

CLASS A INDUSTRIAL DEVELOPMENT FOR LEASE

5500 CHIN PAGE ROAD, DURHAM, NC

SKYLINK COMMERCE CENTER



CONTACT

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STRATEGIC CAPITAL
PARTNERS

NAITRI PROPERTIES

SKYLINK
— COMMERCE CENTER —

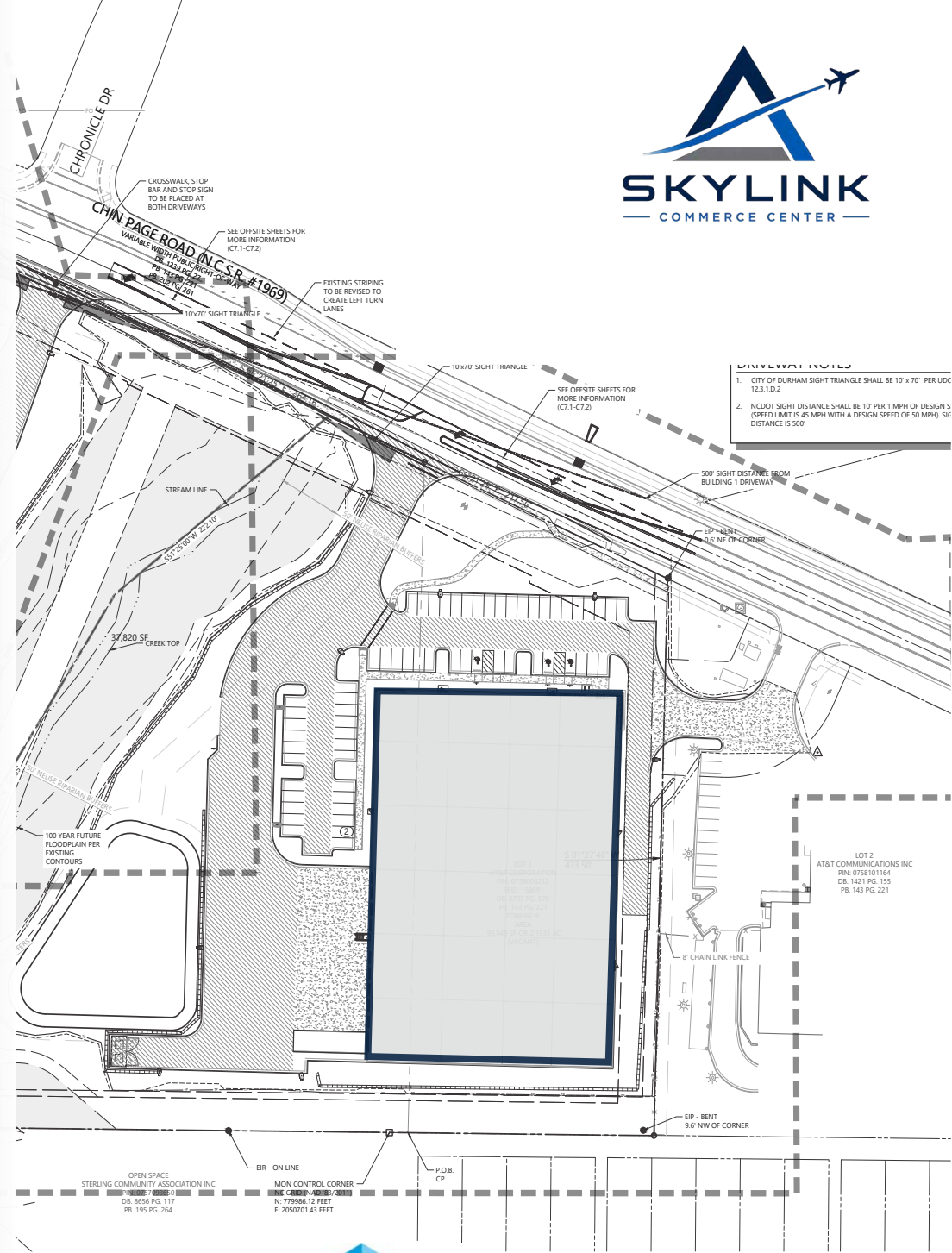


SKYLINK COMMERCE CENTER

5500 CHIN PAGE ROAD, DURHAM, NC 27703 | BUILDING II



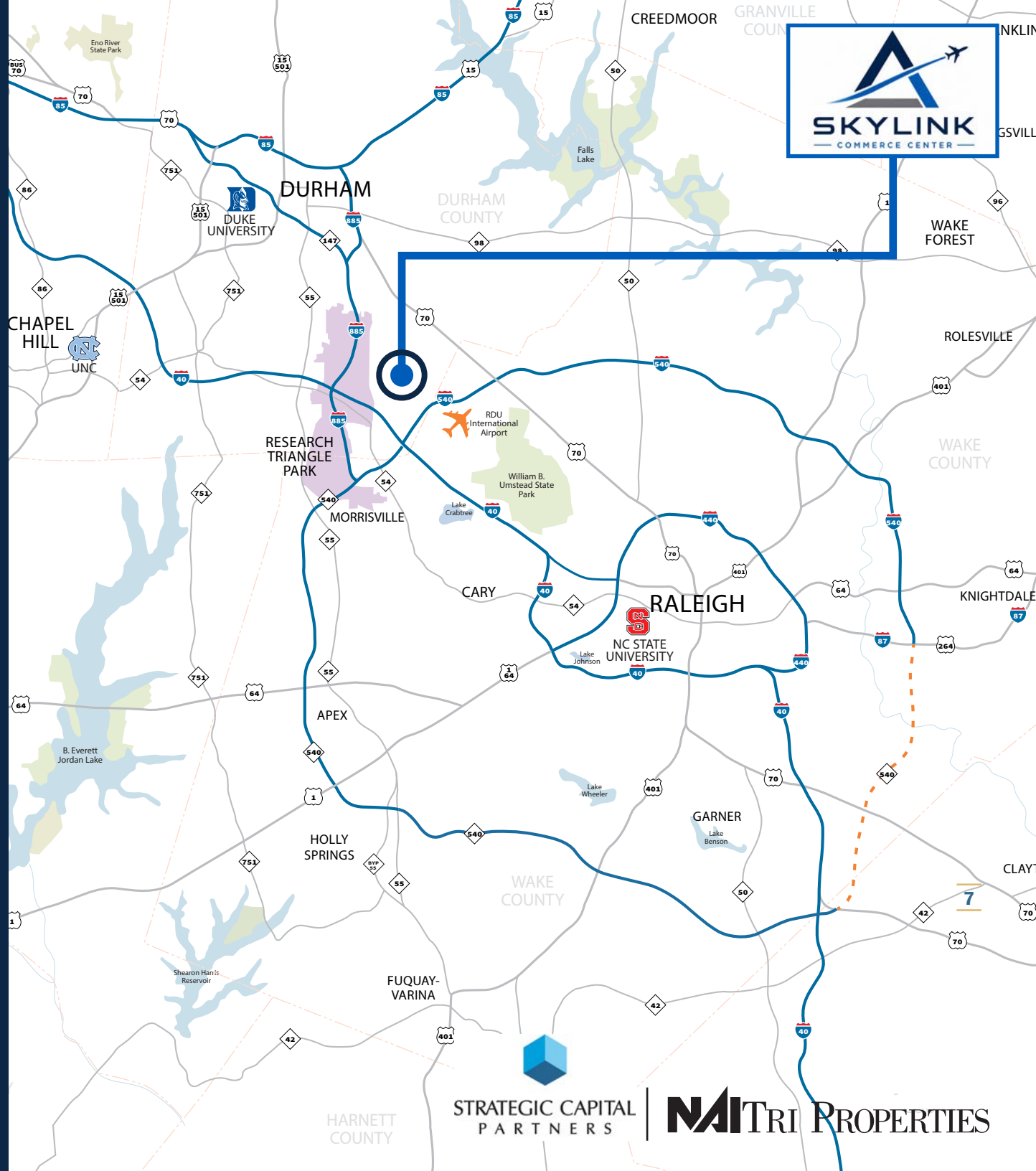
BUILDING II:	58,031 SF
SITE ACREAGE:	6.1 AC
ZONING:	IL - Current Zoning
PROJECTED DELIVERY:	Estimated Q4, 2027
BUILDING DIMENSIONS:	200' x 290'
BAY SIZES:	50' x 50' typical bay widths
SPEED BAY:	60'
CLEAR HEIGHT:	32' measured from inside 1st girder past speed bay
AUTO PARKING:	±61 spaces
TRUCK COURT:	135' depth with 60' Concrete Dock Apron
EXTERIOR WALLS:	Load Bearing Concrete Wall Panels
STRUCTURAL STEEL:	Gray tube steel columns and joists supporting primed white roof deck
SLAB CONSTRUCTION:	6" un-reinforced, 4,000 psi concrete on 4" aggregate base
ACTIVE DOCK DOORS:	6 - 9' x 10' Dock High Door plus 1 - 14' x 16' Drive-in Door
KO DOCK POSITIONS:	3 standard 9' x 10'
OVERHEAD DOORS:	To be installed at every active dock door position
DOCK EQUIPMENT:	1 Manual 35,000 lb Dock Leveler and Shelter
