

FOUNDRY
COMMERCIAL



SCANNELL
PROPERTIES



TRIANGLE 55

COMMERCE CENTER

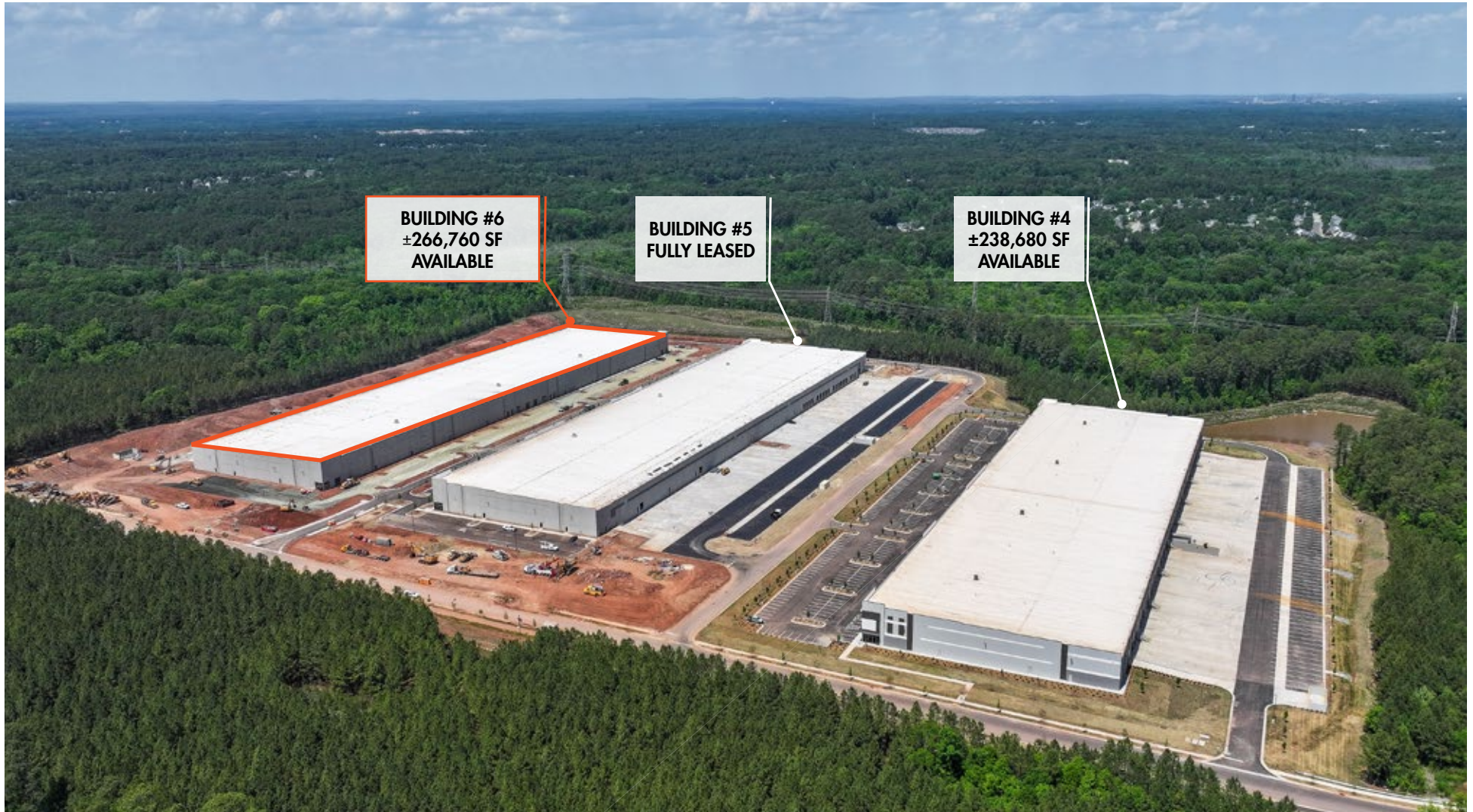
BUILDING 6 | 266,760 SF

3351 HOPSON ROAD | DURHAM, NC 27713

1.0 MILLION SQUARE FOOT DEVELOPMENT

Triangle55

INDUSTRIAL SPACE FOR LEASE



