

# Durham Industrial/ Flex/Co-Warehousing Space For Lease

806 RAMSEUR ST | DURHAM, NC 27701

**LAYDOWN YARD  
INCLUDED!**

CITYPLAT

# *Table Of Contents*

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<i>3</i>	<i>Property Dashboard</i>
<i>4</i>	<i>Location Map</i>
<i>5</i>	<i>Parcel Map</i>
<i>6</i>	<i>Site Plan</i>
<i>7</i>	<i>Market Overview</i>
<i>10</i>	<i>Demographics</i>

# Property *Dashboard*

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12,500 SF

Total SF

\$12,500/Month

*Lease Rate*

NNN

*Lease Type*

Negotiable

*Lease Term*

1948

*Year Built*

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## 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

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## KEY AMENITIES

- 12,500 SF of warehouse space, providing ample storage and work space for a variety of needs.
- Laydown yard is included.
- 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

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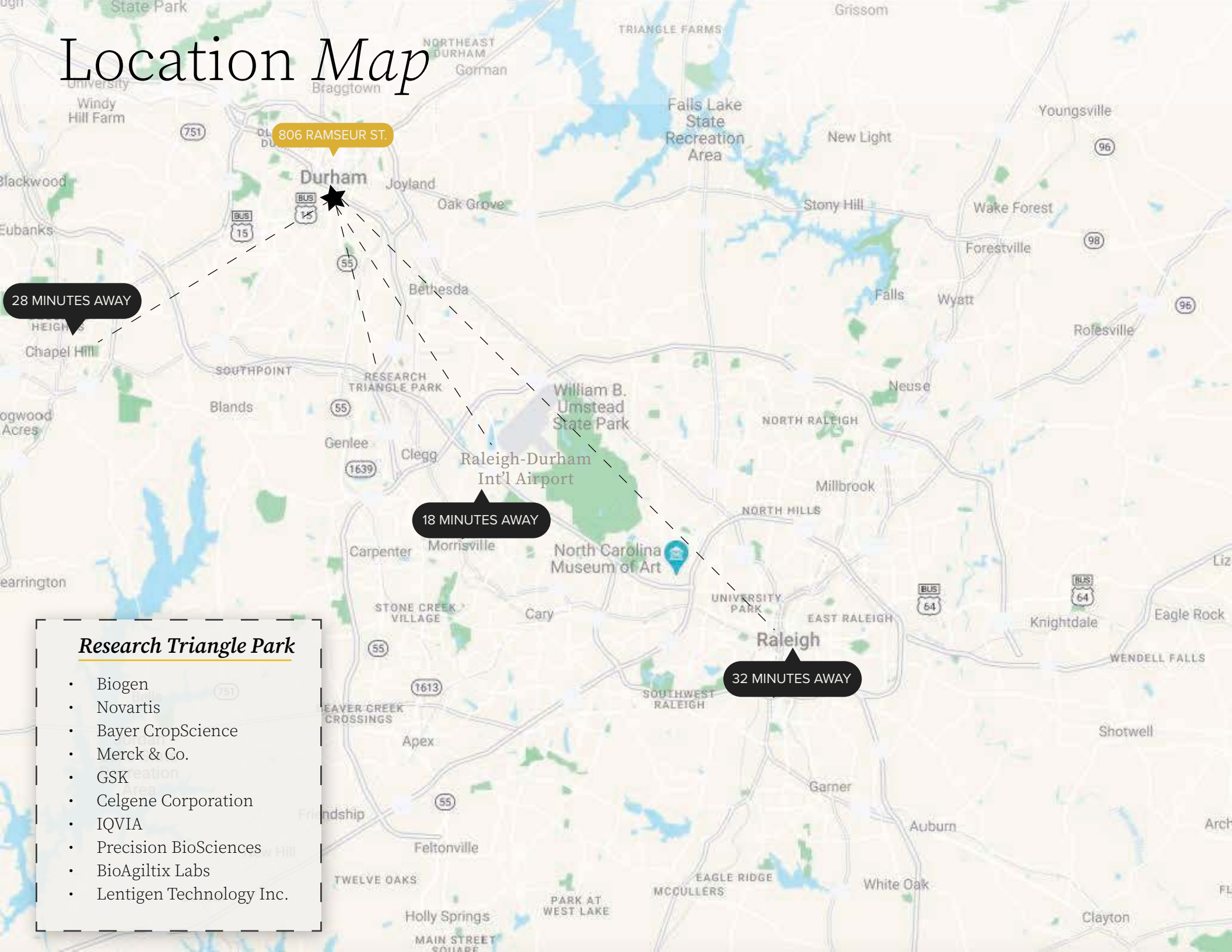
## PROPERTY HIGHLIGHTS

