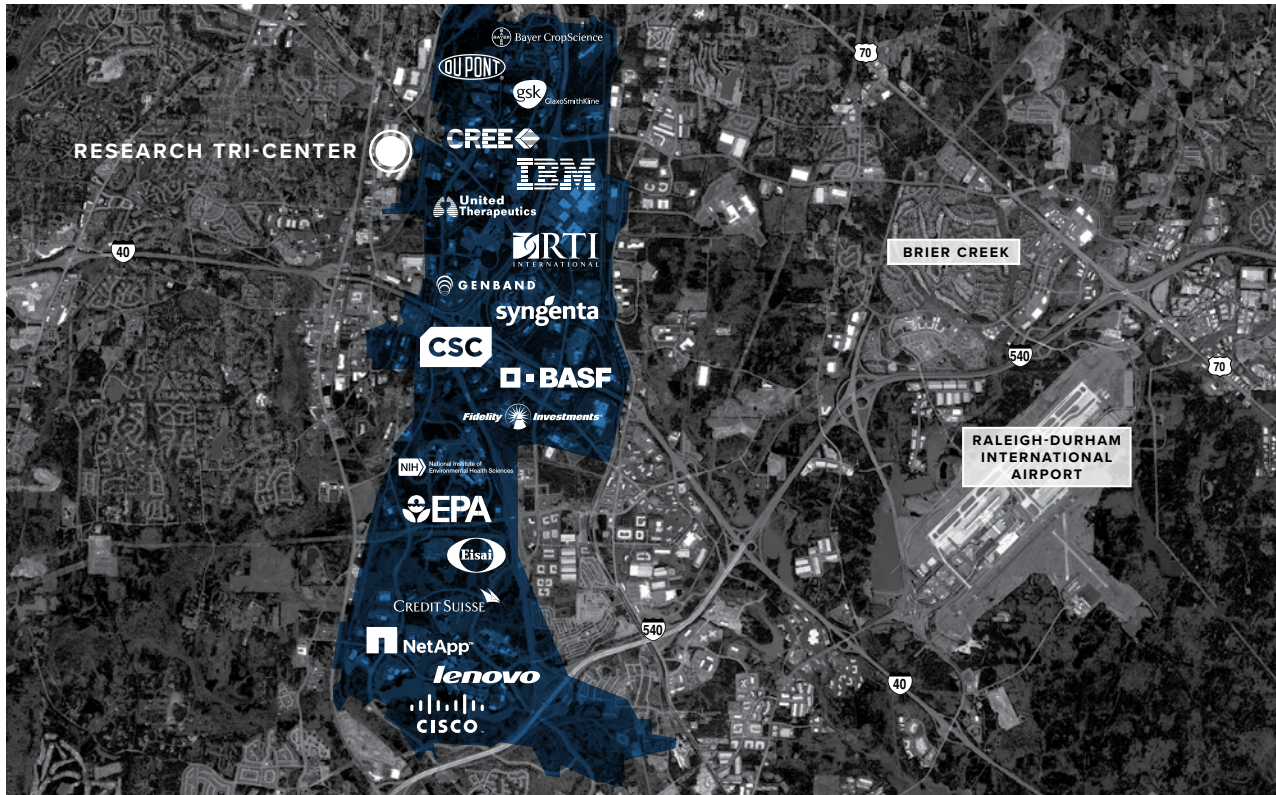
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LOCATION IN RESEARCH TRIANGLE PARK

- Research Tri-Center is strategically positioned within the heart of the Research Triangle region with centralized access to Raleigh, Durham, Chapel Hill and Cary
- Adjacent to the world-renowned Research Triangle Park and just minutes away from RDU International Airport
- Excellent access to Interstate 40, Interstate 85, the Durham Freeway (Highway 147), and the I-540 Outer Loop of Raleigh

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