

INDUSTRIAL IOS • FOR LEASE



IIO Litho Way

Durham, NC 27703



PROPERTY DETAILS

110 Litho Way, Durham, NC 27703

LOT SIZE

± 3.91 acres

BUILDING SIZE

± 7,500 SF + 900 SF wash bay

YEAR BUILT

2001

CLEAR HEIGHT

16' (17'-8" to ceiling)

LOADING

Six (6) grade-level, drive-in doors — three 16' x 14', three 16' x 16'

SECURITY

Electrified fence, two (2) gated entrances, perimeter lighting

ZONING

IL — Durham

HEATED WAREHOUSE

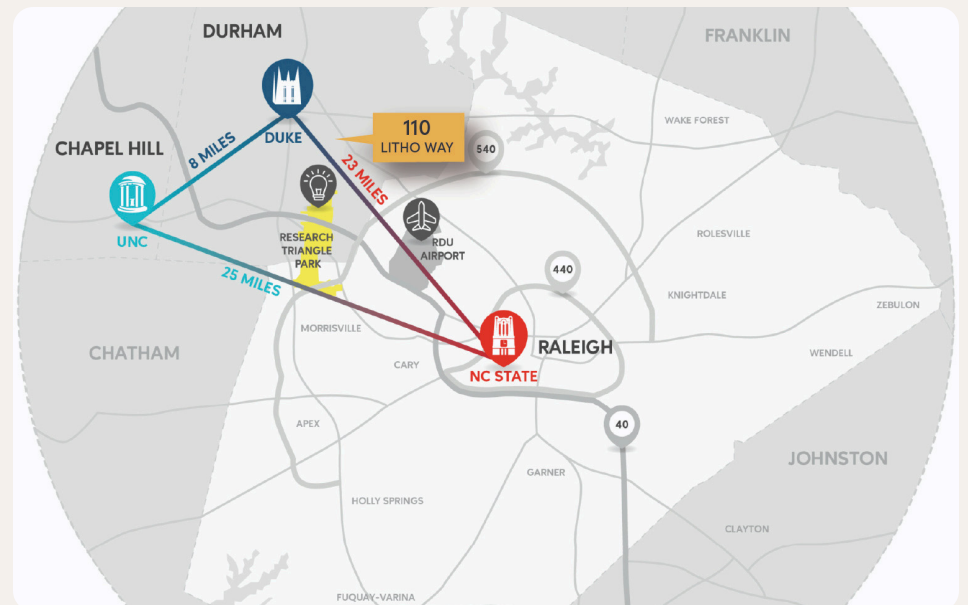
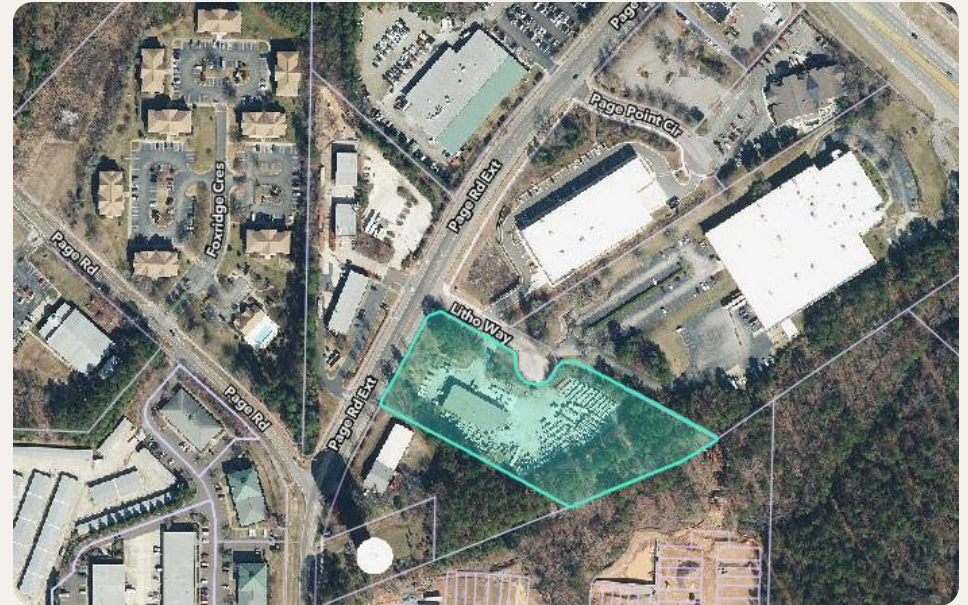
Four (4) gas heaters

