



**3508 Tri-Center Boulevard**  
Research Tri-Center North  
Durham, North Carolina

**Gross Bldg Area:** 272,396 square feet of warehouse space on 15 acres

**Space Available:** 191,546 square feet    **Office Area:** approximately 3,000 square feet

**Base Rate:** \$2.95 per square foot per year plus TICAM                      **Year Built:** 1989

**TICAM:** \$.75 per square foot                      **Dock Levelers:** Yes

**Desired Lease Term:** 3-5-7-10 year terms

**Ceiling Heights:** 20 feet clear throughout the building

**Sprinkler:**                      ESFR system. . . . (IBM specs)

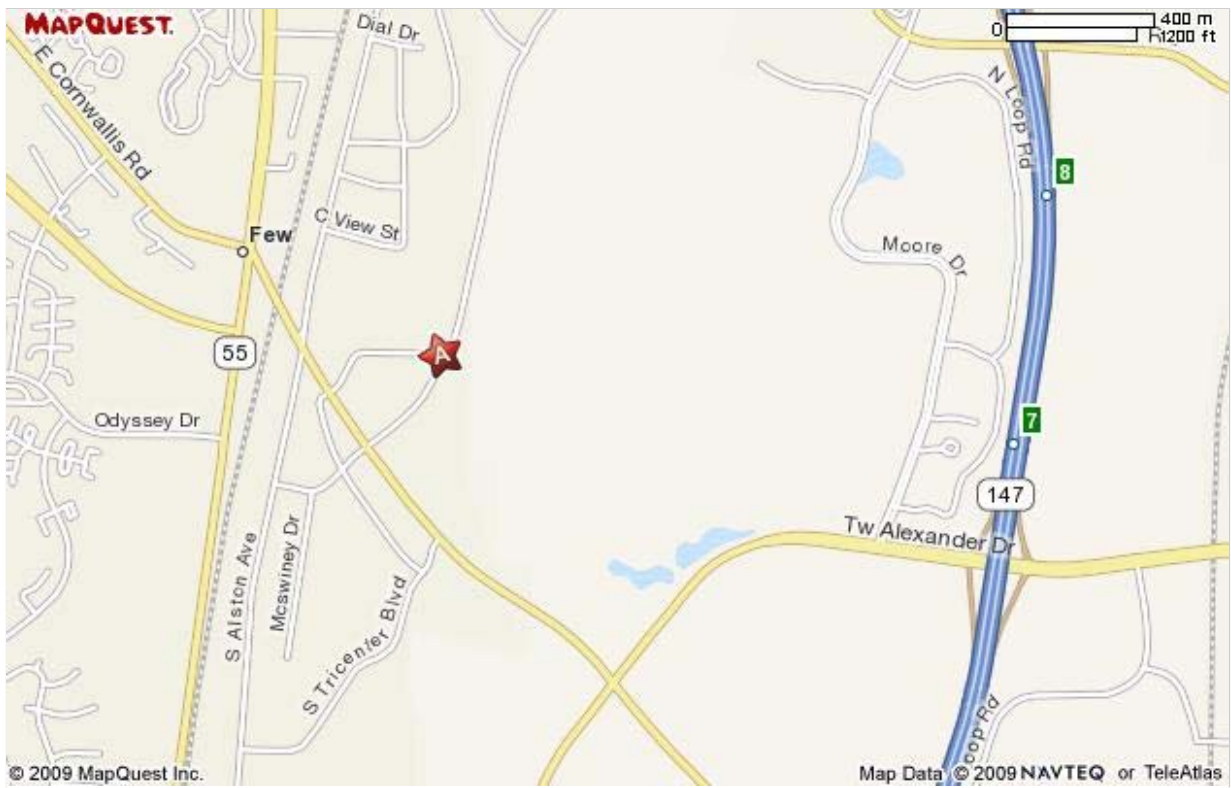
**Loading doors:** 26 cushioned loading docks and one drive-in

**Utilities:** 2000 Amp service with natural gas

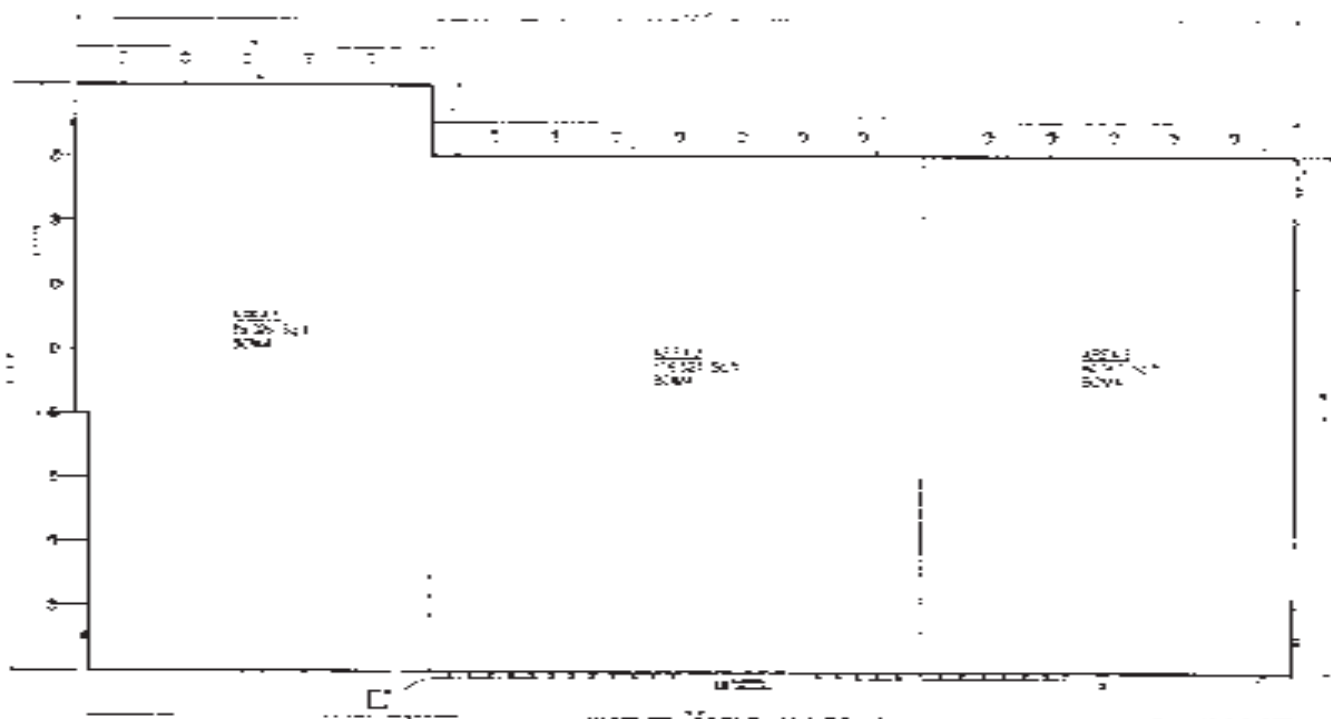
**Parking:** Excellent trailer storage and vehicle parking areas on site

**Dillon Commercial Real Estate Services, Inc.**  
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Raleigh, North Carolina 27612

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WEEKS  
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1 BUILDING PLAN  
SCALE: 1/8" = 1'-0"

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FLOOR PLAN

AI