

PRIME WAREHOUSE SPACE FOR LEASE

3430 Coates Industrial Blvd., Suite 150, Durham, NC



GRAHAM STOREY
graham@cityplat.com
919.698.8799

JESSE DURHAM
jesse@cityplat.com
919.612.6588

CITYPLAT
COMMERCIAL REAL ESTATE

TABLE OF CONTENT

3. Property Dashboard

8. Floor Plan

9. Location Map

10. Parcel Map

12. Market Overview

13. Demographics

PROPERTY DASHBOARD

6,128 SF

Total Square Footage

\$14.50

Lease Rate

EDE-1

Zoning

MODIFIED GROSS

Lease Type

KEY AMENITIES

- Spacious Layout: Ideal for industrial, and warehouse
- High Visibility: Located in the main commercial area of Durham, NC
- Easy Access: Convenient access to major highways and routes like Interstate 40 (I-40), Interstate 85 (I-85), and U.S. Route 70
- Ample Parking: +/- 10 parking spots available

PROPERTY HIGHLIGHTS

Spacious Layout 6,128 SF warehouse with secure storage, conditioned office space, and two bathrooms (one with a shower), ideal for industrial, warehouse, or office use.

High Visibility Located in the main commercial area of Durham, offering excellent exposure and accessibility for businesses.

Easy Access Convenient access to major highways including I85, 147, and U.S. Route 70, providing quick connections to RTP, downtown Durham, and the broader Research Triangle region.

Ample Parking 10+ parking spots available, ensuring ease of access for employees and visitors.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	10,000	45,000	120,000
MEDIAN HOUSEHOLD INCOME	\$89,333	\$61,670	\$65,139









