



272,937 SF Available for lease

3508 Tricenter Blvd

Durham, NC 27713 | Research Tri-Center North

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Dalfen
INDUSTRIAL



Property Overview

Class B industrial warehouse centrally located in the Research Triangle



Quick access to Hwy 55, I-885, I-40, US 70 and Hwy 54



272,937 Total SF Available in 2024



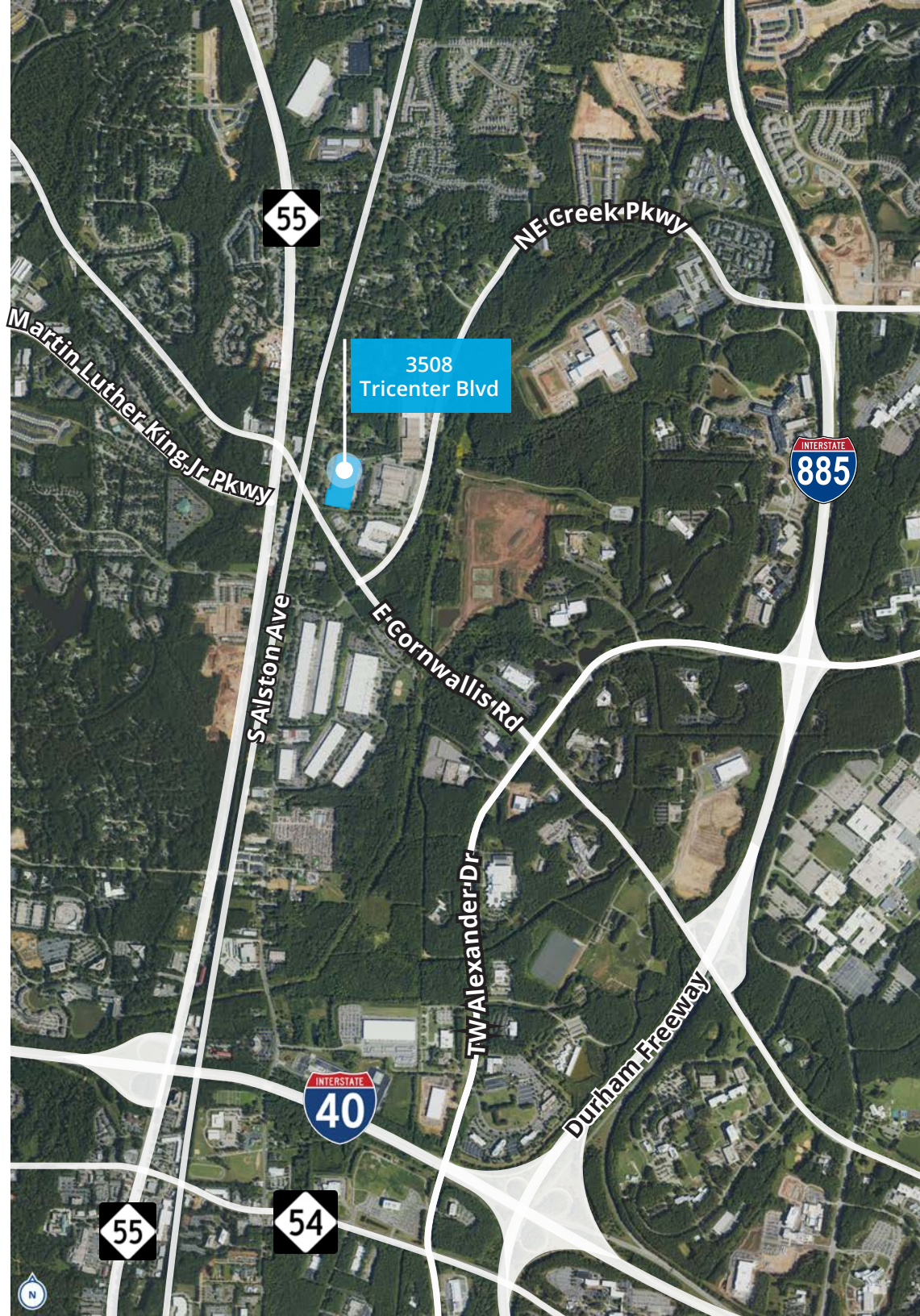
5,435 SF Total Office Space