PARKING

Eighteen (18) surface parks

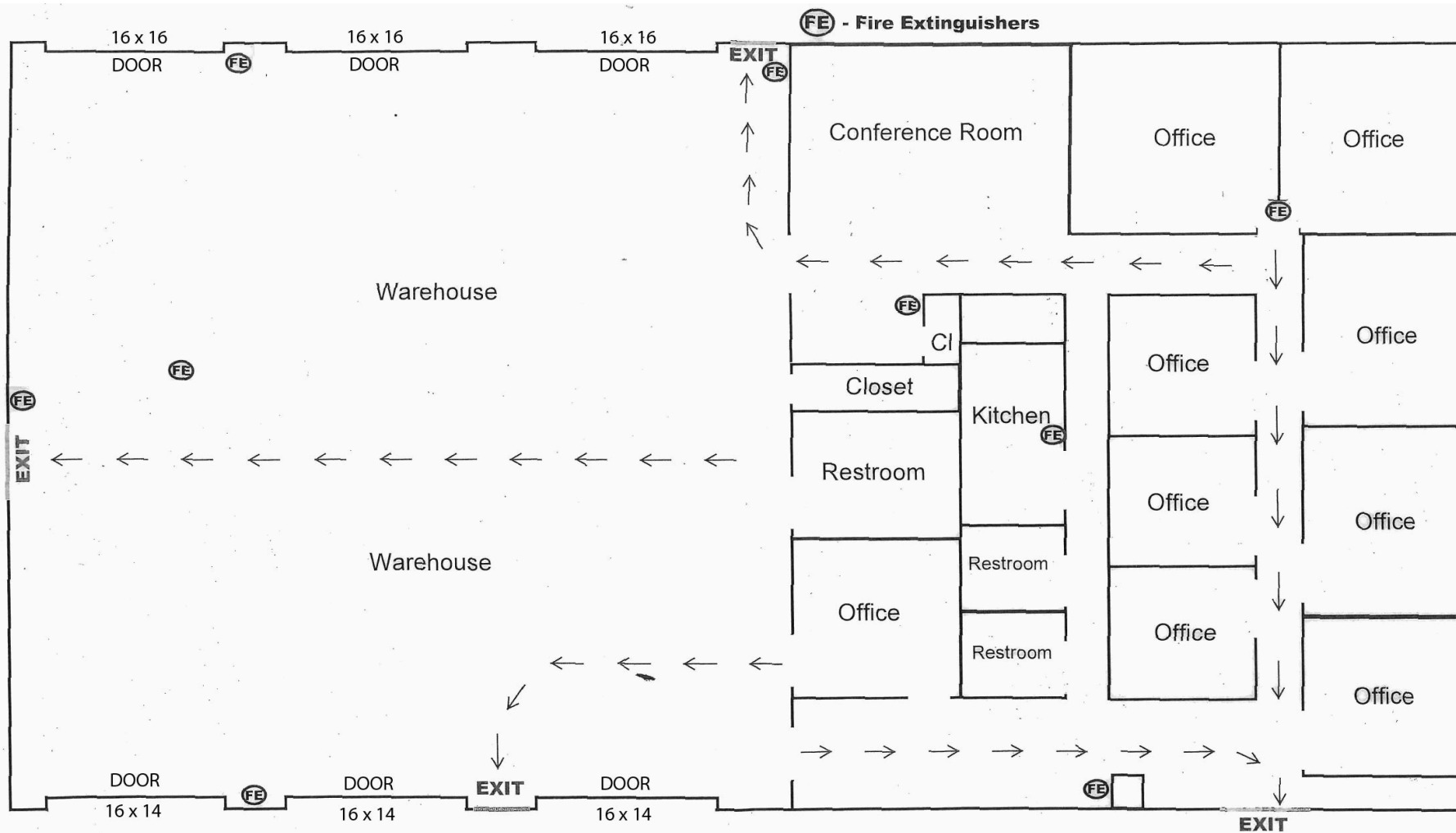
AVAILABILITY

October 1, 2026



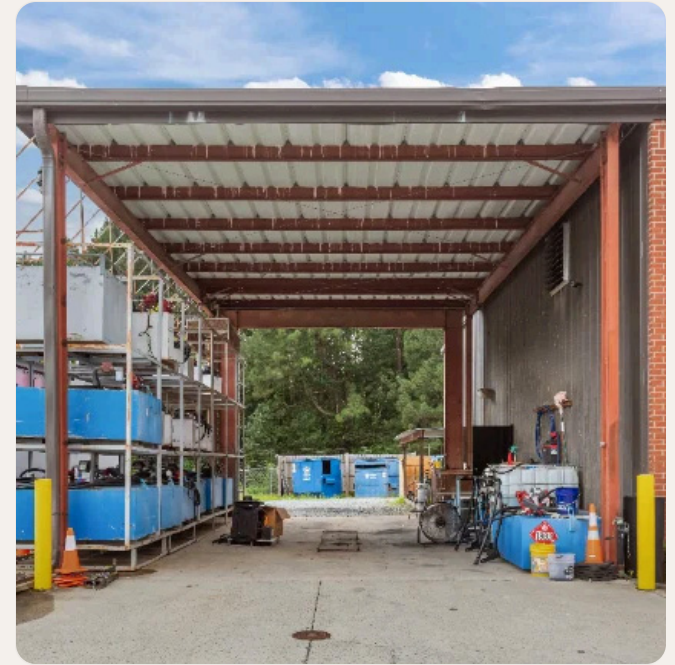
Contact Broker for Pricing · Thomas Goodwin

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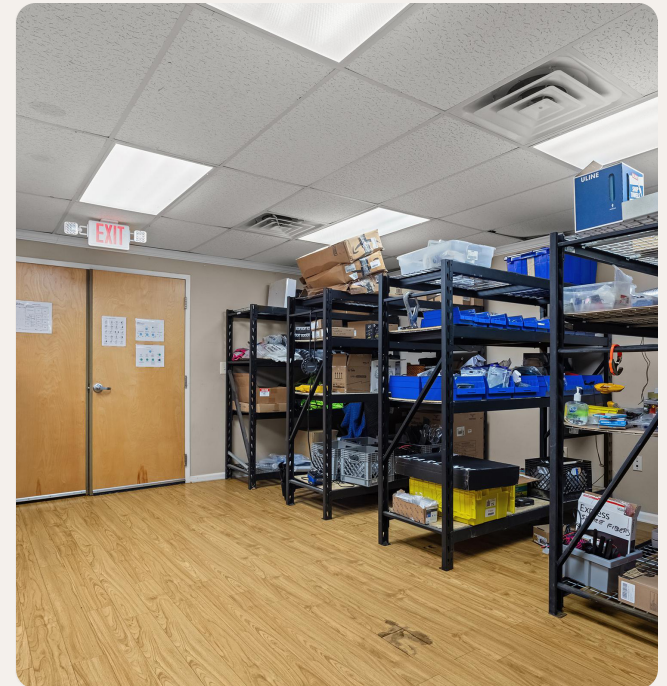
EXTERIOR PHOTOS

110 Litho Way, Durham, NC 27703



INTERIOR PHOTOS

110 Litho Way, Durham, NC 27703





DURHAM ACCOLADES

#6 Best Large City to Start a Business

WalletHub · Apr 2026

#4 Most Educated City in America

WalletHub · Jul 2024

#6 Best Run City in America

WalletHub · Jun 2024

#1 Medium City for Women in Tech

Coworking Cafe · Mar 2025

#5 For Gen Z to Become Homeowners

Point2Homes · Jan 2024

#4 Hottest Housing Market

US News & World Report · Feb 2024

PROPERTY DEMOGRAPHICS OVERVIEW

	1 MI	3 MI	5 MI
POPULATION	5,593	48,592	108,889
HOUSEHOLDS	2,872	23,802	48,919
BUSINESSES	209	2,119	5,840
EMPLOYEES	1,205	26,232	73,684
MEDIAN HH INCOME	\$103,592	\$111,650	\$105,627
AVG HH INCOME	\$162,592	\$159,128	\$142,805
MEDIAN AGE	35.7	38.0	36.0
POP. GROWTH ('26-'31)	3.4%	2.1%	1.6%
EMPLOYEES / BUSINESS	5.8	12.4	12.6
RES. POP. / BUSINESS	26.8	22.9	18.6

DURHAM PROFILE · 2026 CENSUS

300,876	126,550	35.1
TOTAL POPULATION	HOUSEHOLDS	MEDIAN AGE
\$81,619	22.3 min	57.3%
MEDIAN HH INCOME	MEAN COMMUTE	BACHELOR'S+ DEGREE

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