ROOFING:	Mechanically attached .45 mil TPO with R-20 Insulation
HAVC:	Heat for Freeze Protection; 1 Air Change per Hour
FIRE PROTECTION:	ESFR for protection of Class I-IV Commodities
POWER:	480/277v service with one House Service per building, 1,600 amp base
LIGHTING:	LED High Bay fixtures at one fixture per bay on 15' whip



ACCESS TO MAJOR POINTS

I-540	2.75 Miles
US 70	3.6 Miles
I-40	1.5 Miles
Research Triangle Park	1.2 Miles
RDU International Airport	2.5 Miles
Downtown Durham	12.0 Miles
Downtown Raleigh	16.5 Miles
Downtown Chapel Hill	13.9 Miles

A premier Class A industrial development strategically positioned at 5500 Chin Page Road in Durham, NC at the intersection of innovation, logistic, and regional connectivity. Located minutes from Research Triangle Park and the Raleigh-Durham International Airport, the project offers unmatched access and connectivity to the Southeast's leading research and corporate ecosystem.



REGIONAL CONNECTIVITY



AIRPORTS



Raleigh-Durham International	2.5 Miles
Johnston Regional Airport	43 Miles
Harnett Regional Airport	51 Miles
Piedmont Triad International	76 Miles
Fayetteville Regional	89 Miles
Wilmington International	145 Miles
Charlotte Douglas International	155 Miles