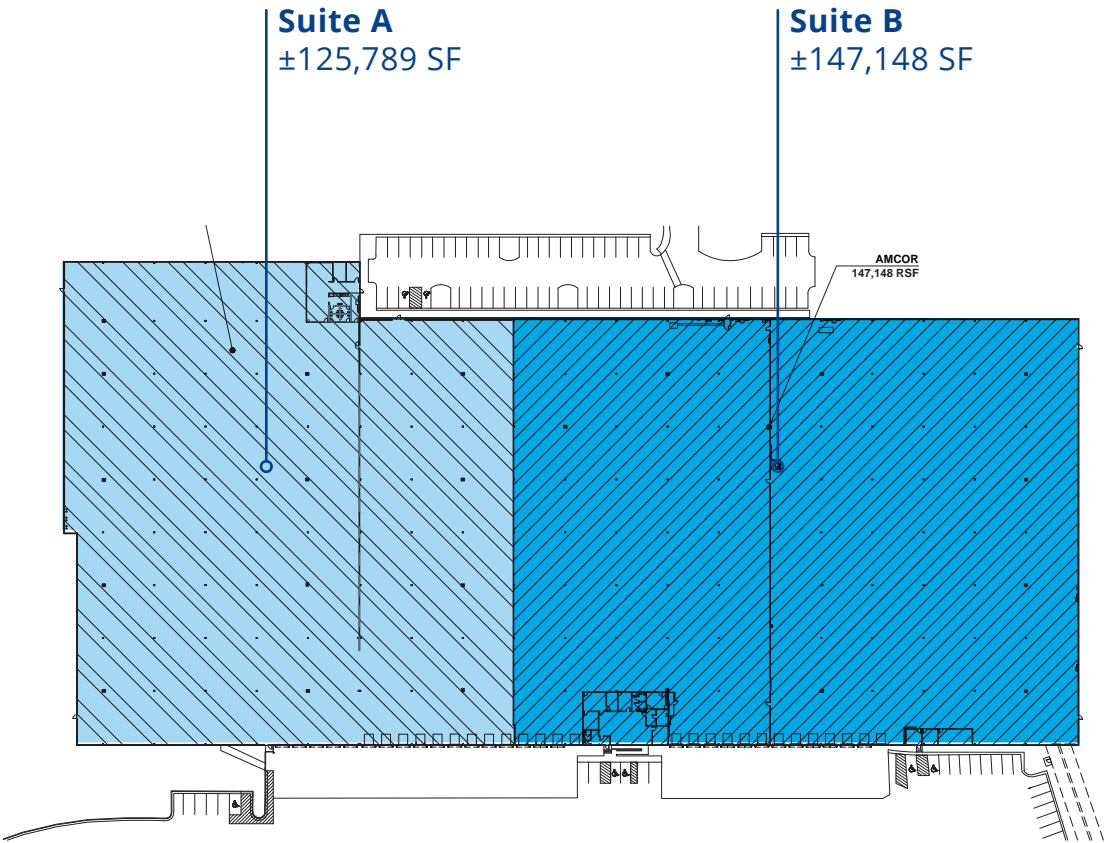
31 dock positions

Building Specifications

Property Address	3508 Tricenter Blvd Durham, NC 27713
Building Size	272,937 SF
Office Size (Total)	5,435 SF
Year Built/ Renovated	1989 / 2017
Dock Doors	31 exterior
Clear Height	21'
Column Spacing	40' w x 40' d
Electrical	400a/600v 3p
Trailer Parking	28
Associate Parking	127
Sprinkler System	ESFR
Exterior Wall Material	Reinforced Concrete
Truck Court Depth	184'