- Suites ranging from 2,500 sqft and up
- Can accomodate up to a 53 ft trailer
- Multiple loading docks available
- Adjacent to the Durham Freeway for convenient access
- Generous ceiling height for ample storage space
- Fully fenced in yard for secure storage
- Laydown yard area available for extra storage space





# Location Map



806 RAMSEUR ST.

Durham

Raleigh-Durham  
Int'l Airport

North Carolina  
Museum of Art

Raleigh

28 MINUTES AWAY

18 MINUTES AWAY

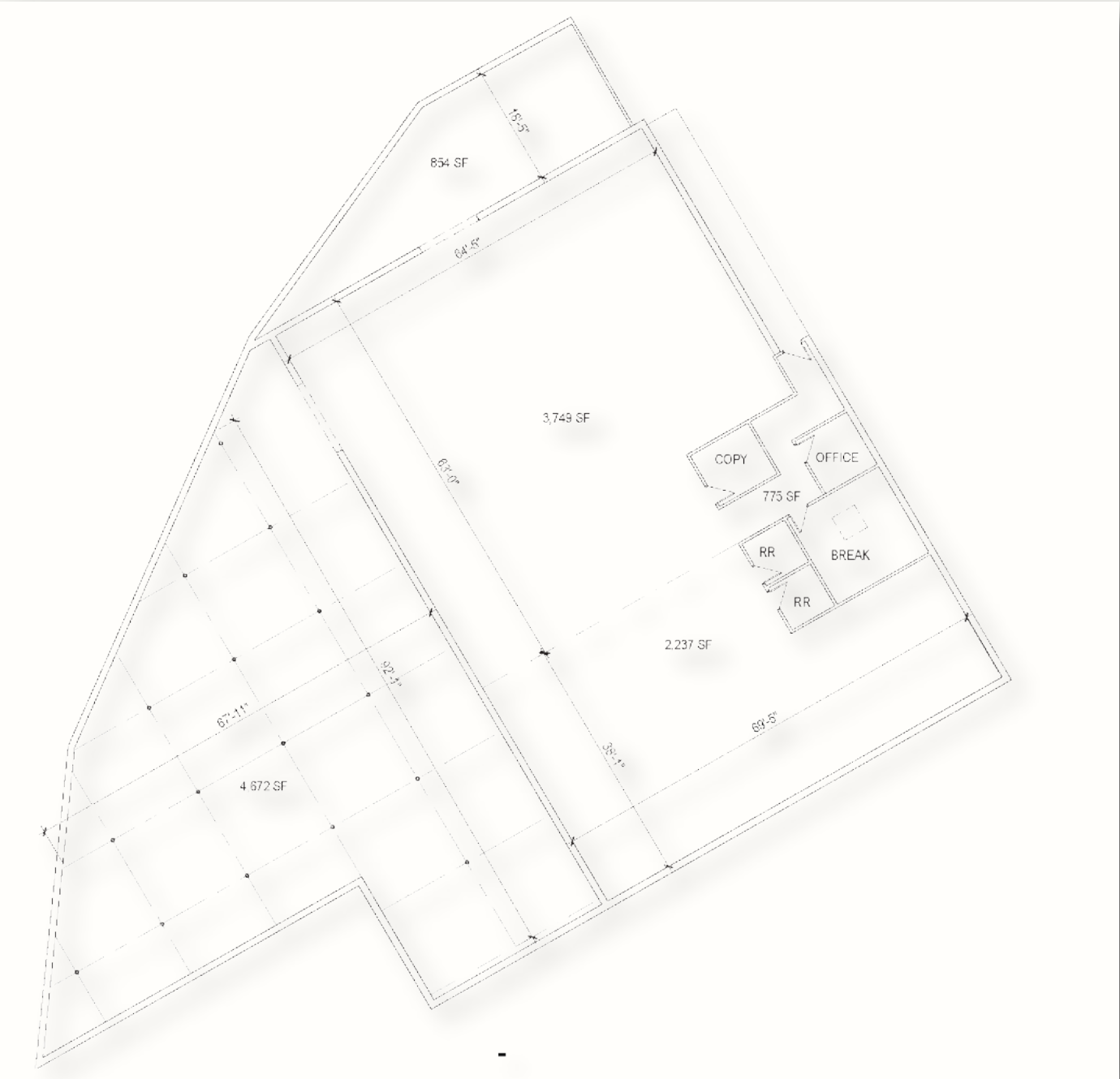
32 MINUTES AWAY

## Research Triangle Park

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



# 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



City  
Center

AMERICAN  
TOBACCO  
CAMPUS



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.

