

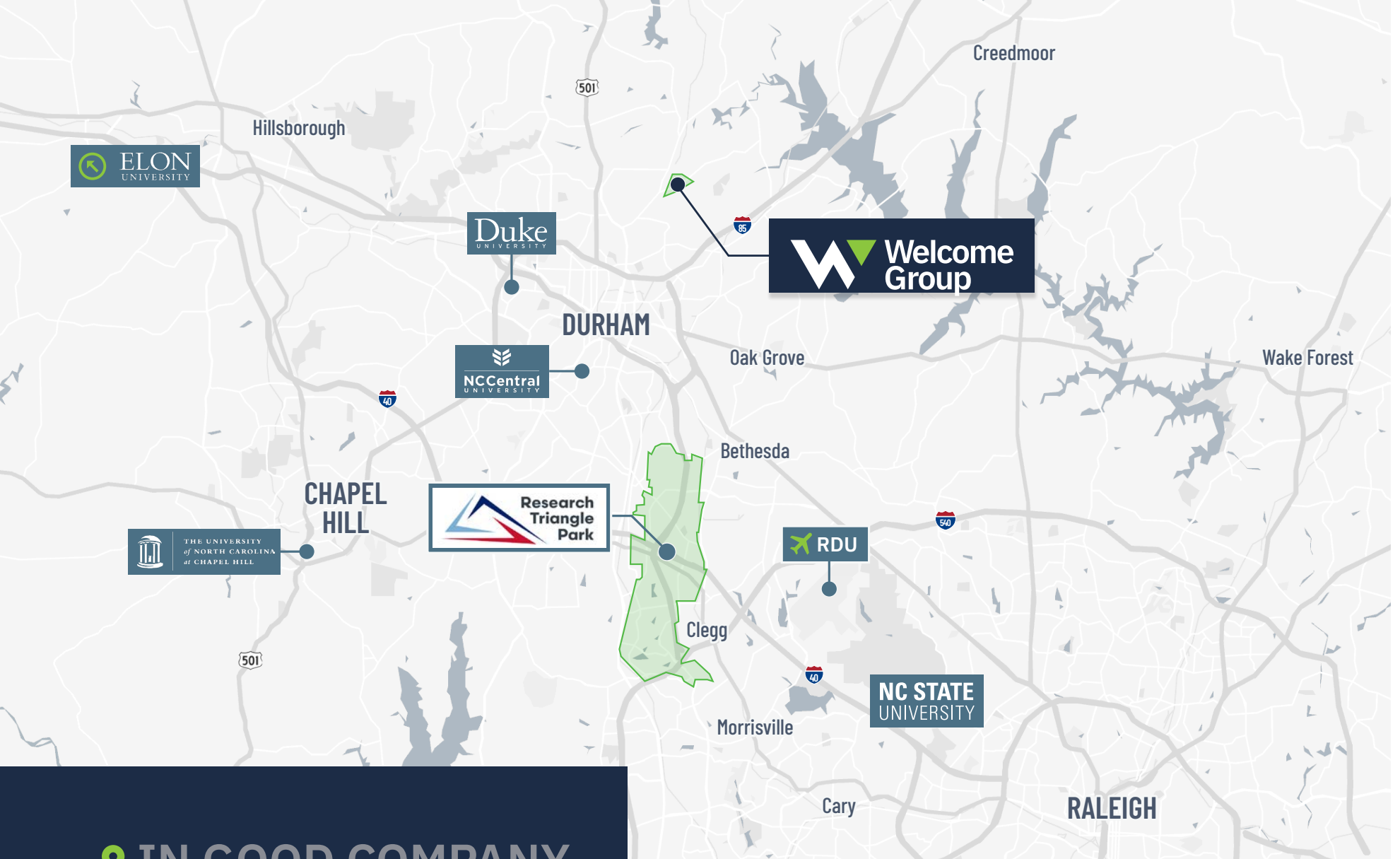


# Welcome Venture Park

DURHAM, NORTH CAROLINA

A refreshing new industrial park in  
the center of one of the most thriving  
marketplaces in the Southeast





📍 IN GOOD COMPANY  
**LOCATION IS  
 EVERYTHING**

Downtown Durham	5.4 miles
Raleigh-Durham International	19.5 miles
Duke University	6.4 miles
Research Triangle Park	13.9 miles