Site Plan



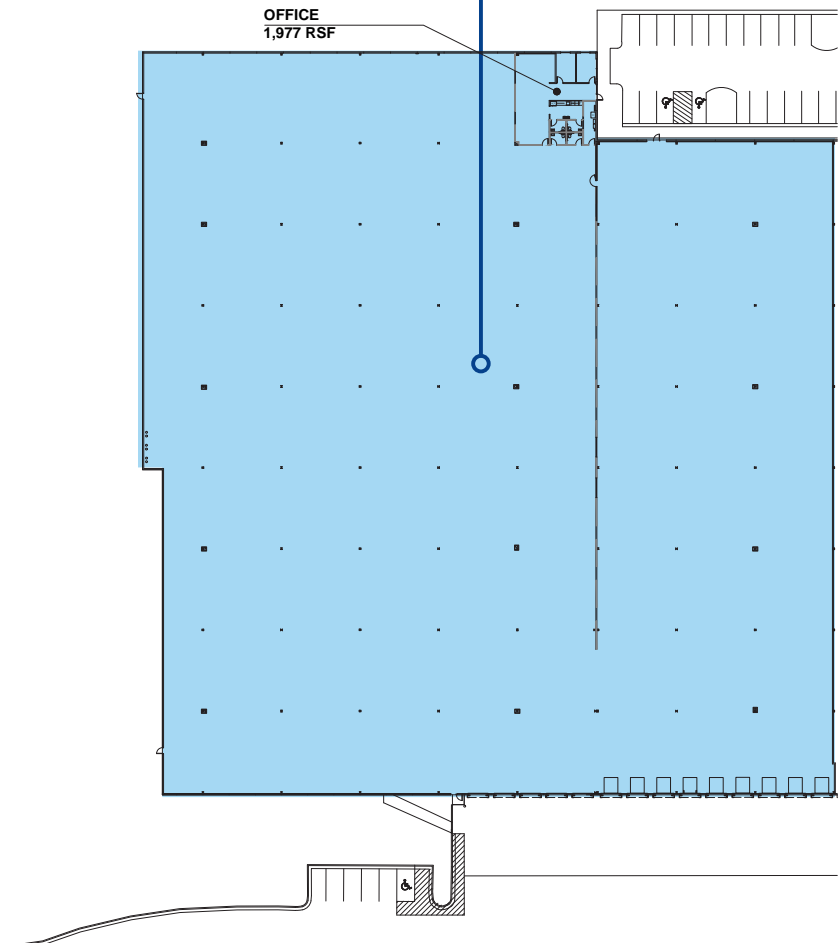
Suite Summary | A

Suite Size	±125,789 SF
Office Size	±1,977 SF
Date Available	Immediately
Dock Doors	14 exterior
Clear Height	21'
Column Spacing	40' w x 40' d
Year Built/ Renovated	1989 / 2017
Electrical	400a/600v 3p
Trailer Parking	28 shared
Associate Parking	127 shared
Sprinkler System	ESFR
Exterior Wall Material	Reinforced Concrete
Truck Court Depth	184'

Suite A

±125,789 SF

±1,977 SF Office



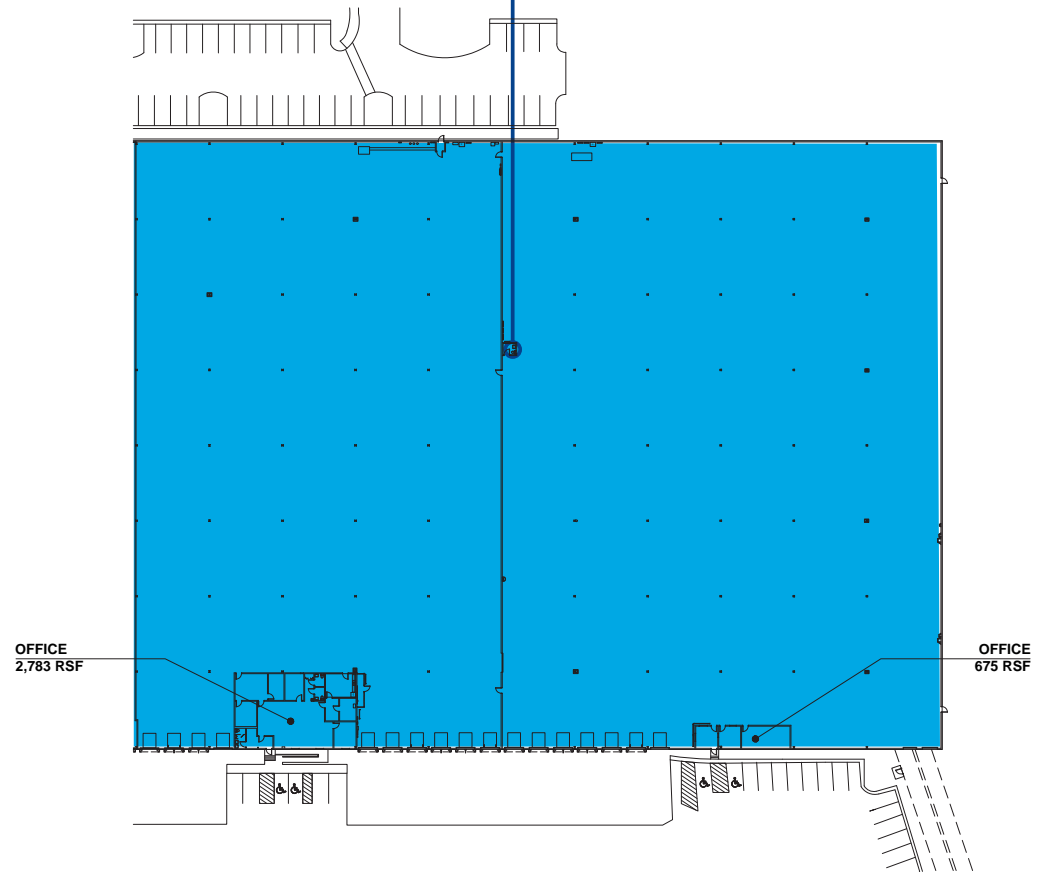
Suite Summary | B

Suite Size	±147,148 SF
Office Size	±3,458 SF
Date Available	June 1, 2024
Dock Doors	17 exterior
Clear Height	21'
Column Spacing	40' w x 40' d
Year Built/ Renovated	1989 / 2017
Electrical	400a/600v 3p
Trailer Parking	28 shared
Associate Parking	127 shared
Sprinkler System	ESFR
Exterior Wall Material	Reinforced Concrete
Truck Court Depth	184'

Suite B

±147,148 SF

±3,458 SF Office



Site Access

A labor pool of over 2 million within a 45 minute drive.