SEAPORTS

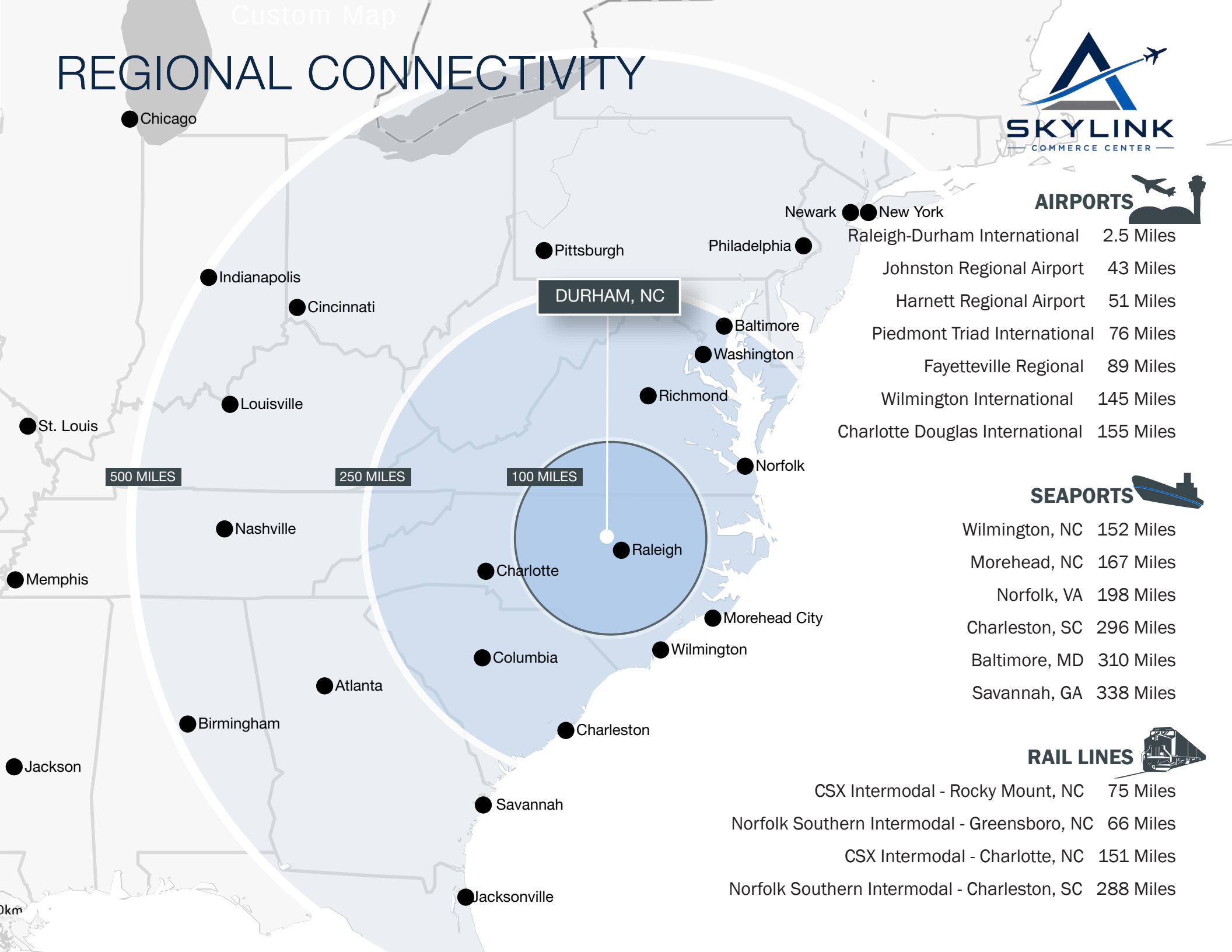


Wilmington, NC	152 Miles
Morehead, NC	167 Miles
Norfolk, VA	198 Miles
Charleston, SC	296 Miles
Baltimore, MD	310 Miles
Savannah, GA	338 Miles

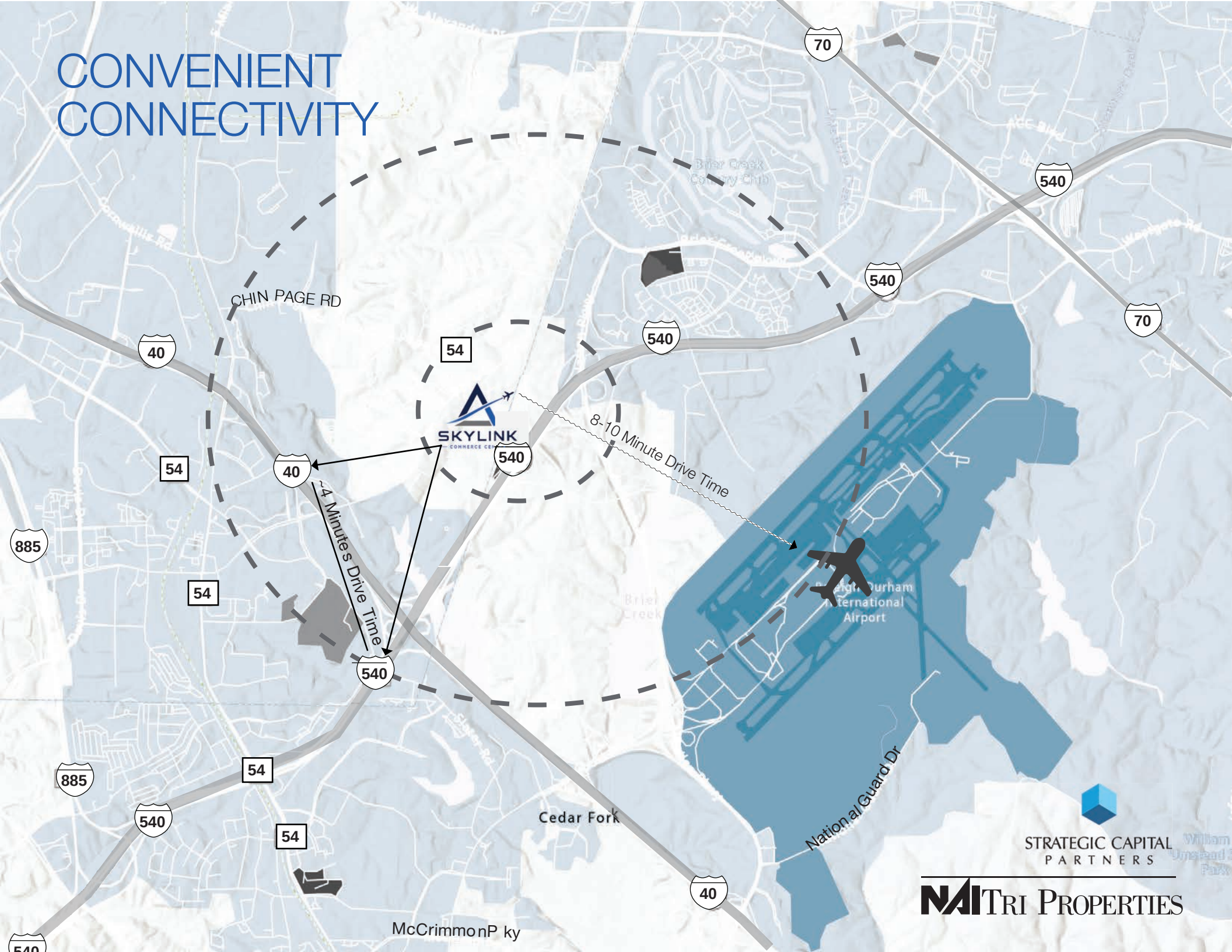
RAIL LINES



CSX Intermodal - Rocky Mount, NC	75 Miles
Norfolk Southern Intermodal - Greensboro, NC	66 Miles
CSX Intermodal - Charlotte, NC	151 Miles
Norfolk Southern Intermodal - Charleston, SC	288 Miles



