

LAB/FLEX FOR SALE/LEASE

4425 BEN FRANKLIN BLVD.

Durham, NC 27704



PROPERTY HIGHLIGHTS

- ±40,540 SF Total on ±3.76 Acres in Durham's Independence Park
- ±8,600 SF Office & ±32,540 SF Lab/Flex
- Zoning: Land Use Code 465, COM / Professional Building Use: Ind-Eng/R&D Building
- TPO roof
- One 9' x 9' drive-in door

PROPERTY HIGHLIGHTS

- 480/277 Volt Transformer - 1,500 Amps
- 12' ceiling height in lab/warehouse area
- 9'6" ceiling height in office area
- 3.13/1000 parking ratio & 127 parking spaces
- 1 elevator & 2 stairwells

LAB/FLEX BUILDING AVAILABLE

Lease Rate:	\$19.95 NNN, AS-IS Tenant pays for building expenses (taxes, insurance, common area maintenance & utilities)
Available SF:	±40,540 SF
Lot Size:	±3.76 Acres
Year Built:	2000

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PROPERTY HIGHLIGHTS

- Duke Energy electricity
- City of Durham water and sewer
- Dominion Energy natural gas

HVAC DETAILS

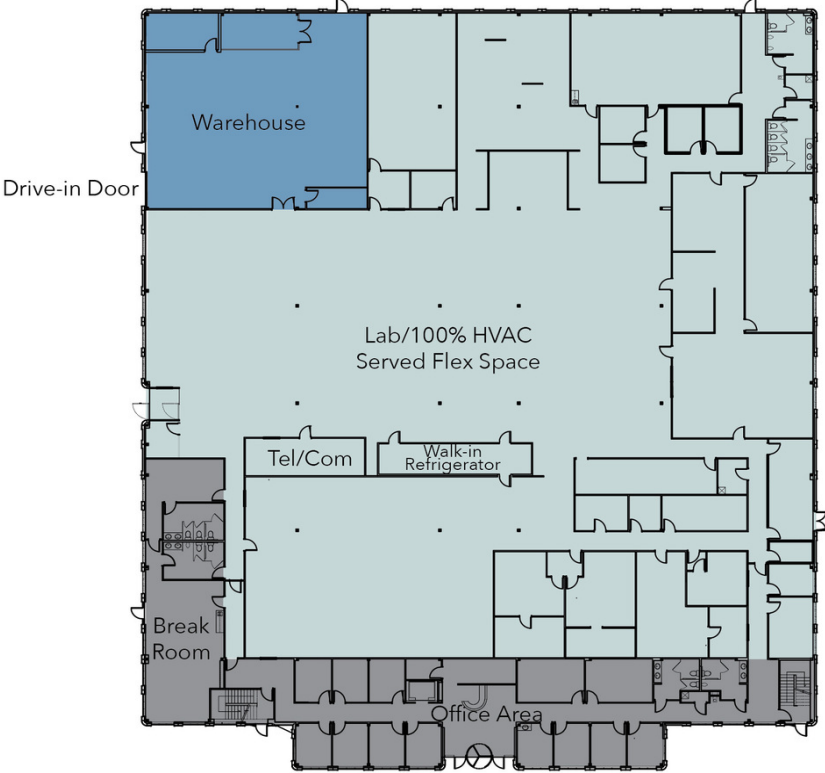
- 5 Roof Top Units (RTU), manufactured by Carrier
- All 5 Carrier RTUs operate off of a single space temperature sensor, using 40 variable air volume controllers, which operate independently. RTUs 1, 2, 3 & 4 share the same model number (50EKD054-601FC) cool the majority of the building, and the 5th unit (model number 50TJ-004-611GA) cools the server/IT room. The HVAC Control System consists of Carrier Parker controls.
- RTUs 1/2/3/4: 50 ton
- RTU 5: 3.5 ton