Building	SF
A	255,000
B	28,000
C	100,000
D	103,200
E	74,400
F	192,000
G	25,200
H	102,000
I	240,000
J	192,000

PHASE 1

PHASE 1

# OVER 1MSF

INDUSTRIAL / FLEX /  
GMP / LIFE SCIENCE

±394,800 SF available in Phase I  
Spaces available from 4,800 SF+



Off of Future N. Durham  
Parkway with easy access to  
Hamlin Road, Hwy 70 & I-85













24' - 32' clear height  
Parking exceeds 1.5 / 1,000 SF  
120' - 240' deep








# ENJOY THE OUTDOORS

WELLNESS AT WORK,  
NATURALLY.

## LEGEND

- |  |  |   |                             |   |                    |
|--|--|---|-----------------------------|---|--------------------|
|  | BUILDING (LIGHT INDUSTRIAL)                  |  | GATHERING SPACE             |  | MAIN MONUMENT      |
|  | SCM  |  | AMENITY                     |  | SECONDARY MONUMENT |
|  | ENVIRONMENTAL FEATURE/TREE PRESERVATION AREA |  | BUILDING WAYFINDING SIGNAGE |  | TRUCK SIGNAGE      |
|  | PERIMETER BUFFER / STREETSCAPE               |   |                             |   |                    |

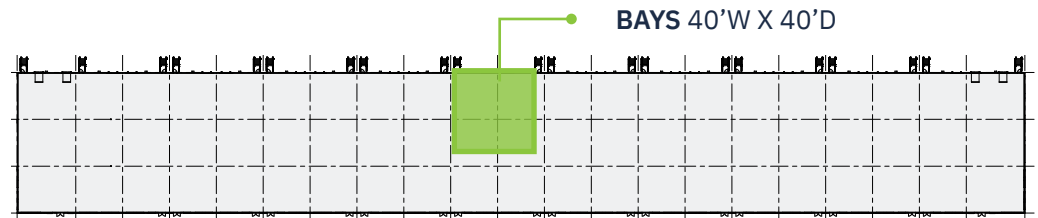
- |  |                                    |   |                       |
|--|------------------------------------|---|-----------------------|
|  | PAVED TRAIL                        |  | PAVED MULTI-USE PATHS |
|  | MULCHED TRAIL                      |   |                       |
|  | POTENTIAL RAIL TO CONVERSION TRAIL |   |                       |
|  | PHASE 1 LIMIT                      |   |                       |

# BUILDING D

## OVERVIEW

103,200 SF

## FLOOR PLAN



## BUILDING SPECIFICATIONS

Building Size	103,200 SF
Dimensions	120' deep x 860'
Date Available	Q2 2024
Column Spacing	40' x 40'
Dock Doors	up to 44 9'x10' dock high (21) / up to 8 14'x16' OH (2)
Lighting	Lease lighting - single fixture per bay
Clear Height	24' clear
Electrical	2,000 AMP service

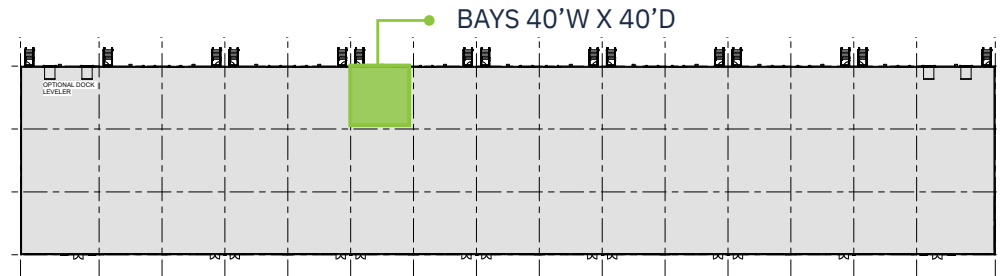
Associate Parking	195 spaces / 1.8 per 1K SF
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	60 mil over 5" rigid insulation
Floor/Slab	6" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham

# BUILDING E

## OVERVIEW

74,400 SF

## FLOOR PLAN



## BUILDING SPECIFICATIONS

Building Size	74,400 SF
Dimensions	120' deep x 620'
Date Available	Q2 2024
Column Spacing	40' x 40'
Dock Doors	up to 33 9'x10' dock high (15) / up to 6 14'x16' OH (4)
Lighting	Lease lighting - single fixture per bay
Clear Height	24' clear
Electrical	2,000 AMP service