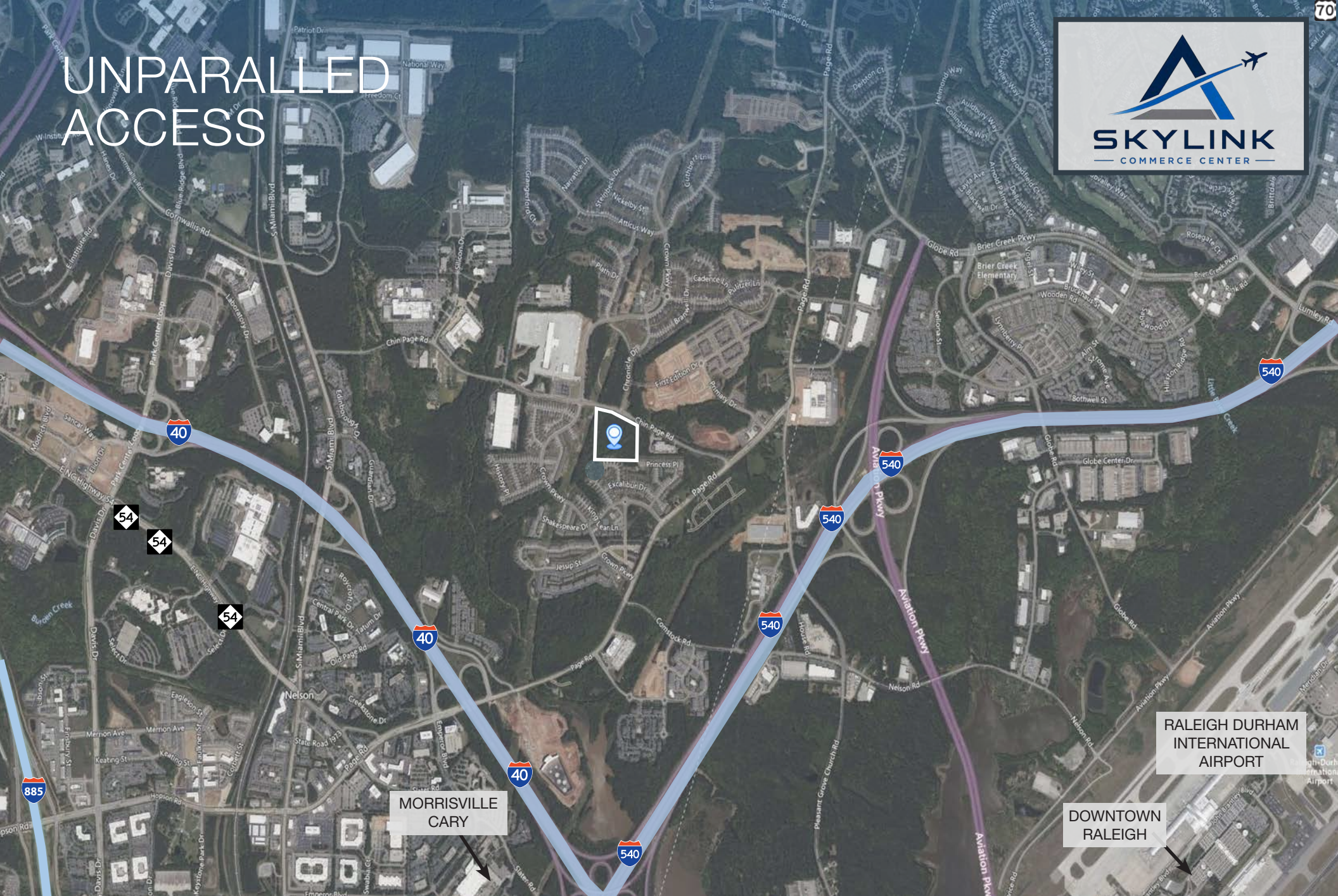
CONVENIENT CONNECTIVITY



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UNPARALLELED ACCESS



CONTACT

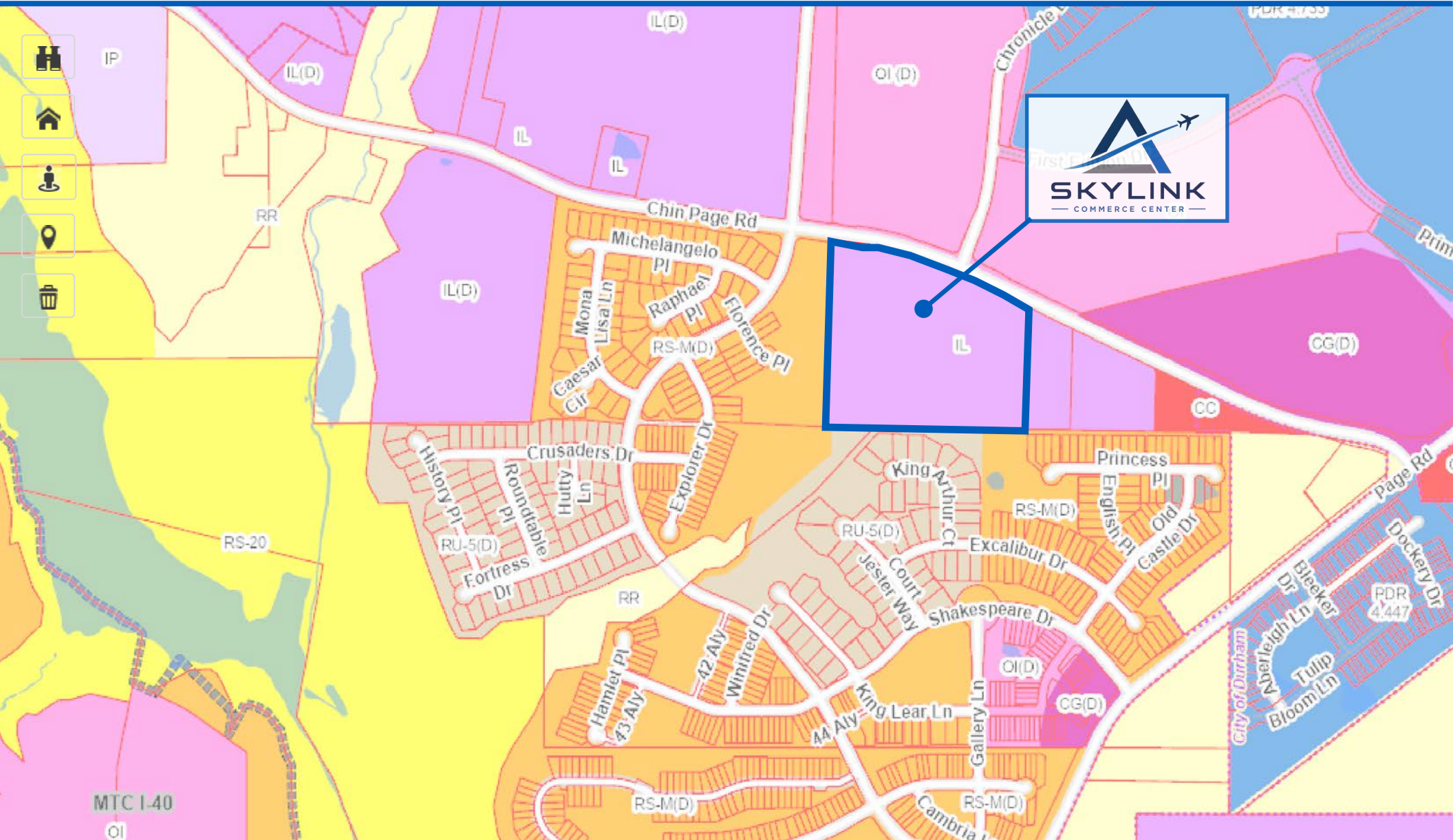
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IL ZONING MAP



