

PATRIOT PARK

5 National Way, Durham, NC 27703

BUILDING 3

187,500 SF

AVAILABLE FOR SUBLEASE



CUSHMAN &
WAKEFIELD

BUILDING 3

FEATURES

PROPERTY NAME: Building 3

INDUSTRIAL PARK NAME: Patriot Park

ADDRESS: 5 National Way

CITY: Durham

STATE: North Carolina

COUNTY: Durham

LEX: September 30, 2036

ASKING RENTAL RATE: Negotiable

TICAM: Estimated \$3.07



TOTAL SF: ± 187,500 SF

AVAILABLE: ± 187,500 SF

BUILDING DIMENSIONS: 250'-4" x 800'

LOT SIZE: 25.38 Gross Acres

YEAR BUILT: 2021

OFFICE SF: Built-to-Suit

STANDARD BAY SIZE: ±13,350 SF

EXTERIOR WALL MATERIAL: Load Bearing Concrete Wall Panels

ROOFING MATERIAL: Mechanically Attached .45 mil TPO With Rigid Insulation

PAVED PARKING: Currently 192 Spaces, Permitted to Increase to 294 Spaces

TRAILER STORAGE: 20 Trailer Spaces

TRUCK COURT DEPTH: 130' With 60' Concrete Apron and 70' Heavy Duty Asphalt

CEILING HEIGHT: 32'

LIGHTINGLED: High Bay Fixtures at a Density of One Fixture per 1,000 SF in Three Bays, 8 Fixtures

COLUMN SPACING: 50' x 53' 4" (Typical); 40' 7" x 53' 4" (Loading)

SPEED BAY: 60' x 53' 4"

FLOOR THICKNESS: 7" Un-reinforced, 4,000 PSI Concrete on 4" Aggregate Base with an 82,000 SF Vapor Barrier

WAREHOUSE HEATING: Heat for Freeze Protection (to 49°F at 9°F outside); One Air Change per Hour

SPRINKLER SYSTEM/TYPE: ESFR for Protection of Class I-IV Commodities

LOADING DOCK: Twenty-Two (22) 9' x 10' Manual Overhead Doors / Twenty-Seven (27) knock out panels / Two 14' x 16' Motorized Roll-up Doors

DOCK EQUIPMENT: Per Tenant's Specifications

FANS AIR CHANGES: One per Hour

NATURAL GAS SERVICE PROVIDER: Dominion Energy

WATER AND SEWER PROVIDER: City of Durham

WATER LINE: Water Line 2", Sewer Line 6"

