

Durham Co-Warehousing Space For Lease

810 RAMSEUR ST | DURHAM, NC 27701



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Property *Dashboard*

2,500 -7,500 SF

Total SF Range

\$15/ SF

Lease Rate

NNN

Lease Type

0.59

Total Acres

Industrial

Use

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	17,589	93,881	198,221
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$79,082	\$74,065	\$85,154

KEY AMENITIES

- Generous ceiling heights
- Fully conditioned office space
- Partially conditioned warehouse with heating and cooling
- Private office space available
- Multiple loading docks for easy loading and unloading
- Freight elevator for moving merchandise and equipment
- Ample parking for visitors and employees
- A fully fenced yard for security and privacy
- Accommodation for a 53ft trailer for easy transportation and logistics

PROPERTY HIGHLIGHTS

- 7,500 square feet of dedicated co-warehousing space available
- Located at the intersection of Fayetteville St. and Ramseur St.
- Across from popular businesses including Lonerider, Mezcalito, Krill & Ponysaurus
- Short Distance to Golden Belt, Venable, 2,500 new apartments in the area and downtown Durham





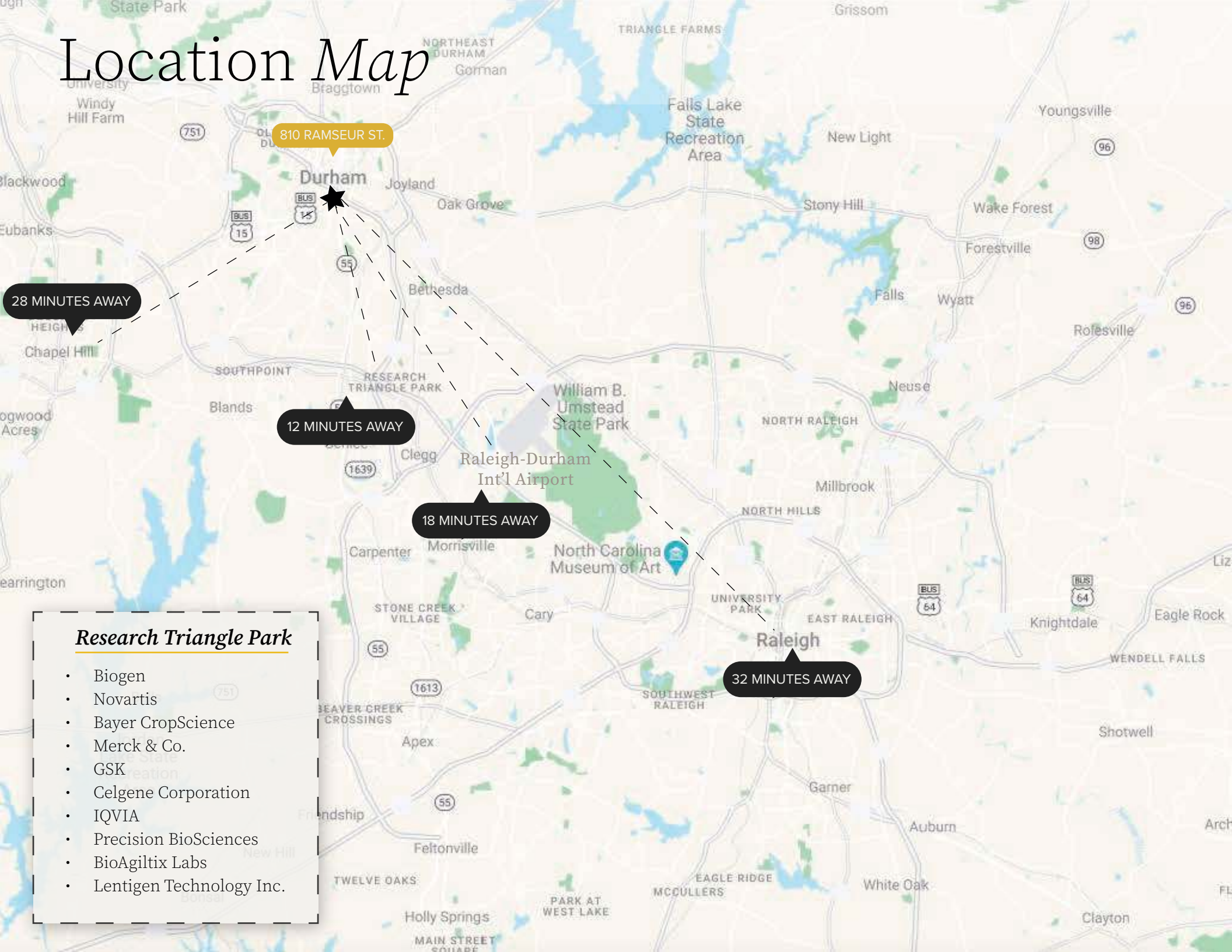
1st Floor Open Office Area



1st Floor Freight Elevator



Location Map



810 RAMSEUR ST.

Durham

28 MINUTES AWAY

12 MINUTES AWAY

18 MINUTES AWAY

32 MINUTES AWAY

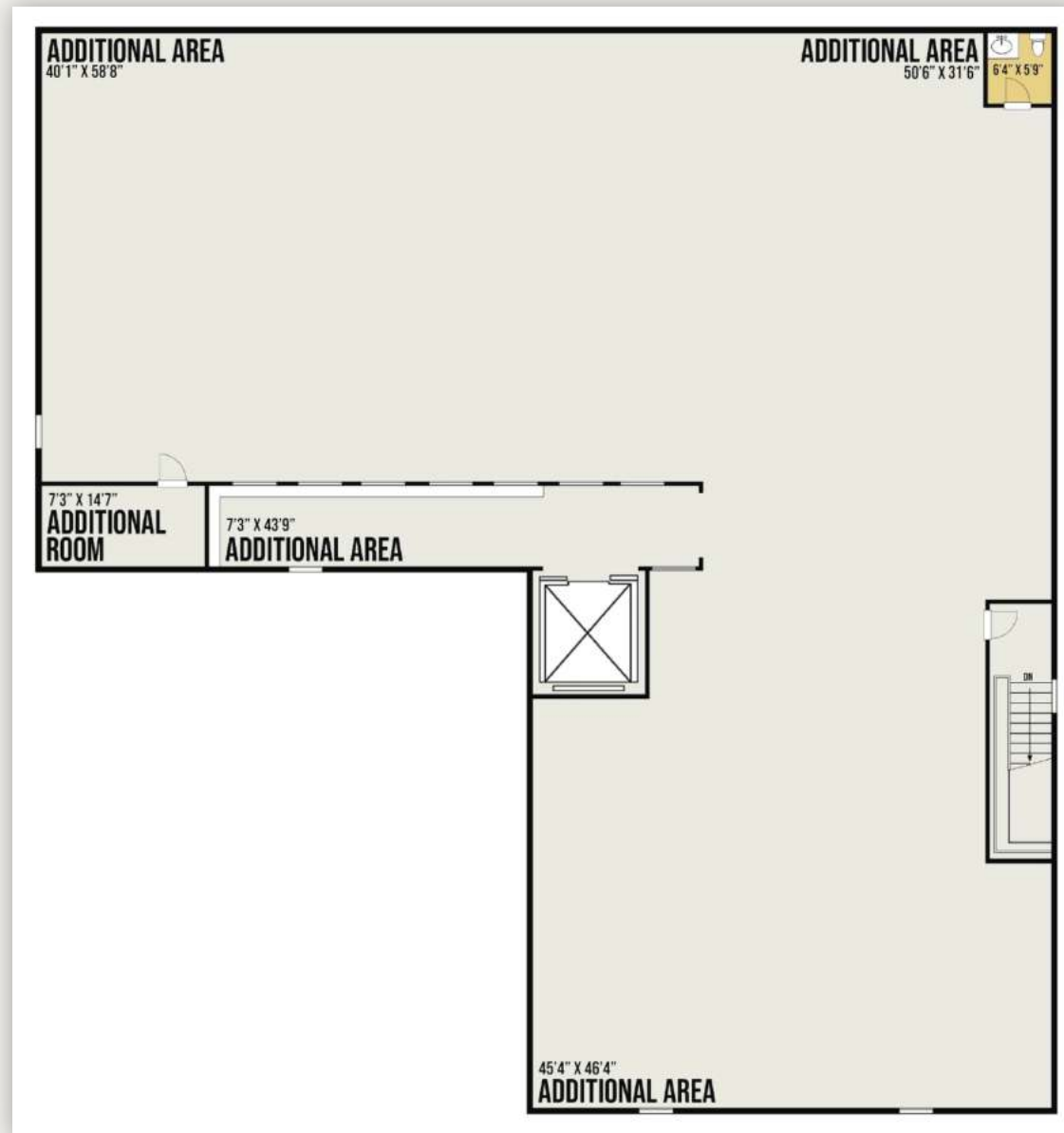
Research Triangle Park

- Biogen
- Novartis
- Bayer CropScience
- Merck & Co.
- GSK
- Celgene Corporation
- IQVIA
- Precision BioSciences
- BioAgiltix Labs
- Lentigen Technology Inc.