Triangle55

INDUSTRIAL SPACE FOR LEASE

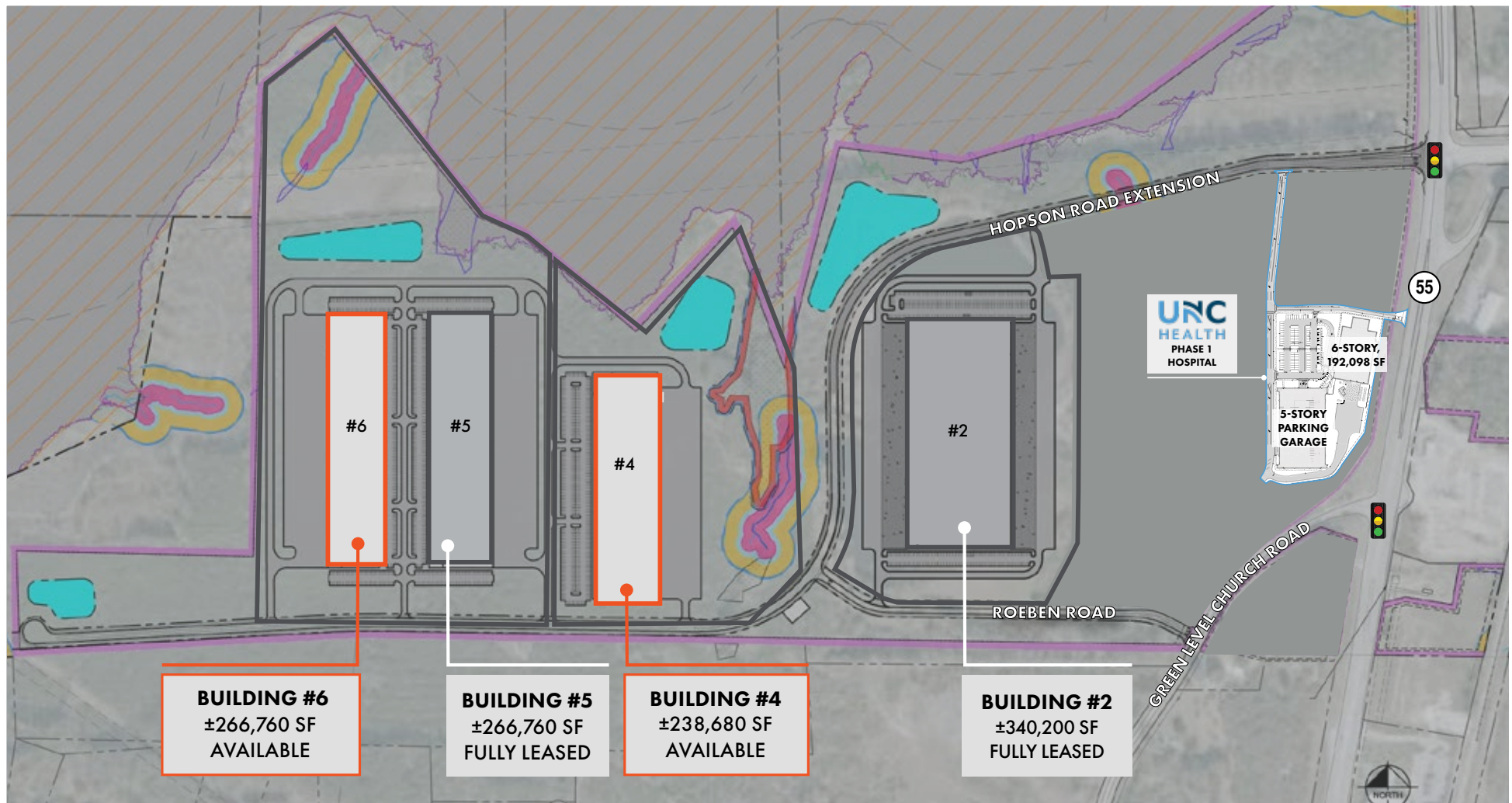
RTP/I-40 SUBMARKET | TRIANGLE55 SITE



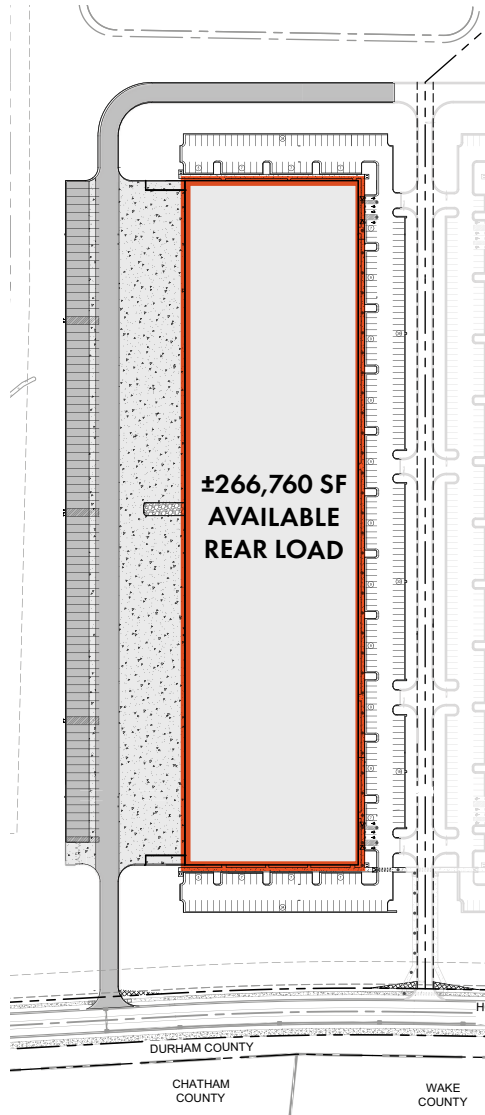
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INDUSTRIAL SPACE FOR LEASE

