



DURHAM

LOGISTICS CENTER



90,000 - 351,030
Square Feet Available

1716 Camden Avenue, Durham, NC 27704

LOVETT
INDUSTRIAL



Property Overview.

Durham Logistics Center is a 351,030-square-foot Class-A industrial facility situated on 27.4 acres in Durham, North Carolina.

The property boasts 36-foot clear height and 7-inch un-reinforced concrete slab, 60-foot speed bay, 84 dock-high doors, and 86 trailer park spaces.

The Logistics Center is strategically located, fronting the I-85 and I-885 intersection, which sees over 155,000 vehicles per day. Additionally, it is within reach of approximately 355,000 consumers within a 10-mile radius, with a total spending power of \$4.7 billion.



Highlights.

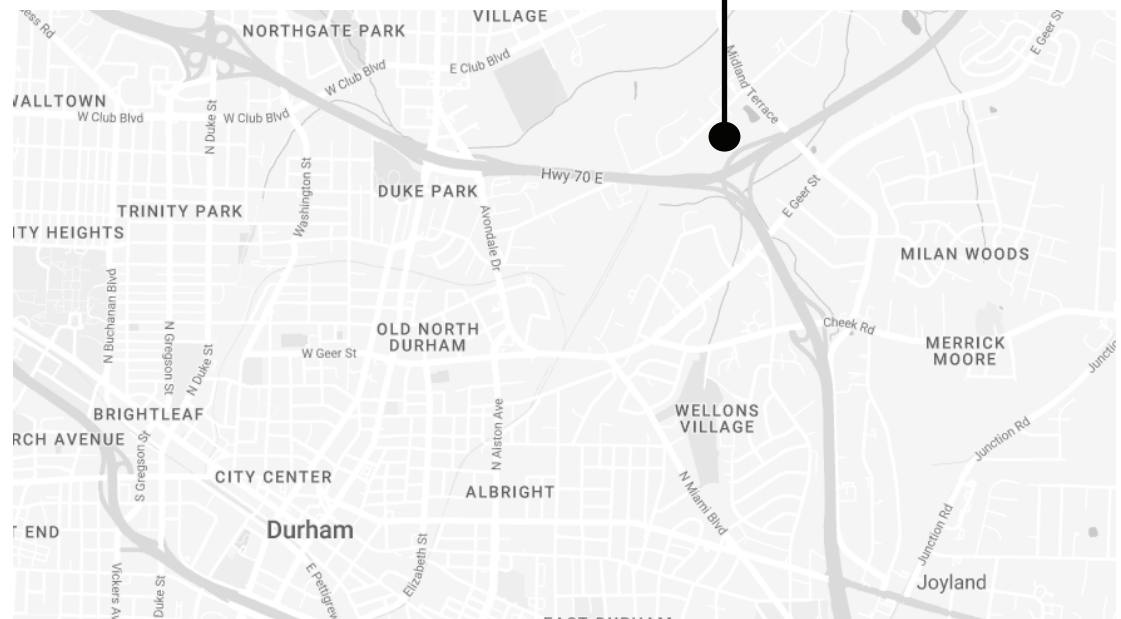
- Irreplaceable Location Fronting The I-85 and I-885 Intersection in Durham, North Carolina
- 36-Foot Modern Clear Height
- 86 Trailer Storage Spaces
- \$4.7 Billion Consumer Spending within a 10-Mile Radius
- 10 Miles (15 Minute Drive) to Research Triangle Park
- 13.3 Miles (22 Minute Drive) to Raleigh/Durham International Airport



Property Features.

Building 1

Available for Lease	351,030 SF
Spec Office	TBD
Configuration	Rear Load
Building Depth	260'
Speed Bay	60'
Clear Height	36'
Column Spacing	54' x 50'
Dock Doors	29 available with 30 potential knockouts
Drive-in Doors	2
Trailer Parking Spaces	86
Auto Parking Spaces	351





167K

**2023 POPULATION
WITHIN 5-MILES**

10,982

**SERVICE-PRODUCING INDUSTRIES
WITHIN 5-MILES**

\$4.7B

**CONSUMER SPENDING
WITHIN 10-MILES**

** 2023 COUNT YEAR*

Leased by:



Andrew Young
Senior Vice President
919.880.6194
Andrew.Young@colliers.com

Hunter Willard
Executive Vice President
919.264.0304
Hunter.Willard@colliers.com

Larry Lakins
Executive Vice President
919.815.5237
Larry.Lakins@colliers.com

Shields Bennett
Associate
919.538.5707
Shields.Bennett@colliers.com

Developed by:

LOVETT
INDUSTRIAL

Southeast U.S. Regional Office
3500 Lenox Road, Suite 1500
Atlanta, GA 30326
470.750.6605 Ext. 122

Ben Swift
Director, Market Leader
208.721.3425
Ben.Swift@lovetindustrial.com

Ken Chang
Senior Managing Director, Investment & Development
512.736.3867
Ken.Chang@lovetindustrial.com

www.LovettIndustrial.com