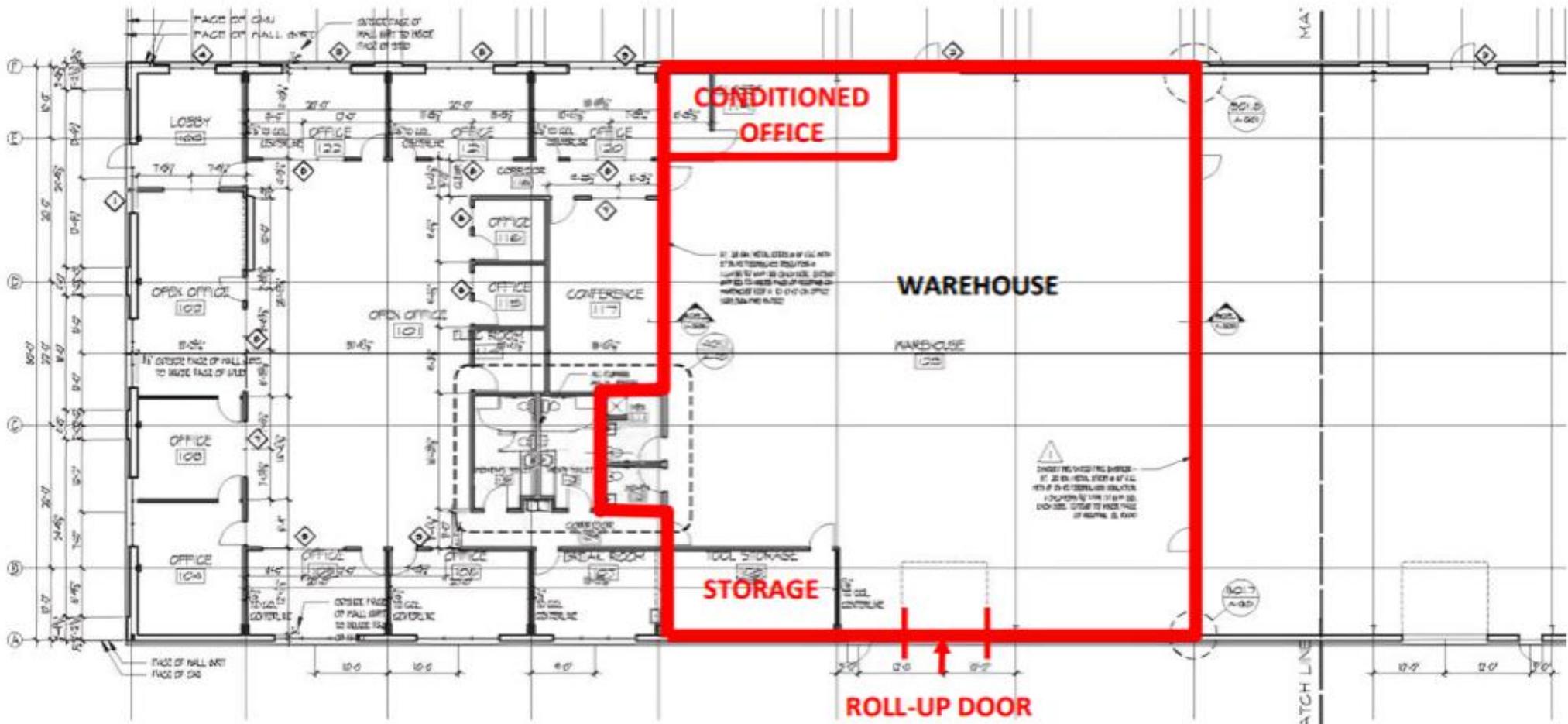
EXIT

NO OPEN FLAMES
PROTECT ALL EQUIPMENT

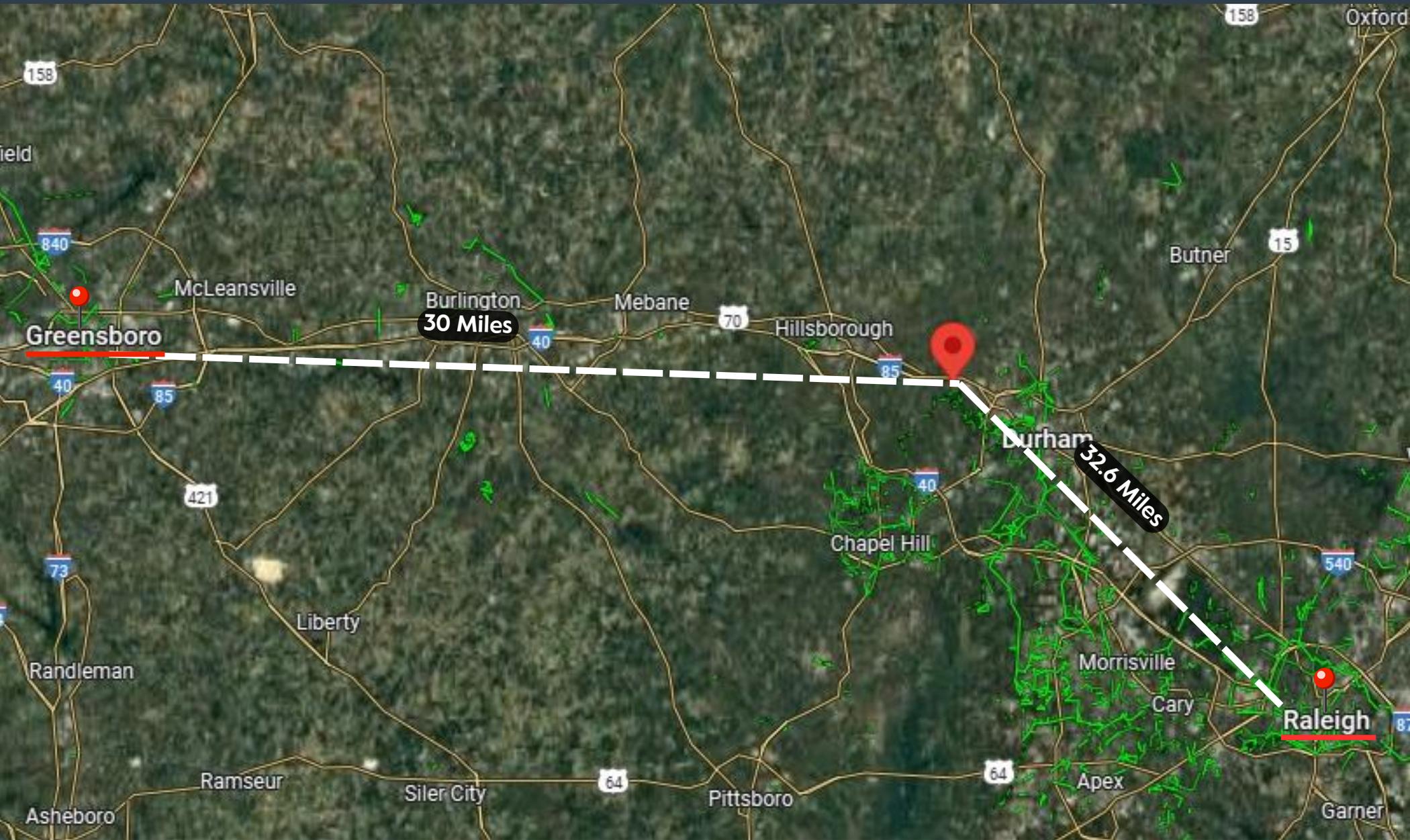


#150

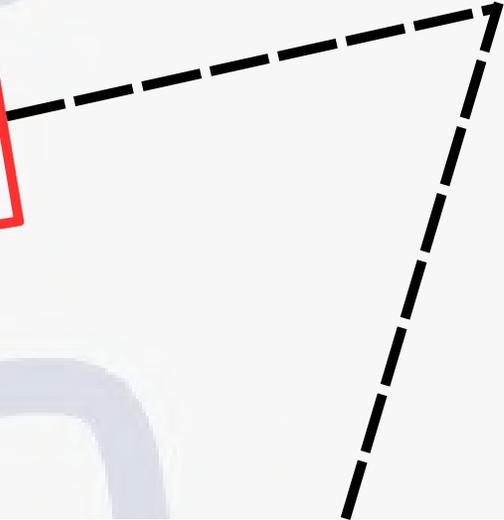
FLOOR PLAN



LOCATION MAP



PARCEL MAP



2333

2331

2327

OVERFLOW PARKING

6,128 SF



MARKET OVERVIEW

3430 Coates Industrial Blvd, Durham, NC, this area is a dynamic hub for business, education, and lifestyle. The Research Triangle Park (RTP), about 8 miles away, is home to over 300 companies in biotech, IT, and pharmaceuticals, making it a key business center. Nearby, Duke University attracts top talent in fields like medicine and engineering, contributing to the region's skilled workforce.

The local restaurant scene offers a variety of dining options, including Foster's Market, known for its casual yet flavorful offerings. The location is well-connected to major highways, including Interstate 40 (I-40), Interstate 85 (I-85), and U.S. Route 70, providing easy access to downtown Durham, RTP, and the broader Research Triangle region, supporting both business and residential growth.



SURROUNDING DEMOGRAPHICS

RADIUS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	2,260	26,659	91,570
2024 ESTIMATE	2,242	25,964	88,897
ANNUAL GROWTH 2020-2024	-1.75%	1.90%	2.92%
ANNUAL GROWTH 2024-2029	0.80%	2.68%	3.01%
2020 CENSUS	2,282	25,479	86,372
2024 POPULATION BY HISPANIC ORIGIN	281	3,121	12,648
2024 POPULATION	2,242	25,964	88,897
WHITE	1,617 72.12%	15,101 58.16%	47,833 53.81%
BLACK	180 8.03%	3,876 14.93%	18,952 21.32%
