



FOUNDRY
COMMERCIAL

TBC INDUSTRIAL | LOT 3A
1650 TW ALEXANDER DR

DURHAM, NORTH CAROLINA

INDUSTRIAL SPACE FOR SALE OR LEASE

±61,037 SF

TBC INDUSTRIAL

INDUSTRIAL SPACE FOR SALE OR LEASE | LOT 3A - 1650 TW ALEXANDER DR



PROPERTY FEATURES

- Great exposure along TW Alexander Dr (24,000 VPD)
- Divisible to 20,000 SF
- 24' clear, concrete tilt-wall construction
- Located in established business park conveniently located to RTP, Brier Creek, and RDU International Airport
- Rear load configuration
- Centrally located near RDU International Airport, Research Triangle Park, I540 & I40



For more information, please contact:

JIM ALLAIRE, SIOR
 Managing Director
 (919) 576 2691
jim.allaire@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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2301 Sugar Bush Road, Suite 520
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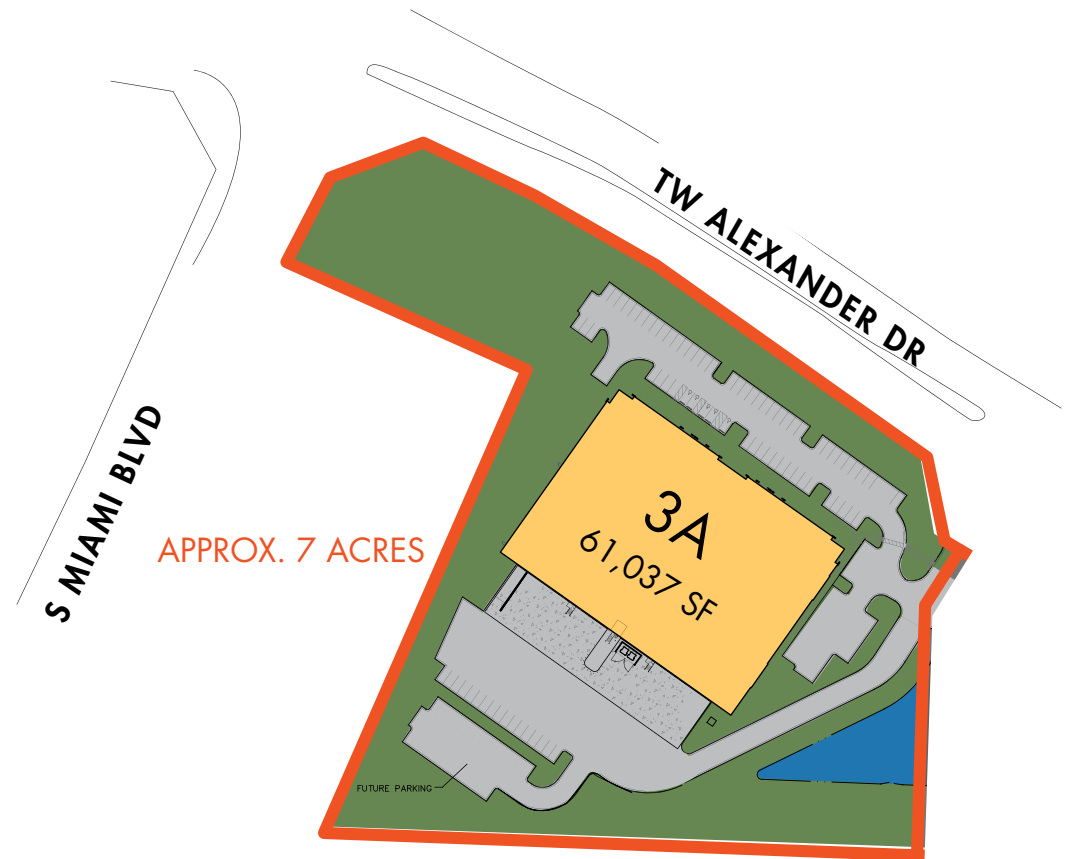
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PROPERTY FEATURES

| BUILDING FEATURES – 3A | |
|------------------------|---|
| BUILDING SIZE | 61,037 SF |
| CLEAR HEIGHT | 24' |
| SPRINKLER | ESFR |
| LOADING | Seven (7) docks & two (2) drive-in doors Knock-outs for seven (7) additional docks |
| PARKING | 130 parking spaces |
| CONSTRUCTION | Concrete tilt wall |
| ESTIMATED DELIVERY | Summer 2017 |
| ASKING RATE | \$7.95/SF |