Parcel Map



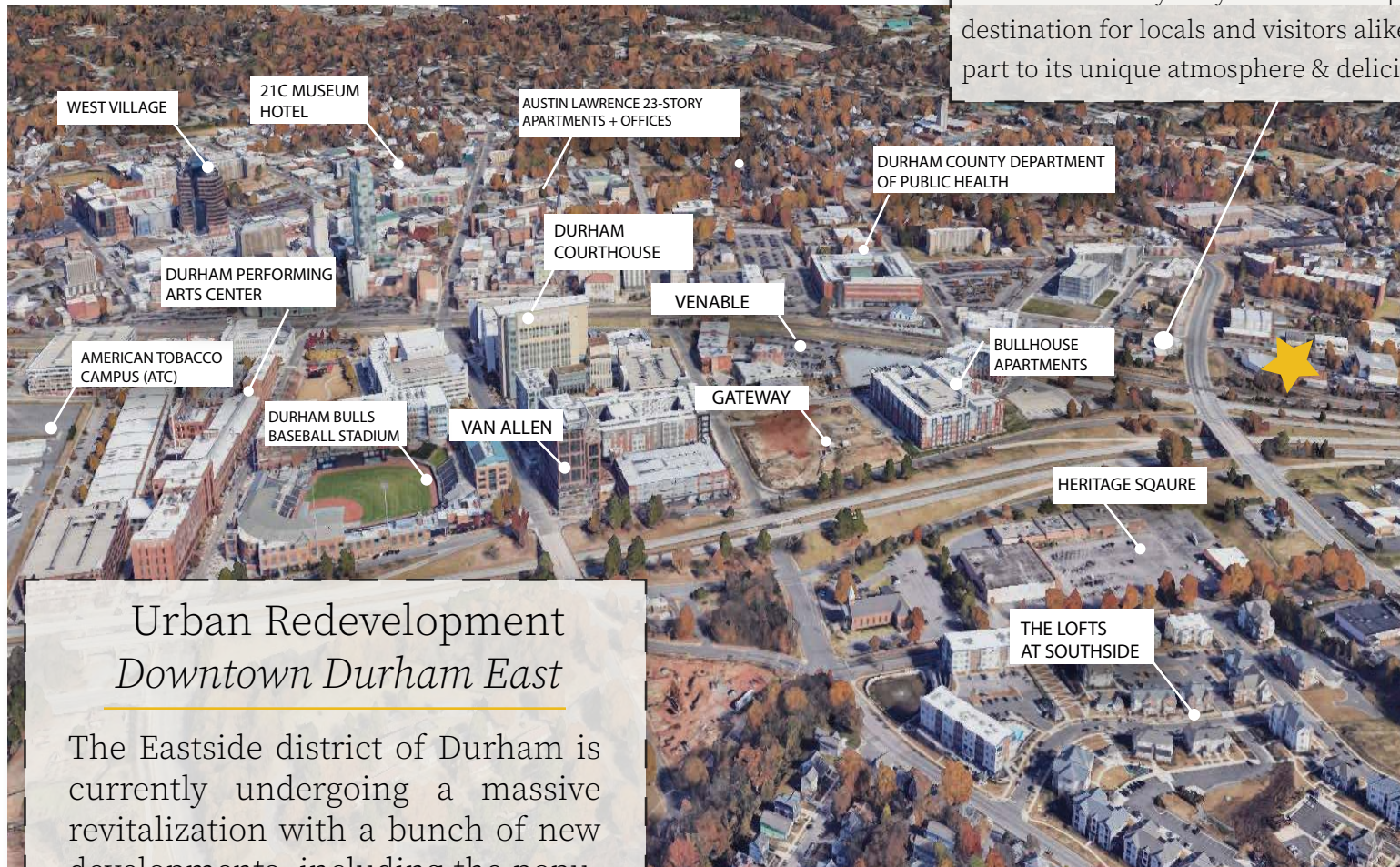
Floor Plan



Downtown *Durham*

Borden Brick Food Hall

A new food hall located in Durham's Eastside district. Housed in a historic building that has been a fixture to the community for years and has quickly become a destination for locals and visitors alike, thanks in large part to its unique atmosphere & delicious offerings.



Urban Redevelopment Downtown *Durham East*