Research Triangle Park
1 minute



RDU International Airport
14 minutes



Wilmington Port
137 minutes



NC Hwy 55
2 minutes

**I-885 / NC Hwy 147
Durham Freeway**

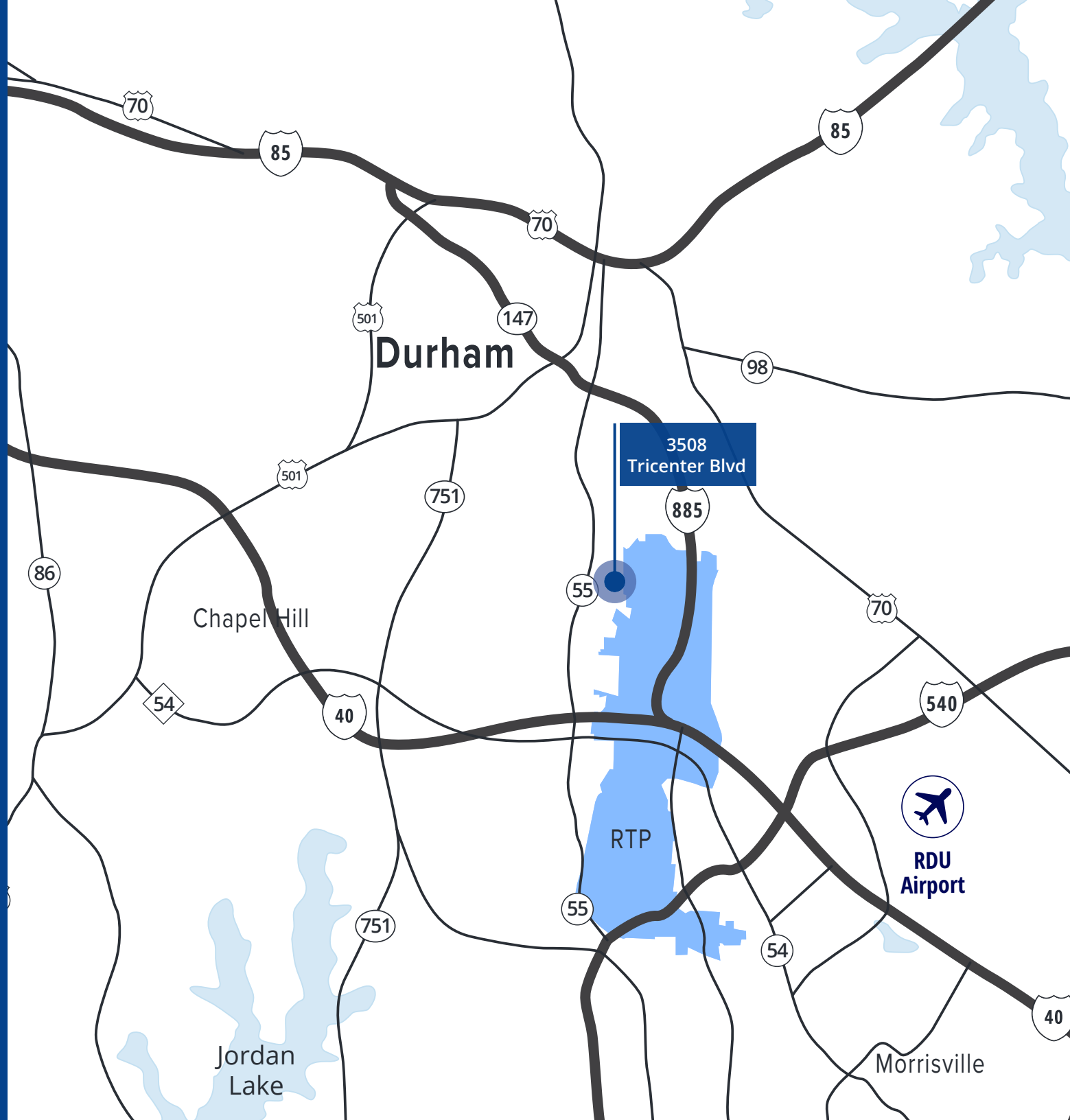
5 minutes

I-40

6 minutes

NC Hwy 54

7 minutes





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