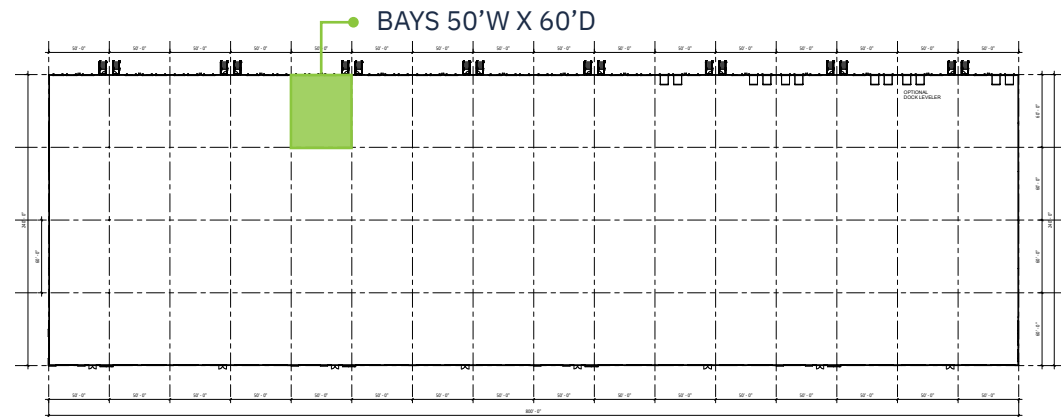
Associate Parking	154 spaces / 2.0 per 1K SF
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	60 mil over 5" rigid insulation
Floor/Slab	6" concrete
Truck Court Depth	175' shared
Zoning	IL - City of Durham

# BUILDING F

## OVERVIEW

192,000 SF

## FLOOR PLAN



## BUILDING SPECIFICATIONS

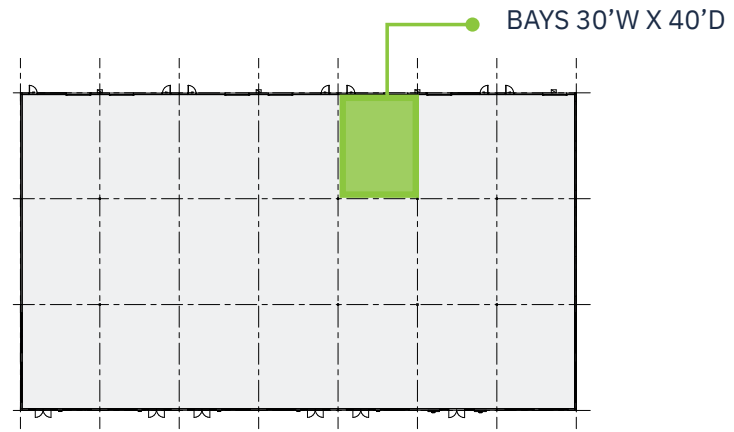
Building Size	192,000 SF	Associate Parking	257 spaces / 1.3 per 1K SF
Dimensions	240' deep x 800'	Sprinkler System	ESFR
Date Available	Q2 2024	Exterior Wall Material	Tilt Up Concrete Walls
Column Spacing	50' x 50' w/ 60' speed bay	Roofing	60 mil over 5" rigid insulation
Dock Doors	up to 43 9'x10' dock high (15) / up to 2 14'x16' OH (2)	Floor/Slab	7" concrete
Lighting	Lease lighting - single fixture per bay	Truck Court Depth	175' shared
Clear Height	32' clear	Zoning	IL - City of Durham
Electrical	3,000 AMP service		

# BUILDING G

## OVERVIEW

25,200 SF

### FLOOR PLAN



### BUILDING SPECIFICATIONS

Building Size	25,200 SF
Dimensions	120' deep x 600'
Date Available	Q2 2024
Column Spacing	30' x 40'
Dock Doors	9 9'x10' dock high (9) / 2 14'x16' OH (2)
Lighting	Lease lighting - single fixture per bay
Clear Height	24' clear
Electrical	800 AMP service

Associate Parking	46 spaces / 2.0 per 1K SF
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	60 mil over 5" rigid insulation
Floor/Slab	6" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham



# CONTACT

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