The Eastside district of Durham is currently undergoing a massive revitalization with a bunch of new developments, including the popular Borden Brick Food Hall. See all that this exciting neighborhood has to offer!

DOWNTOWN
DURHAM



STERLING BAY
PROJECT \$94M



BORDEN BRICK

FAYETTEVILLE ST. (17,000 VPD)

FUTURE
DEVELOPMENT

RAMSEUR ST.



DURHAM FARMERS MARKET

Central Park

CAROLINA THEATRE

THE DURHAM HOTEL



Ramseur St

AMERICAN TOBACCO CAMPUS



Venable Center

Durham Bulls Athletic Park

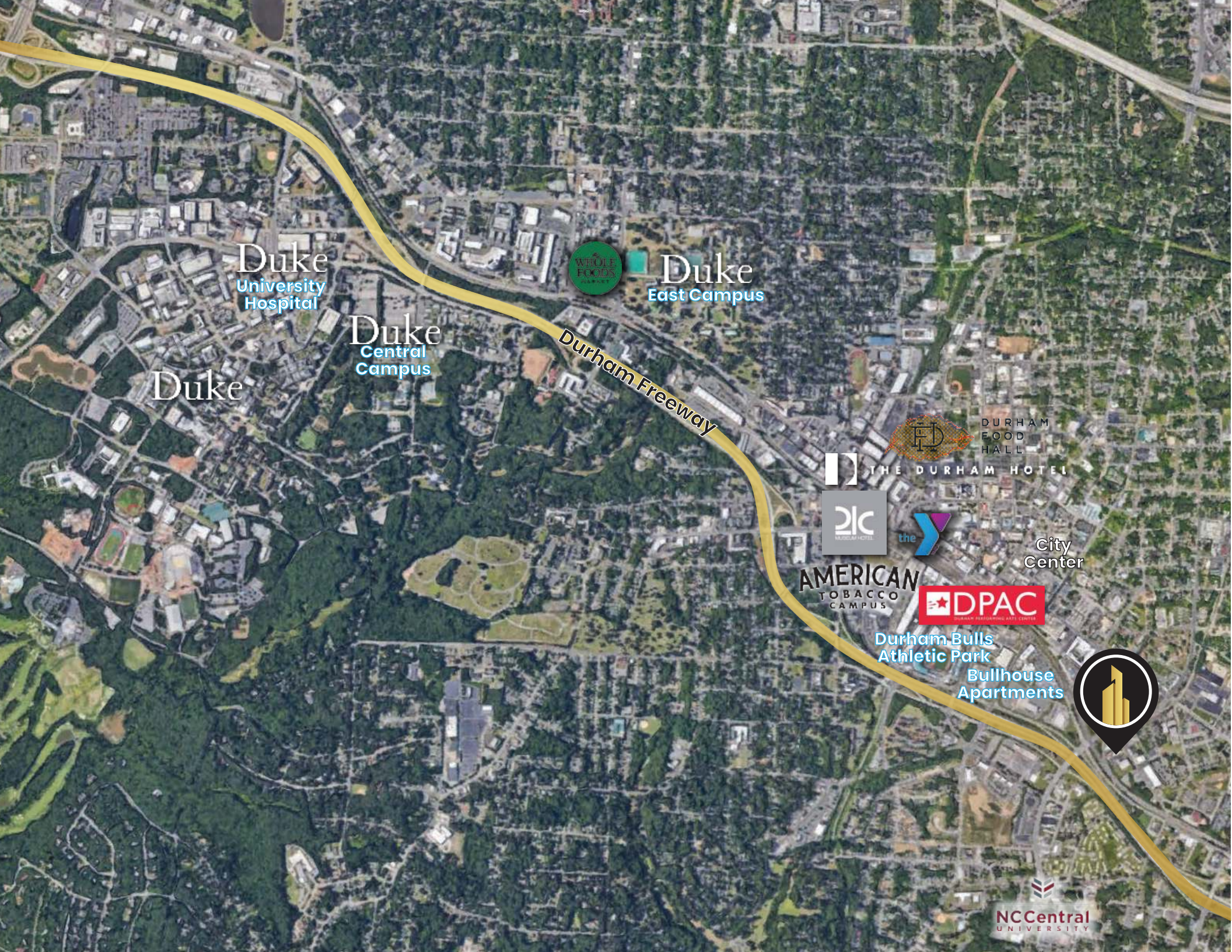
Camden Durham Apartments (Spring 2023)