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## #1

Best places to live | US News  
& World Report

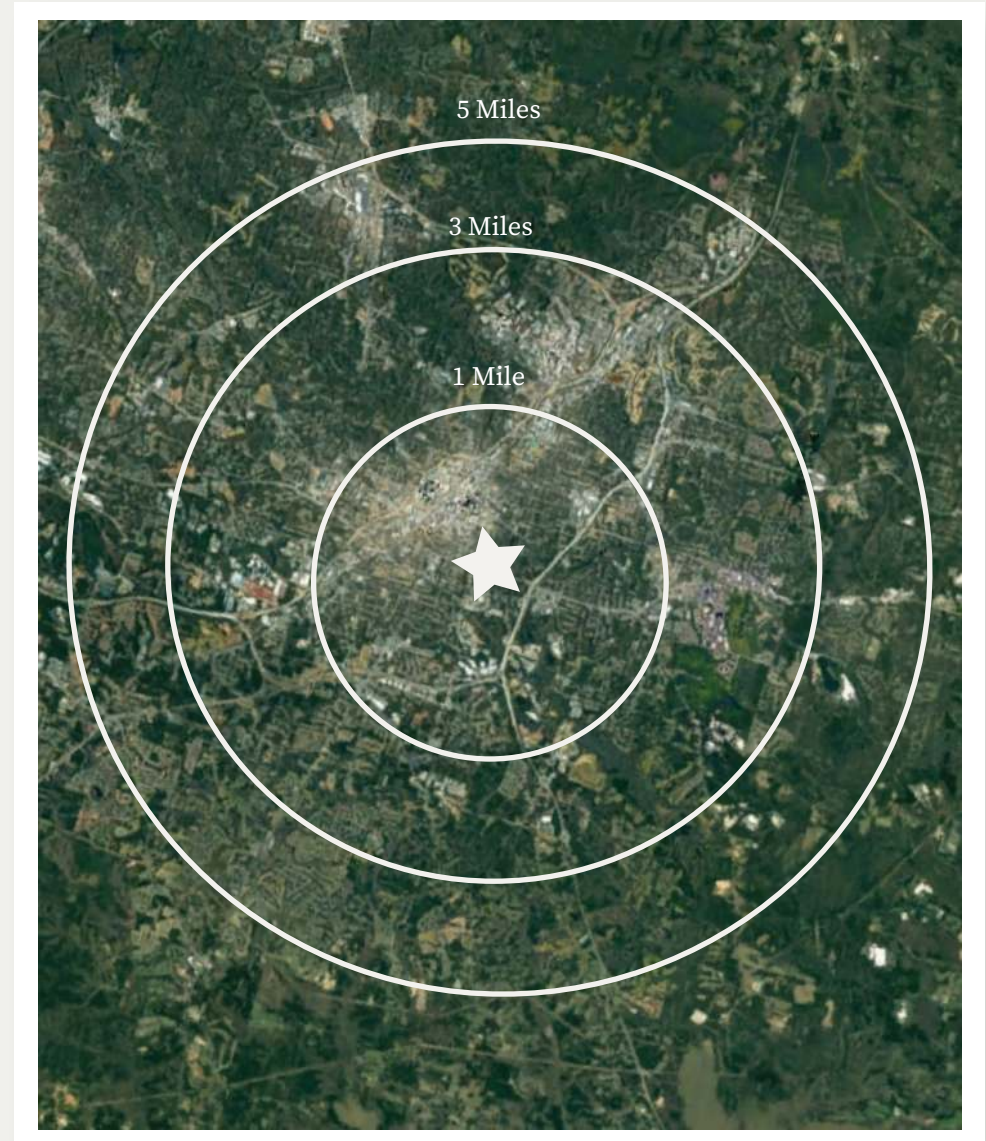
## #16

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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# CITYPLAT

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