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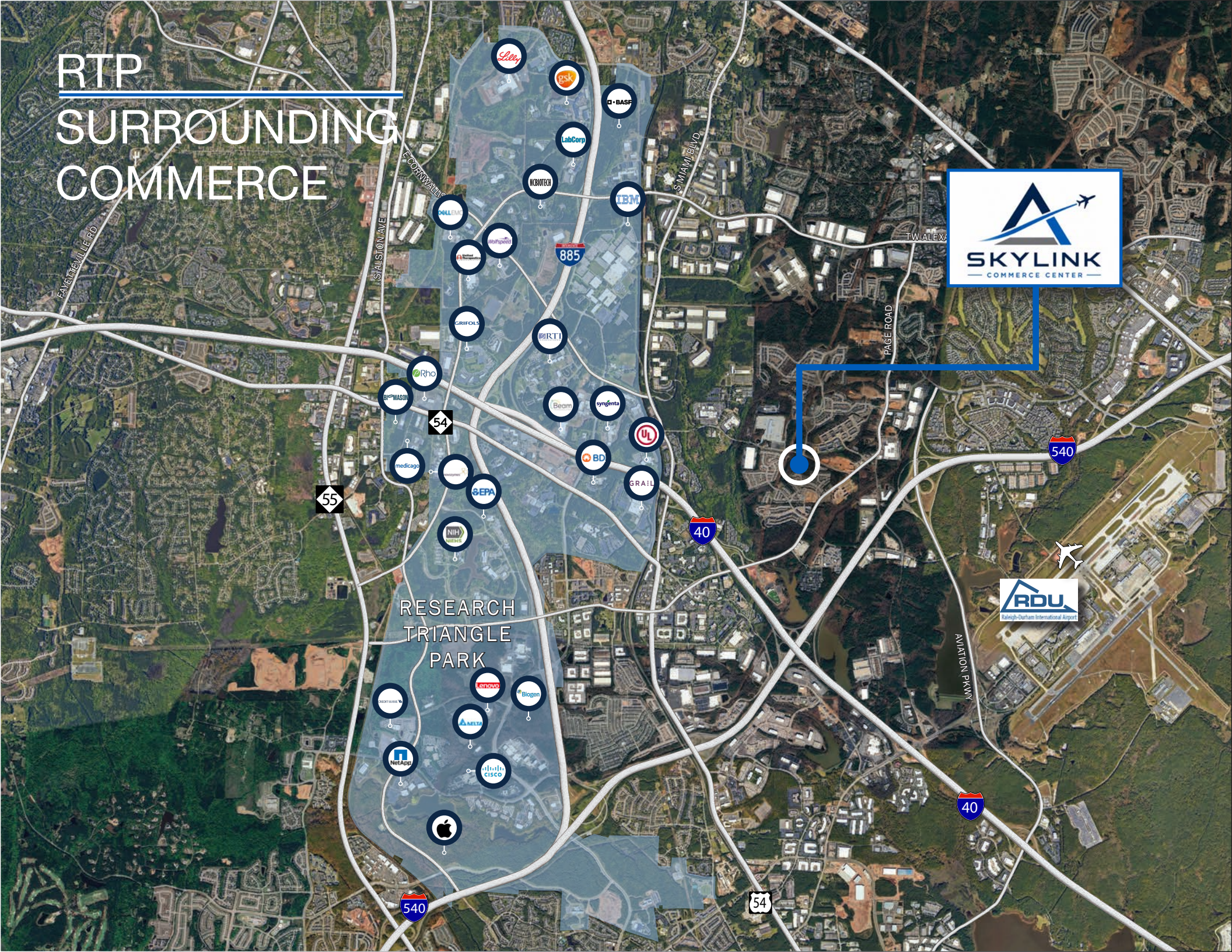
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RTP SURROUNDING COMMERCE



AMENITIES

5500 Chin Page Road is surrounded by a wealth of amenities to live, work, and play.
The below list of amenities is within 20 minute drive of the new SKYLINE Commerce Center Development



FOOD

Babymoon Café
Bad Daddy's Burgers
Benetis Restaurant
Blue Bell Creameries
Blue Ridge Deli & Café
Brigs at the Park Restaurant
Byrd's BBQ Restaurant & Catering
Carmen's Cuban Café & Lounge
Chick-Fil-A
Chophouse
Cook Out
Cracker Barrel
Farmside Kitchen
First Watch
Fount Coffee + Kitchen
Glasshouse Kitchen
Golden Corral
It's a Southern Thing
J & J Fish & Chicken
Jersey Mike's Subs
La Cocina Mexican Restaurant
LuLu Bang Bang
McDonald's
Mez Contemporary Mexican
Mis Caseritos
Moe's Southwest Grill
Naga's South Indian Cuisine

Nzingas Kitchen
Page Road Grill
Piney Point Grill and Seafood Bar
Pizza Hut
Starbucks
Subway
Taco Ardiente
Taqueria Esmeralda
Thai 55
The Flying Biscuit Café
The Goat Brier Creek
The House
Tropical Smoothie Café
Twisted Ladder
V's Kitchen
Waffle House
Wendys
William's Gourmet Kitchen
Zaxbys

HOTELS

Aloft
Cambria Hotel
Candlewood Suites
Comfort Inn
Country Inn & Suites
Courtyard
Days Inn

DoubleTree
Extended Stay
Fairfield Inn & Suites
Hampton Inn
Hilton Garden Inn
Holiday Inn
Holiday Inn Express
Homewood Suites
Hyatt Place
LaQuinta Inn & Suites
Marriott
Quality Inn & Suites
Residence Inn
Sheraton Imperial Hotel
Sleep Inn
Spring Hill Suites
The Westin
Towne Place Suites
Tru by Hilton