Bullhouse Apartments

Durham Freeway

Fayetteville St





Duke
University
Hospital

Duke
Central
Campus

Duke



Duke
East Campus

Durham Freeway



DURHAM
FOOD
HALL



THE DURHAM HOTEL



AMERICAN
TOBACCO
CAMPUS

City
Center



Durham Bulls
Athletic Park

Bullhouse
Apartments



NC Central
UNIVERSITY

Market Overview - *Durham, NC*



Durham is the county seat of Durham County, North Carolina. Small portions of the city limits extend into Orange County and Wake County. The U.S. Census Bureau estimated the city's population to be 278,993 as of July 1, 2019, making it the 4th-most populous city in North Carolina, and the 79th-most populous city in the United States. A railway depot was established on land donated by Bartlett S. Durham in 1849, the namesake of the city. Following the American Civil War, the community of Durham Station expanded rapidly, in part due to the tobacco industry. It became known as the founding place and headquarters of the American Tobacco Company. Textile and electric power industries also played an important role. While these industries have declined, Durham underwent revitalization and population growth to become an educational, medical, and research centre.

Durham is home to several recognized institutions of higher education, most notably Duke University and North Carolina Central University. Together, the two universities make Durham one of the vertices of the Research Triangle area; central to this is the Research Triangle Park south of Durham, which encompasses an area of 11 square miles and is devoted to research facilities. Durham is also a national leader in health-related activities, which are focused on the Duke University Hospital and many private companies. Duke and its Duke University Health System, in fact, are the largest employers in the city.

In recent years the city of Durham has stepped up revitalization of its downtown and undergone an economic and cultural renaissance of sorts. Partnering with developers from around the world, the city continues to promote the redevelopment of many of its former tobacco districts.