TWO REAR LOAD BUILDINGS



BUILDING #6 SITE PLAN

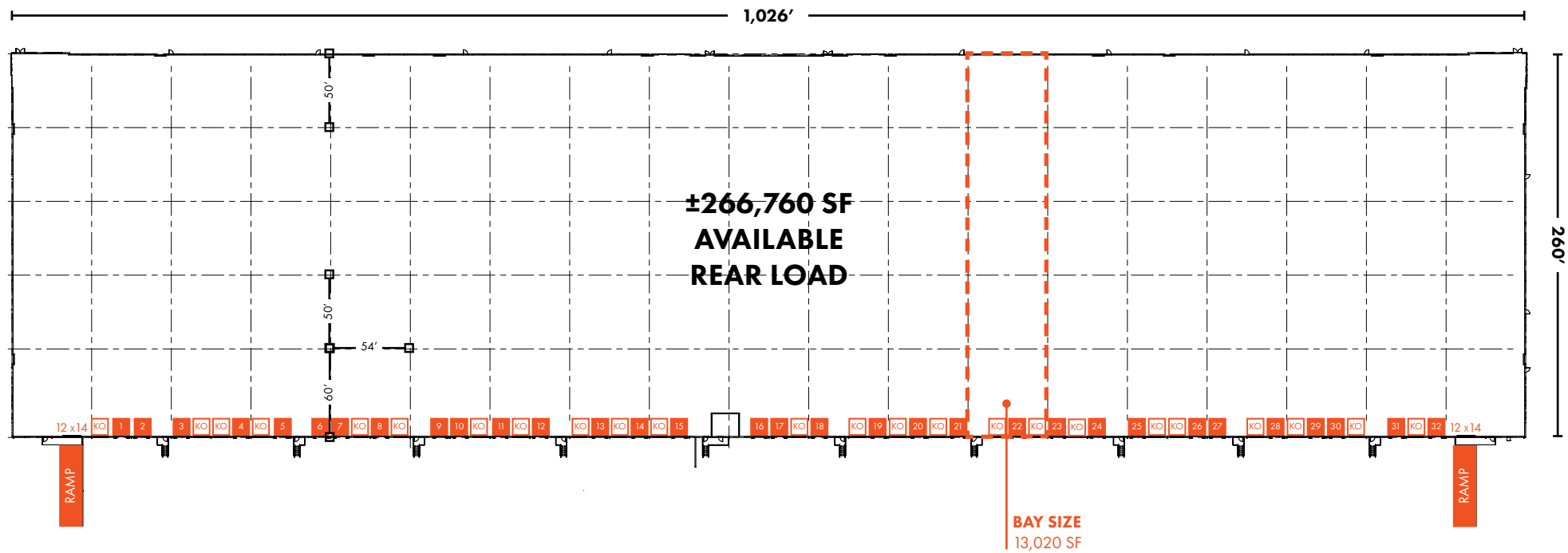


BUILDING #6 FEATURES

ADDRESS	3351 Hopson Road Durham, NC 27713
LEASE RATE	Call for details
ZONING	Light Industrial (IL) ZONING INFO
NO. OF ACRES	±39 acres
TOTAL SF	±266,760 SF
BUILDING DIMENSIONS	260' x 1,026'
COLUMN SPACING	Typical bays - 50' x 54'; loading bay - 60' x 54'
CLEAR HEIGHT	32'
AUTO PARKING	306 spaces
TRUCK COURT	180' total depth (79 trailer drop spaces)
EXTERIOR WALLS	Load bearing concrete wall panels
STRUCTURAL STEEL	Gray tube steel columns and joists supporting white roof deck
SLAB CONSTRUCTION	7" un-reinforced, 4,000 psi concrete on 6" aggregate base with 10 MIL vapor-barrier under the entire slab
DOCK DOORS	32, 9'x10' insulated manual overhead doors with dock seals and bumpers 30 knockouts for additional doors
ROOFING	Mechanical fastened .60 mil TPO with R-30 insulation
HVAC	Heat for freeze protection (to 49°F); 1 air change per hour
FIRE PROTECTION	ESFR for protection of Class I-IV Commodities
ELECTRICAL SERVICE	One (1) 480v/277, 3,000 amp service
LIGHTING	LED high bay with motion sensors, 30' FC at 36" AFF