ELECTRICAL PROVIDER: Duke Energy

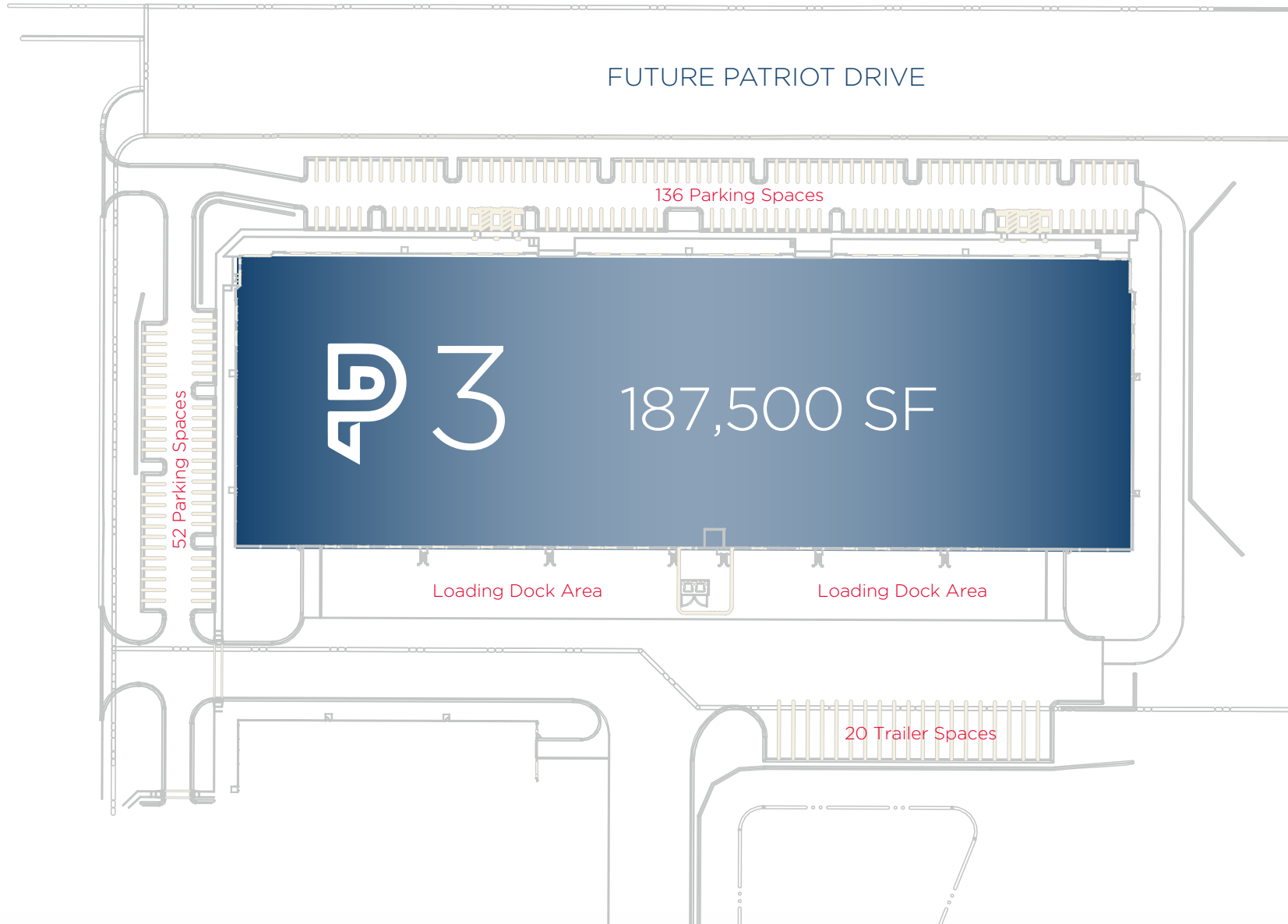
TELECOM PROVIDER: Spectrum - Fiber

POWER: 7 Megawatts available

BUILDING 3 IMAGES

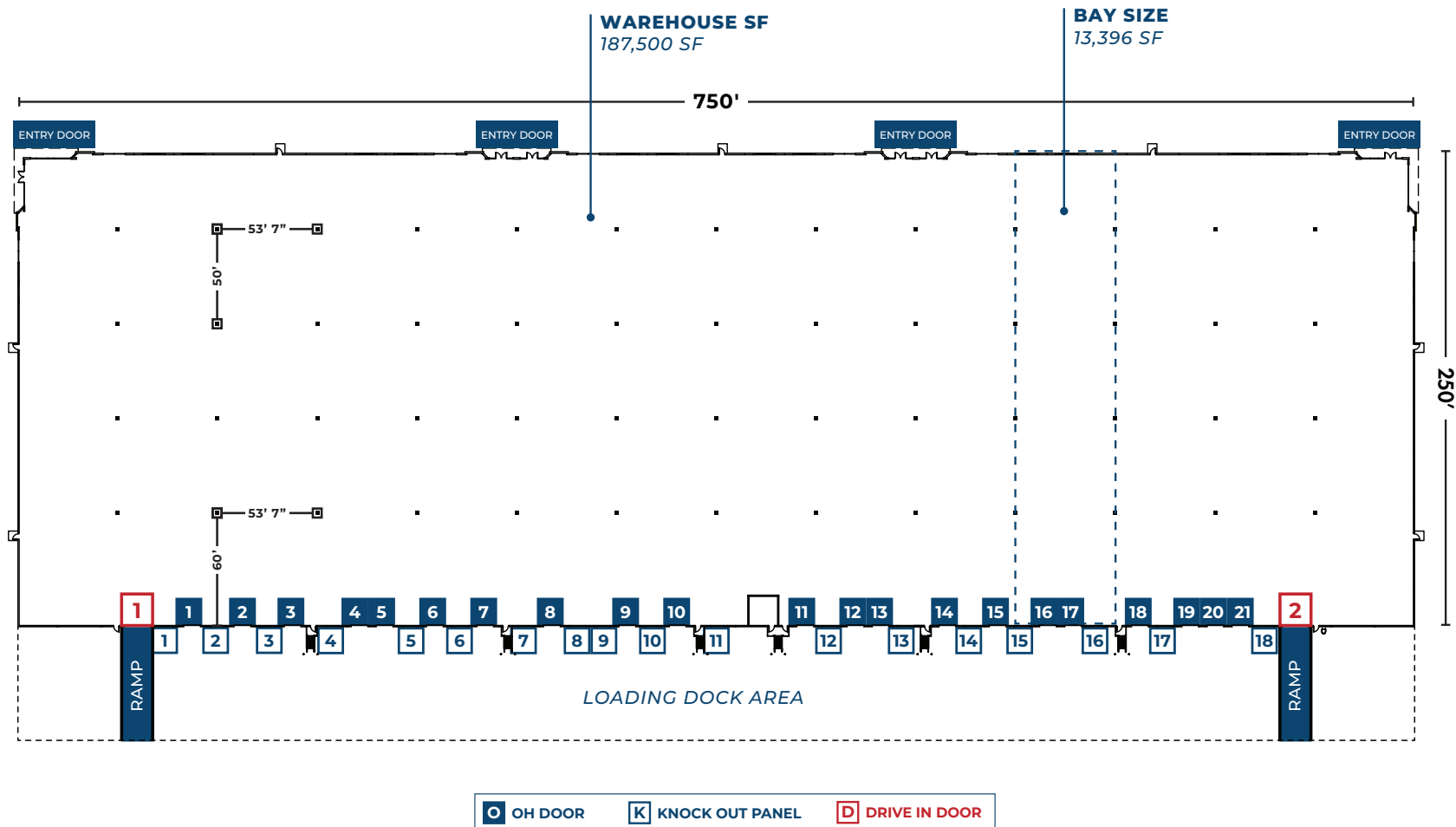


BUILDING 3 SITE

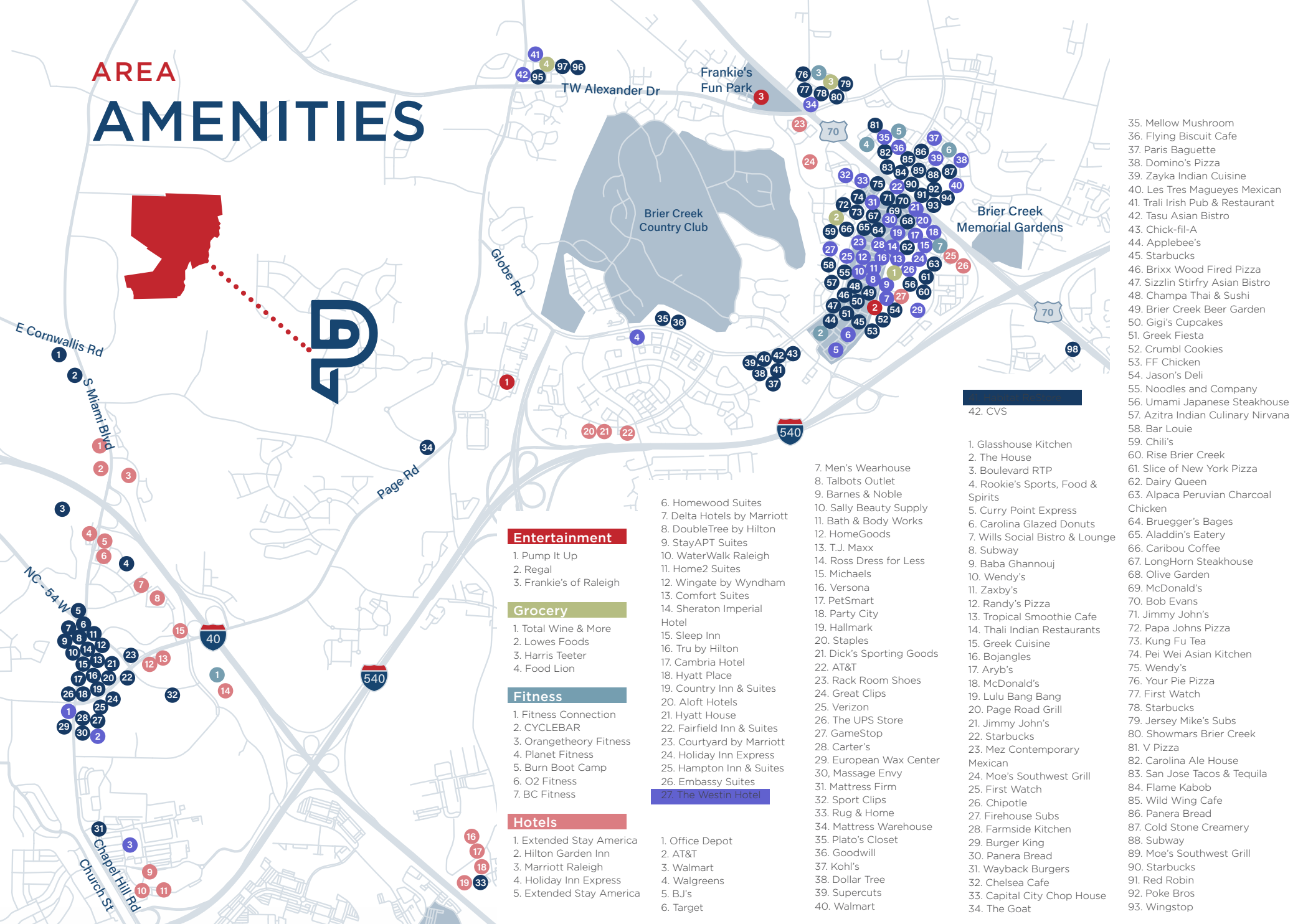


BUILDING 3 FLOOR

187,500 SF
Available for Sublease



AREA AMENITIES



Minneapolis
18 H 32 Min

Milwaukee
14 H

Chicago