#1

Best places to live | US News
& World Report

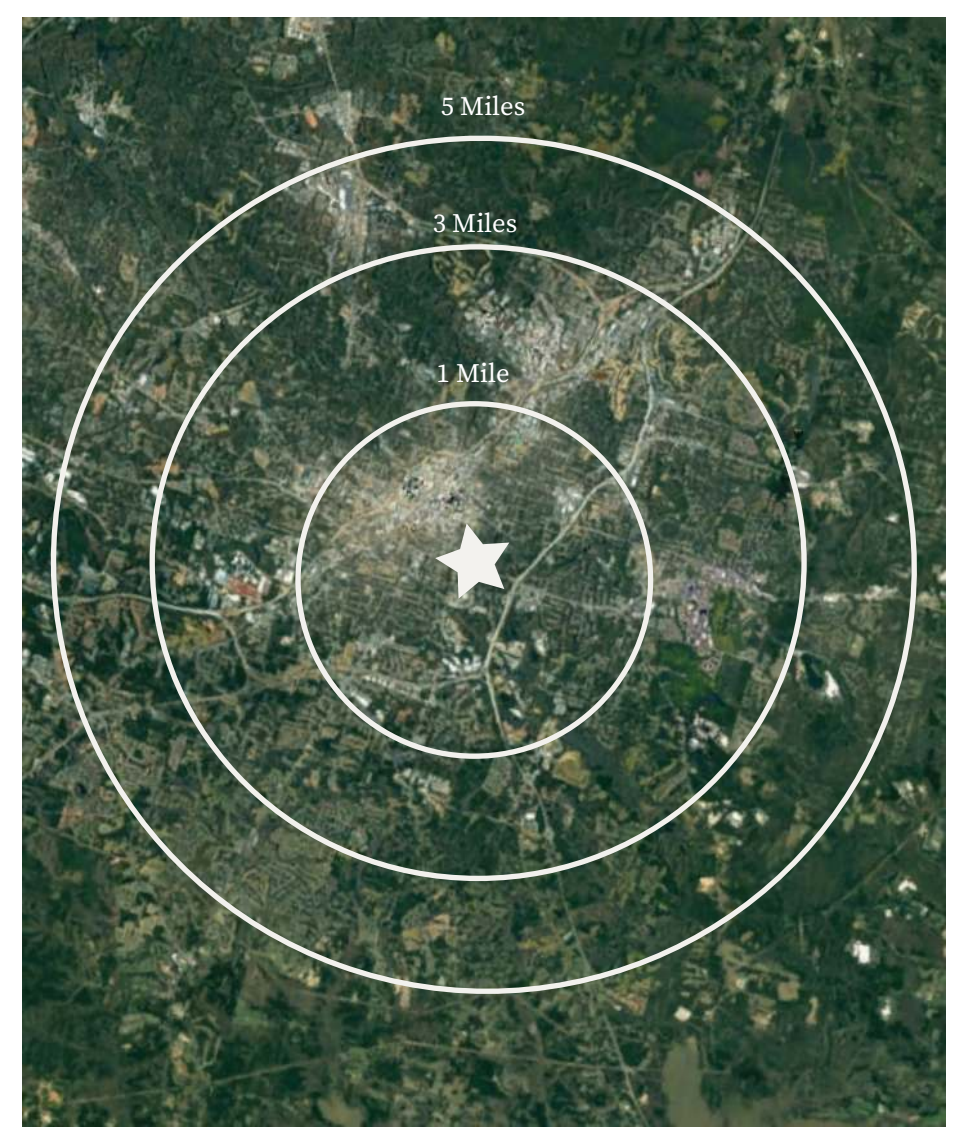
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Best places for business
& careers | Forbes

Surrounding *Demographics*

2022 Summary	1 Mile	3 Miles	5 Miles
Population	17,589	93,881	198,221
Households	8,057	36,320	79,693
Families	3,395	18,231	42,616
Average Household Size	2.00	2.30	2.35
Owner Occupied Housing Units	2,087	13,387	36,935
Renter Occupied Housing Units	5,970	22,933	42,758
Median Age	35.7	31.7	33.5
Median Household Income	\$48,278	\$46,577	\$57,136
Average Household Income	\$79,082	\$74,065	\$85,154

2027 Summary	1 Mile	3 Mile	5 Mile
Population	19,450	97,453	205,332
Households	9,021	37,988	82,802
Families	3,809	18,961	44,112
Average Household Size	1.99	2.29	2.34
Owner Occupied Housing Units	2,215	14,109	38,883
Renter Occupied Housing Units	6,806	23,879	43,920
Median Age	34.9	31.6	33.3
Median Household Income	\$59,399	\$57,255	\$71,206
Average Household Income	\$94,612	\$89,107	\$100,590



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