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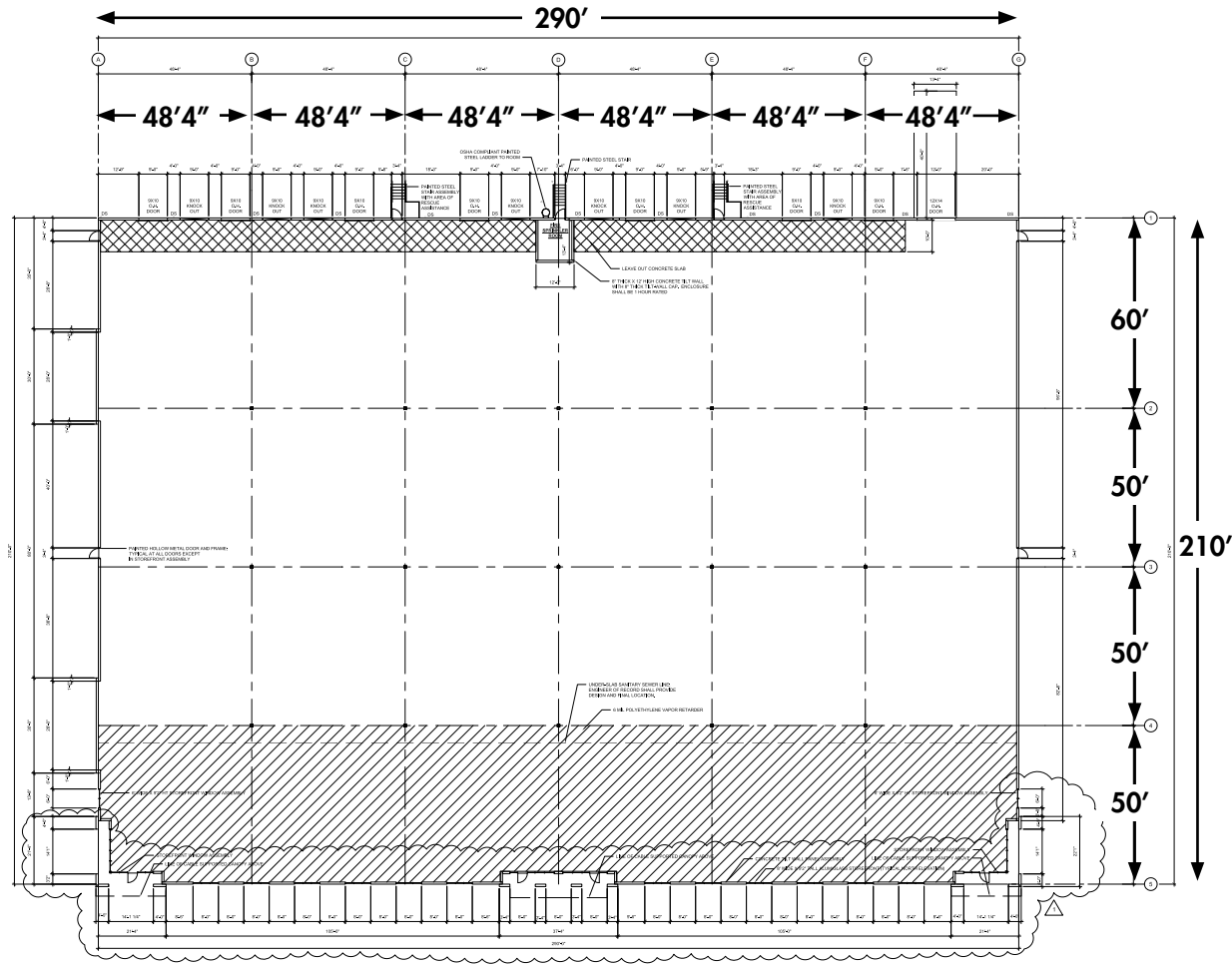
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FLOOR PLAN



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WALKING AMENITIES

A DINING

Jersey Mike's Subs - Sandwiches
Cheerz Deli - Sandwiches
Waffle House - Breakfast (24-hrs)
Danny's BBQ - BBQ
Piper's in the Park - American
Pho 9N9 - Vietnamese
Koinonia Coffeehouse - Coffee & Pastries
Baguettaboutit - Bakery & Sandwiches
Spicy Green Gourmet - Light Fare
V's Kitchen - Southern/American
Con-Fusion - Japanese/Sushi

B DAYCARE

Kids R Kids

C TBC RECREATION AREA

(for exclusive use of TBC owners and tenants)

2 Volleyball Courts
2 Basketball Courts
Large open fields
Natural trails



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