AM. INDIAN & ALASKAN	10 0.45%	89 0.34%	393 0.44%
ASIAN	87 3.88%	3,008 11.59%	6,443 7.25%
HAWAIIAN & PACIFIC ISLAND	0 0.00%	1 0.00%	2 0.00%
OTHER	347 15.48%	3,889 14.98%	15,274 17.18%
U.S. ARMED FORCES	0	0	6

INCOME	1Miles	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	\$114,789	\$97,096	\$95,566
2024 MED HOUSEHOLD INCOME	\$89,333	\$61,670	\$65,139

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	933	12,593	38,765
2024 ESTIMATE	922	12,187	37,444
ANNUAL GROWTH 2020-2024	-2.23%	2.52%	2.06%
ANNUAL GROWTH 2024-2029	1.19%	3.33%	3.53%
2020 CENSUS	943	11,887	36,687
OWNER OCCUPIED	697 75.60%	5,007 41.08%	16,752 44.74%
RENTER OCCUPIED	225 24.40%	7,180 58.92%	20,692 55.26%

2024 HOUSEHOLDS BY HH INCOME	922	12,186	37,445
INCOME: <\$25,000	149 16.16%	2,274 18.66%	6,507 17.38%
INCOME: \$25,000 - \$50,000	140 15.18%	2,873 23.58%	8,485 22.66%
INCOME: \$50,000 - \$75,000	129 13.99%	1,816 14.90%	6,028 16.10%
INCOME: \$75,000 - \$100,000	75 8.13%	1,031 8.46%	3,495 9.33%
INCOME: \$100,000 - \$125,000	96 10.41%	981 8.05%	3,236 8.64%
INCOME: \$125,000 - \$150,000	98 10.63%	773 6.34%	2,890 7.72%
INCOME: \$150,000 - \$200,000	100 10.85%	879 7.21%	2,670 7.13%
INCOME: \$200,000+	135 14.64%	1,559 12.79%	4,134 11.04%

CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document. This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



CITYPLAT

COMMERCIAL REAL ESTATE



GRAHAM STOREY
graham@cityplat.com
919.698.8799



JESSE DURHAM
jesse@cityplat.com
919.612.6588

107 Fayetteville St, Suite 400, Raleigh NC 27601
919.650.2643
www.cityplat.com