PARKS & REC

Bethesda Cricket Ground
Drive Shack
Fitness Connection
Frankie's
Kitts Creek Tennis Courts
Lake Crabtree County Park
Meridian Park

NC Museum of Art
Piney Wood Park
Pump It Up
RTP Softball Fields
Topgolf
Triangle Badminton and Table Tennis
Triangle Shooting Academy
Urban Air Trampoline and Adventure Park

SHOPPING

Brier Creek Commons
Brightleaf Square
Harris Teeter
Parkwest
Publix Super Market
Wegmans

BANKS

Bank of America
Chase Bank
Fidelity Bank
First Citizens Bank
Navy Federal Credit Union
Truist
Wells Fargo Bank
Woodforest National Bank

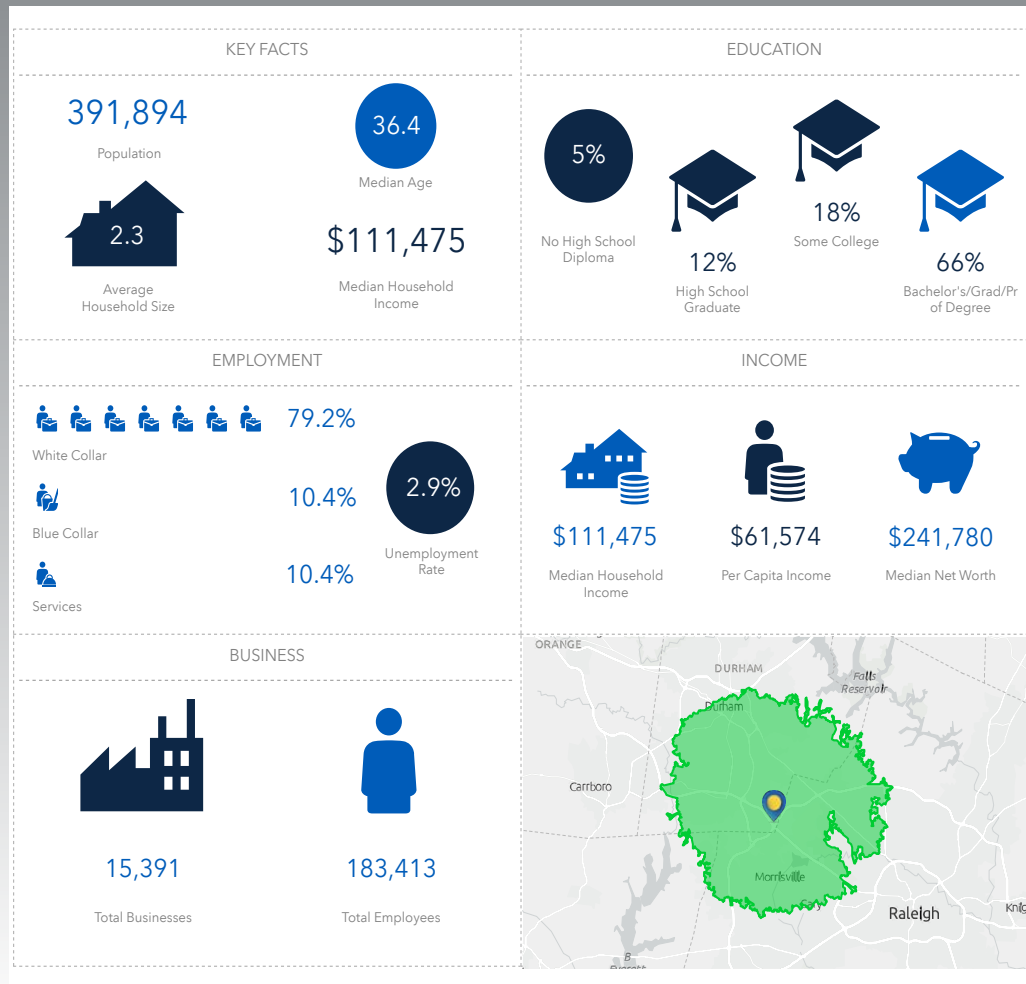
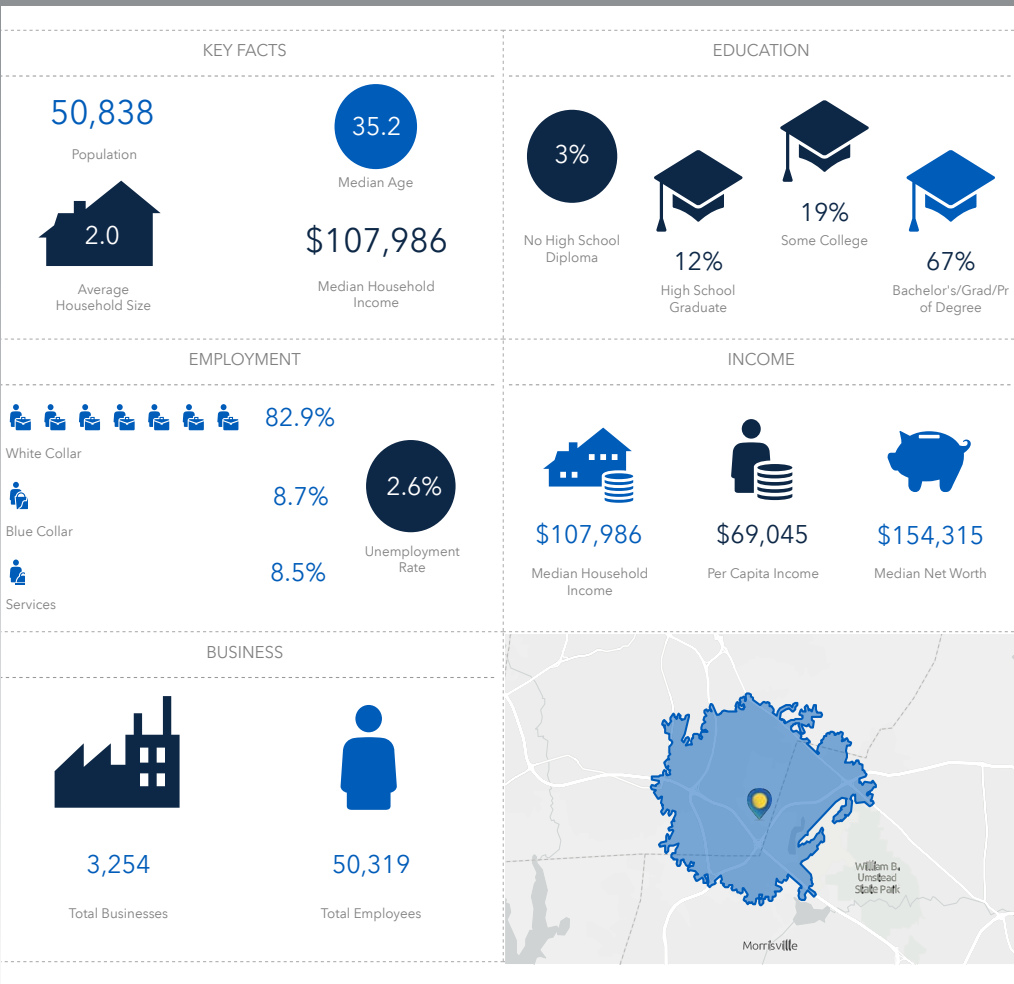
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DEMOGRAPHICS