12 H 23 Min

Detroit
10 H 38 Min

Cleveland
8 H 39 Min

Pittsburgh
7 H 45 Min

New York
7 H 46 Min

Boston
11 H 56 Min

Indianapolis
9 H 43 Min

Columbus
7 H 26 Min

300 MILES

Philadelphia
6 H 28 Min

Cincinnati
8 H 11 Min

Baltimore
4 H 53 Min

Washington DC
4 H 8 Min

Louisville
8 H 35 Min

100 MILES

Norfolk
3 H 12 Min

Nashville
8 H

Piedmont Triad
International
1 H 10 Min

Raleigh-Durham
International
1 H 11 Min

Memphis
11 H

Charlotte-Douglas
International
2 H 20 Min

Fayetteville
Regional
1 H 38 Min

Morehead City, NC
3 H

Birmingham
8 H 19 Min

Atlanta
6 H 11 Min

Wilmington
2 H 21 Min

Port of Charleston
4 H 37 Min

Port of Savannah
5 H 11 Min

Jacksonville
7 H

New Orleans
13 H

Orlando
9 H 8 Min

Tampa
10 H 9 Min

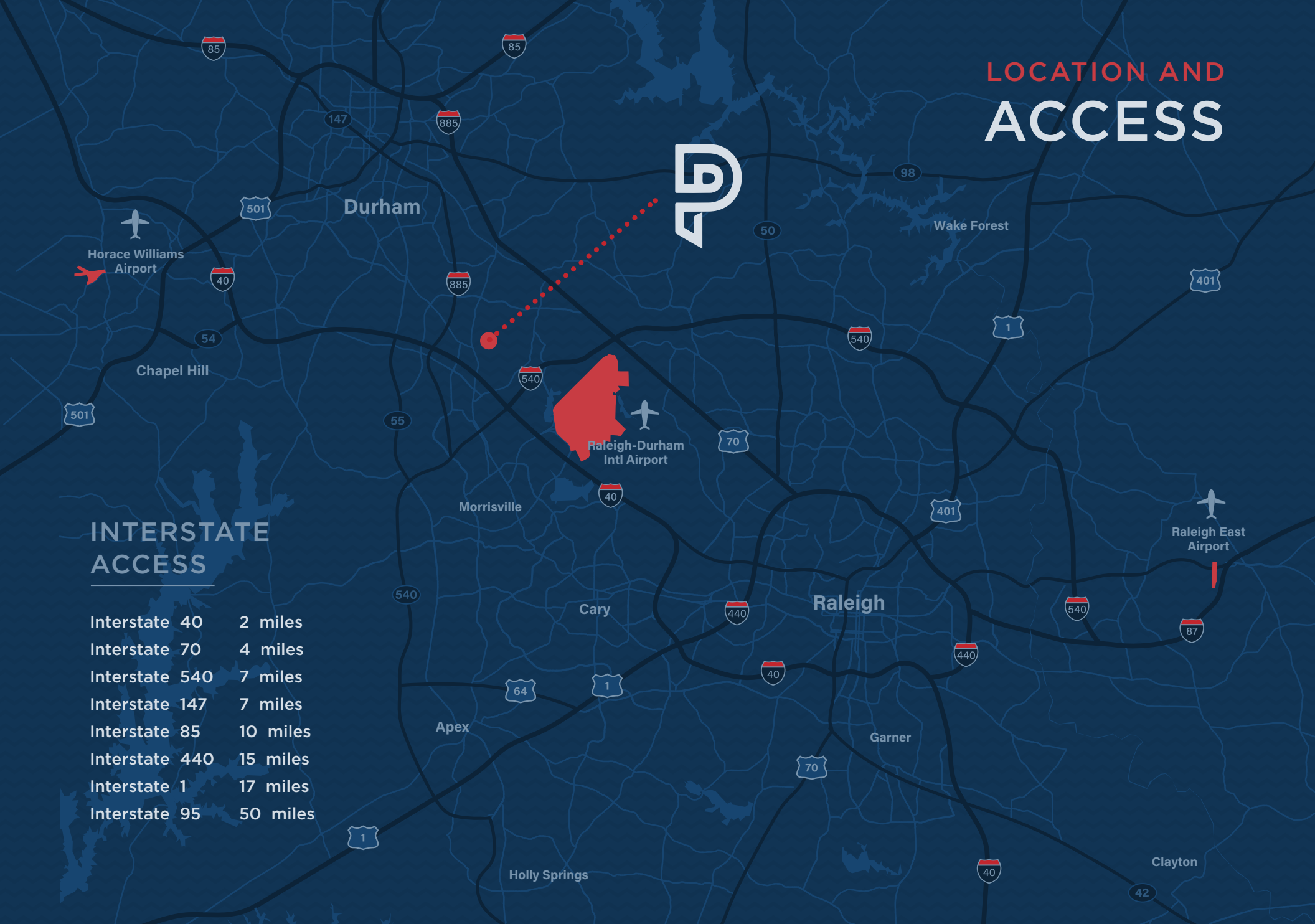
DRIVE
TIME



LOCATION AND ACCESS

INTERSTATE ACCESS

Interstate 40	2 miles
Interstate 70	4 miles
Interstate 540	7 miles
Interstate 147	7 miles
Interstate 85	10 miles
Interstate 440	15 miles
Interstate 1	17 miles
Interstate 95	50 miles



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For More Information, Contact:

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