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FIRST FLOOR



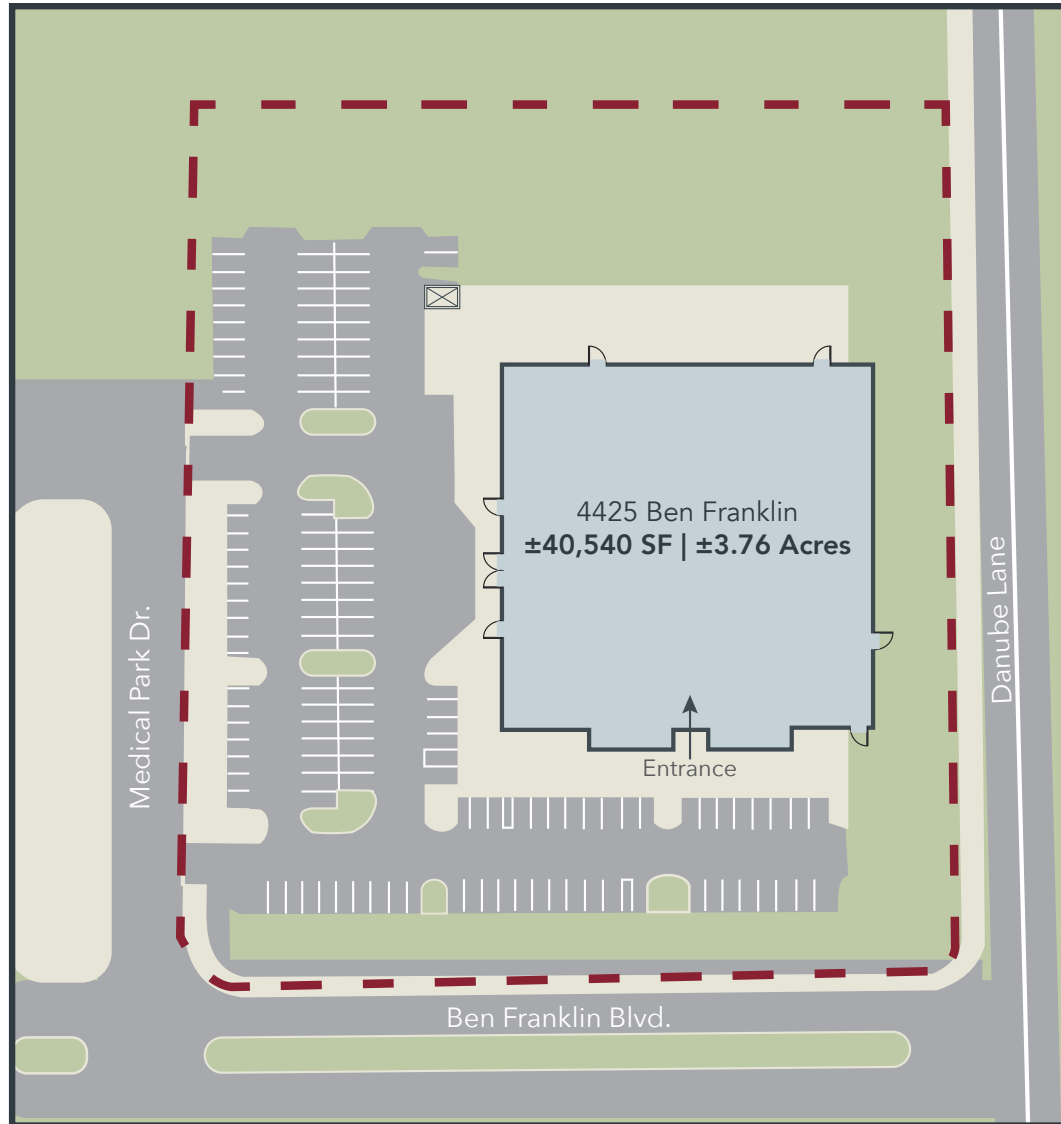
SECOND/MEZZANINE FLOOR



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DISTANCES	
I-85:	3.0 miles
Downtown Durham:	4.4 miles
Research Triangle Park:	13.2 miles
RDU International Airport:	18.6 miles
Downtown Raleigh:	30.2 miles

SITE

Danube Lane

TO RALEIGH

DOWNTOWN DURHAM

DUKE REGIONAL HOSPITAL

SUBWAY
FAMILY DOLLAR
BURGER KING
UNITED STATES POSTAL SERVICE
FOOD LION

Chick-fil-A
First Citizens Bank
CVS pharmacy
PNC BANK
Dunkin'
Walgreens
Zaxby's
Goodberry's
First National Bank

LOWE'S

INDEPENDENCE PARK

Ben Franklin Blvd.

ALMAC

ALMAC

DUKE OUTPATIENT CLINIC

NORTH DUKE SHOPPING MALL

MR. TIRE STAPLES
AUTO SERVICE CENTERS
Jersey Mike's Subs
Shell
WELLS FARGO
bp
COOK-OUT
ROSES
KFC
Starbucks
McDonald's