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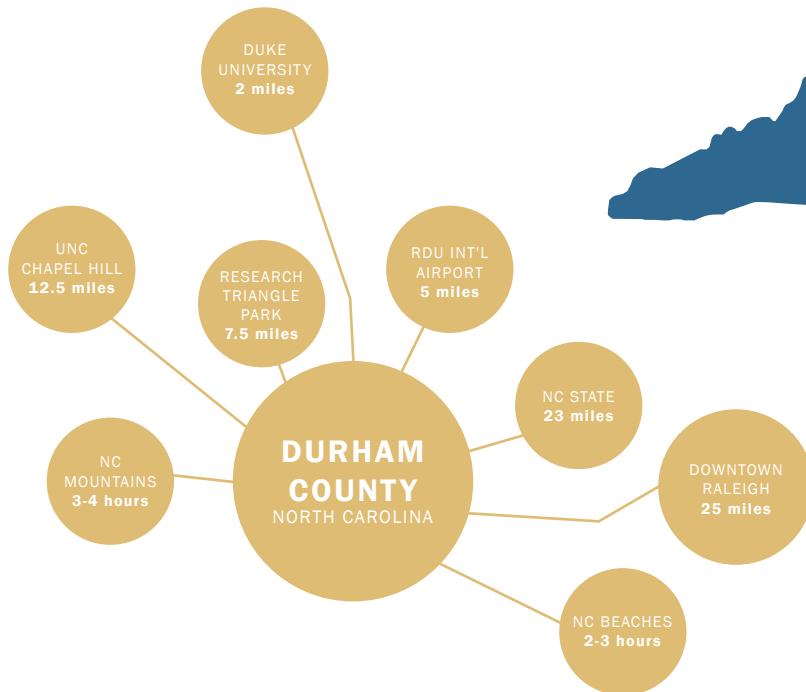


DURHAM COUNTY

NORTH CAROLINA

Durham County, located in the central region of North Carolina, is part of the Research Triangle, a major hub of research, technology, and higher education. Durham County's economy is bolstered by the presence of research institutions, healthcare facilities like Duke University Health System, and tech companies, all centered around the Research Triangle Park (RTP), one of the largest research parks in the world. RTP, which also extends into nearby Wake and Orange counties, has attracted multinational corporations, start-ups, and innovators in biotech, pharmaceuticals, and information technology.

Durham County is well-connected by several major roadways, making it accessible to surrounding regions and beyond. Interstates and highways make Durham County highly accessible, facilitating local commuting and longer trips across the state and the region. The area's roadways also provide convenient connections to Raleigh-Durham International Airport (RDU), which is located just a short drive from downtown Durham. Durham County is approximately equidistant from the state's beaches to the east and the mountains to the west.



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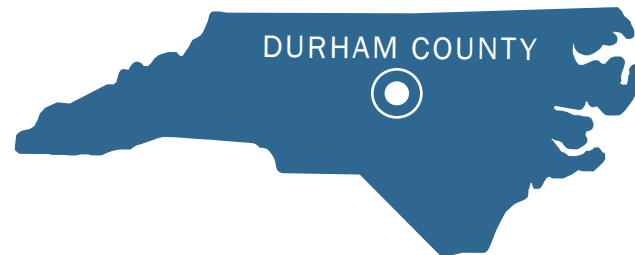
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DEMOGRAPHICS

- Population growth: **1.64% annual growth in 2026**
- Educational attainment: **91.5% high school graduate or higher (age 25+)**
- Median household income: **\$81,600 in 2026**
- Median Age: **35.1 - 35.6 years old in 2026**

Source www.census.gov



MAJOR EMPLOYERS

- Aisin
- Blue Cross and Blue Shield of NC
- Wolfspeed
- IQVIA
- Biogen
- GlaxoSmithKline
- Fidelity Investments
- IBM
- Cisco Systems
- BioMerieux



#6

Best Place
to Start a Business
WalletHub 2026

#14

Best City for Job Seekers
in the US
MoneyGeek 2026

#8

Best University in the
Nation - DUKE
U.S. News & World Report
2026

#1

Best US Metro for Women
in Tech-Mid-Sized Metro
CoworkingCafe Study
2026



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INNOVATIVE COMMUNITY



The Research Triangle community fuels an engine of innovation, and currently boasts the **largest concentration of life science/high technology companies** in the Triangle.

Located adjacent to **Research Triangle Park** is home to many notable companies such as Fidelity, P izer, Biogen, IQVIA (formerly Quintiles), Hewlett Packard Enterprise, KBI Biopharma, Bioventus, GoTriangle and more.