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BUILDING #6 FLOOR PLAN



- D** DOCK DOOR
- K** KNOCK OUT PANEL

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INDUSTRIAL SPACE FOR LEASE



INTERSTATES

Uninterrupted distribution to every major market in the United States

	Highway 540	2.3 miles
	Durham Freeway	3.9 miles
	Interstate 40	5.0 miles
	US-70	7.4 miles
	Interstate 85	12.4 miles

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LOCATION & ACCESS



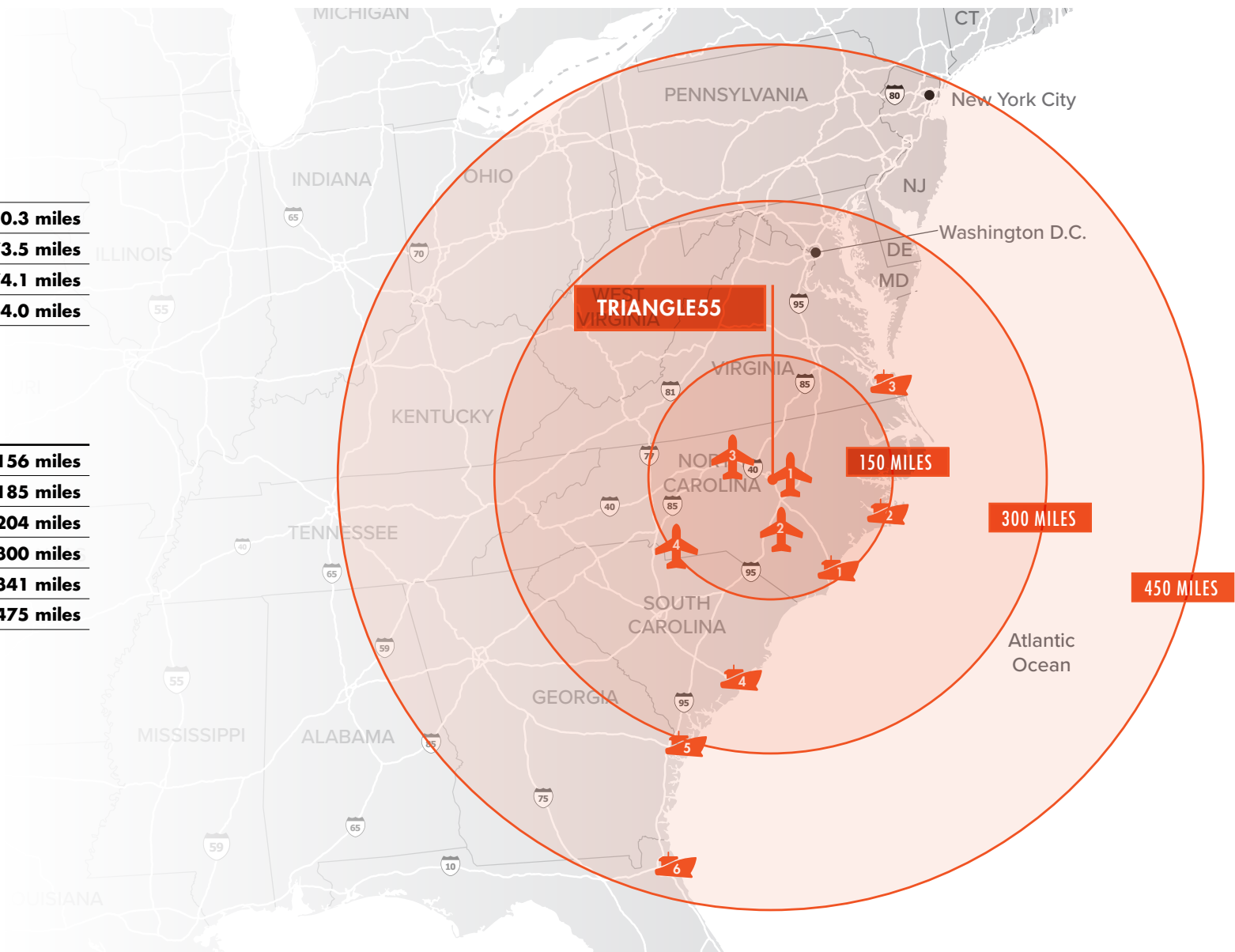
AIRPORTS

1	Raleigh-Durham International	10.3 miles
2	Fayetteville Regional	73.5 miles
3	Piedmont Triad International	74.1 miles
4	Charlotte Douglas International	164.0 miles



SEAPORTS

1	Wilmington, NC	156 miles
2	Morehead City, NC	185 miles
3	Norfolk, VA	204 miles
4	Charleston, SC	300 miles
5	Savannah, GA	341 miles
6	Jacksonville, FL	475 miles



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