

FOR SUBLEASE

PD 4032



4032
Patriot Dr.

DURHAM, NC 27703

163,403 SF AVAILABLE Q1 2025

Property Highlights

NO. OF ACRES	8.64
ZONING	Industrial
YEAR BUILT	2018
DATE AVAILABLE	February 2025
LEASE RATE & TICAM	Call for pricing
AVAILABLE SF	163,403 sf
CLEAR HEIGHT	30'
SLAB THICKNESS	6 inches
BUILDING DIMENSIONS	240' x 680'
LIGHTING	Flourescent
SPRINKLERS	ESFR
HVAC	In office area
COLUMN SPACING	Typical bays - 12,000 SF; end cap bays - 9,600 SF
EXTERIOR WALL MATERIAL	Concrete tilt wall
LOADING	19 dock doors 5 roll up doors in rear of building
GRADE LEVEL DOOR/RAMP-UP	2 total; 14' & 16'
PARKING	168 spaces (1.2/1,000)
NATURAL GAS SERVICE PROVIDER	Gas - Propane
ELECTRICAL PROVIDER	Duke Energy
WATER AND SEWER PROVIDER	City of Durham





LOCATION & Access



INTERSTATE 40
within 2 miles



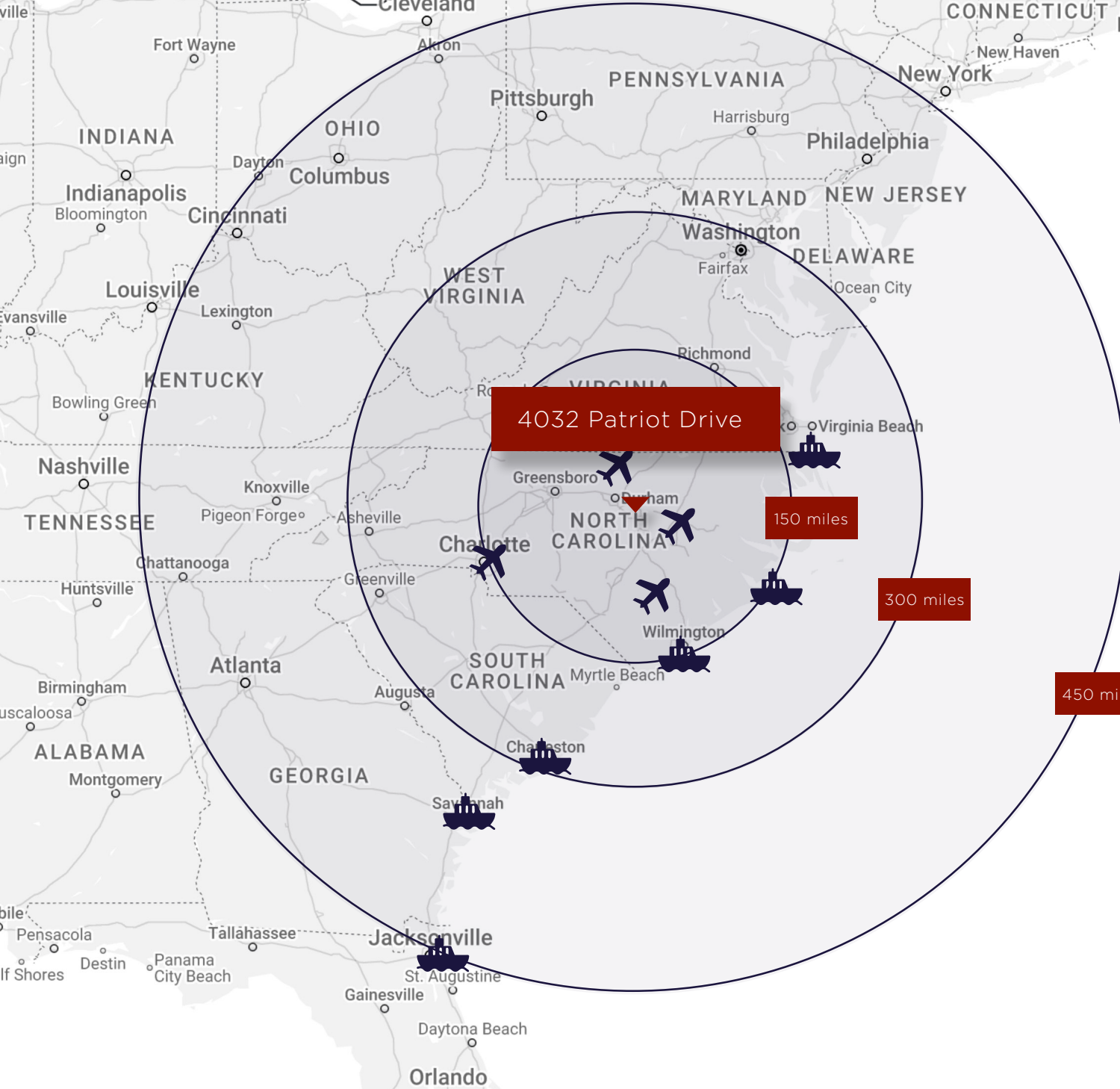
INTERSTATE 85
within 10 miles



INTERSTATE 95
within 130 miles



US HIGHWAY 70
within 4 miles



SEAPORTS

Morehead City, NC	167 mi.
Norfolk, VA	189 mi.
Wilmington, NC	146 mi.
Charleston, SC	296 mi.
Savannah, GA	340 mi.
Jacksonville, FL	471 mi.

AIRPORTS

Raleigh-Durham International	5 mi.
Fayetteville Regional	89 mi.
Piedmont Triad International	74 mi.
Charlotte Douglas International	154 mi.

LOCATION & Access



FOR MORE INFORMATION, PLEASE CONTACT:

Stacy Mbithi

stacy.mbithi@cushwake.com
+1 919 645 3598

Deb Boucher

deb.boucher@cushwake.com
+1 919 645 3594

1 Fenton Main Street, Suite 480
Cary, NC 27511
+1 919 789 4255
cushmanwakefield.com



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