TARGETED INDUSTRIES

Contribution to Gross Regional Product*

LIFE SCIENCES

\$9.8 billion

TECHNOLOGY

\$14.6 billion

CLEANTECH

\$4.6 billion

ADVANCED MANUFACTURING

\$2.2 billion

AGTECH

\$1.2 billion

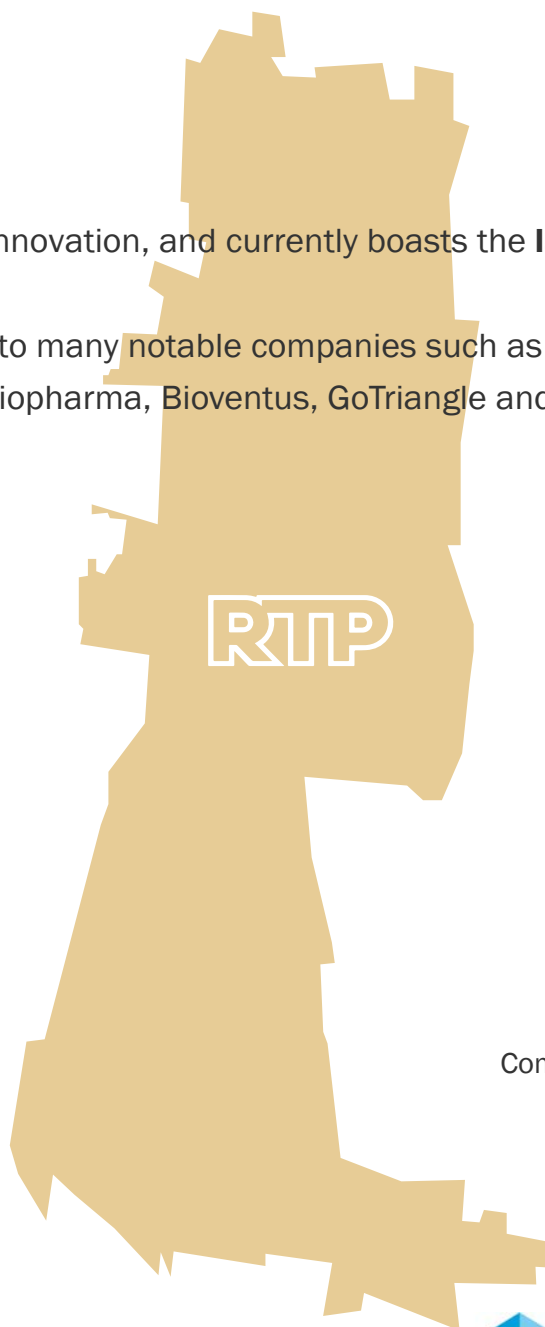
*Data Source: RTRP

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RESEARCH TRIANGLE PARK QUICK FACTS

#1

Largest Research Park in USA

55,000

Workers

300+

Companies

\$6 Billion

Combined Annual Research Investments

3

Top Tier University Talent Pools



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RESEARCH TRIANGLE PARK ACCOLADES & RESEARCH HUBS

More than a location and an engine for economic growth, the Research Triangle Park is a center of innovation where educators, researchers, and businesses come together as collaborative partners. It is home to winners of the Nobel and the Pulitzer prizes, as well as recipients of the U.S. Presidential Award and National Foundation Awards.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

\$1.6 billion+ in research annually
Top 5 public university nationally (US News and World Report)
#5 for federal research among universities
Top 10 US research university in volume and annual expenditures

Duke UNIVERSITY

Top 10 nationally ranked universities (US News and World Report)
\$1.2 billion+ annually invested in research and development

NC STATE UNIVERSITY

Largest four-year institution in NC
#6 in research expenditures nationally for public universities without a medical school
Centennial Campus - 1,000+ acre campus with 70+ corporate, nonprofit and government partners and over 3,000+ employees



RESEARCH TRIANGLE PARK

55,000+ Employees
385+ Companies
Billions in ongoing public and private investments

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#1

**STEM HUB IN THE
NATION: DURHAM**

CoWorkingCafe
2025

#4

**MOST ECONOMICALLY
RESILIENT METRO:
RALEIGH**

CardRates
2026

#1

**TOP METRO FOR
RECENT COLLEGE
GRADS: RALEIGH**

ADP Research
2025

**NORTH CAROLINA
NAMED TOP STATE
FOR BUSINESS**

CNBC
2025

#1

**BEST CITY FOR
EMPLOYMENT
OPPORTUNITY AND
EARNING POTENTIAL:**

RALEIGH
New York Post
2025

**TOP 5 METRO
IN THE U.S. FOR ITS
TECH IMPACT ON THE
LOCAL ECONOMY:**

RALEIGH
CompTIA
2025

#2

**TOP INNOVATIVE
HUBS ACROSS THE
SOUTH: RALEIGH**

CommericalCafe
2025

#2

**MOST EDUCATED
CITIES IN THE
NATION: DURHAM -
CHAPEL HILL**

WalletHub
2025



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EXPONENTIAL POPULATION GROWTH

Considered the fastest-growing region in the state, the Raleigh/Durham/Research Triangle region has a population of over 2 million and has grown by more than 40% in the last 20 years. The area is expected to grow at an even faster rate in the next decade. Within the Triangle region, Wake County is the largest and fastest-growing area with a population of more than 1,072,000, adding approximately 65 people per day.

DIVERSIFIED EMPLOYMENT BASE

At the heart of the region's success lies a diverse and growing blend of people and cultures from every corner of the globe. The region's quality growth and ability to mix native traditions and newcomer influences have shaped a population full of vitality, diversity, and prosperity. This talent-attractive environment boasts one of the most highly educated and diverse workforces in the nation. With more than 46 percent of its 25-or-older population holding a bachelor's degree or higher, it's no wonder Forbes magazine ranked Raleigh as one of the best cities for new college grads.

INNOVATION

As the home of three nationally renowned research universities, the Triangle has garnered a reputation for innovation and entrepreneurship. The Research Triangle region utilizes a triple helix business model in which leaders from the area's businesses, government, and major research universities work together to transform business practices; acquire and develop the latest technology to enable new companies and industries to thrive.

QUALITY OF LIFE

The low cost of living, quality health care, and ready access to abundant recreational activities make the Triangle region a desirable place to start or relocate a business. Centrally located between the majestic Blue Ridge Mountains to the west and the legendary Outer Banks/Atlantic coast to the east, the Triangle enjoys a favorable climate year-round. Tropical air in the summer and mild temperatures in the winter keep the mean annual temperature at a comfortable 60 degrees.

TOP BUSINESS CLIMATE

Anchored by one of the nation's largest research parks and three nationally renowned research universities, the Research Triangle area consistently ranks among the nation's best economies year after year. Industry giants in pharmaceuticals, computer software, telecommunications, cleantech, and biotechnology dot the landscape, helping to fuel thriving retail sales and entrepreneurial success. In 2021, Apple, Google, and Nike announced headquarter expansion plans into the Triangle market.

CONSISTENT EMPLOYMENT GROWTH

The Triangle area has had consistently low unemployment rates and high job growth rates. The area's unemployment is consistently below the state and national rates. The metro area's economic success is most evident in the rising incomes of its residents. The region's per capita income has long outstripped the state's per capita income, and this solid economic performance is projected to continue to increase over the next 15 years.