



Welcome

Venture Park

DURHAM, NORTH CAROLINA

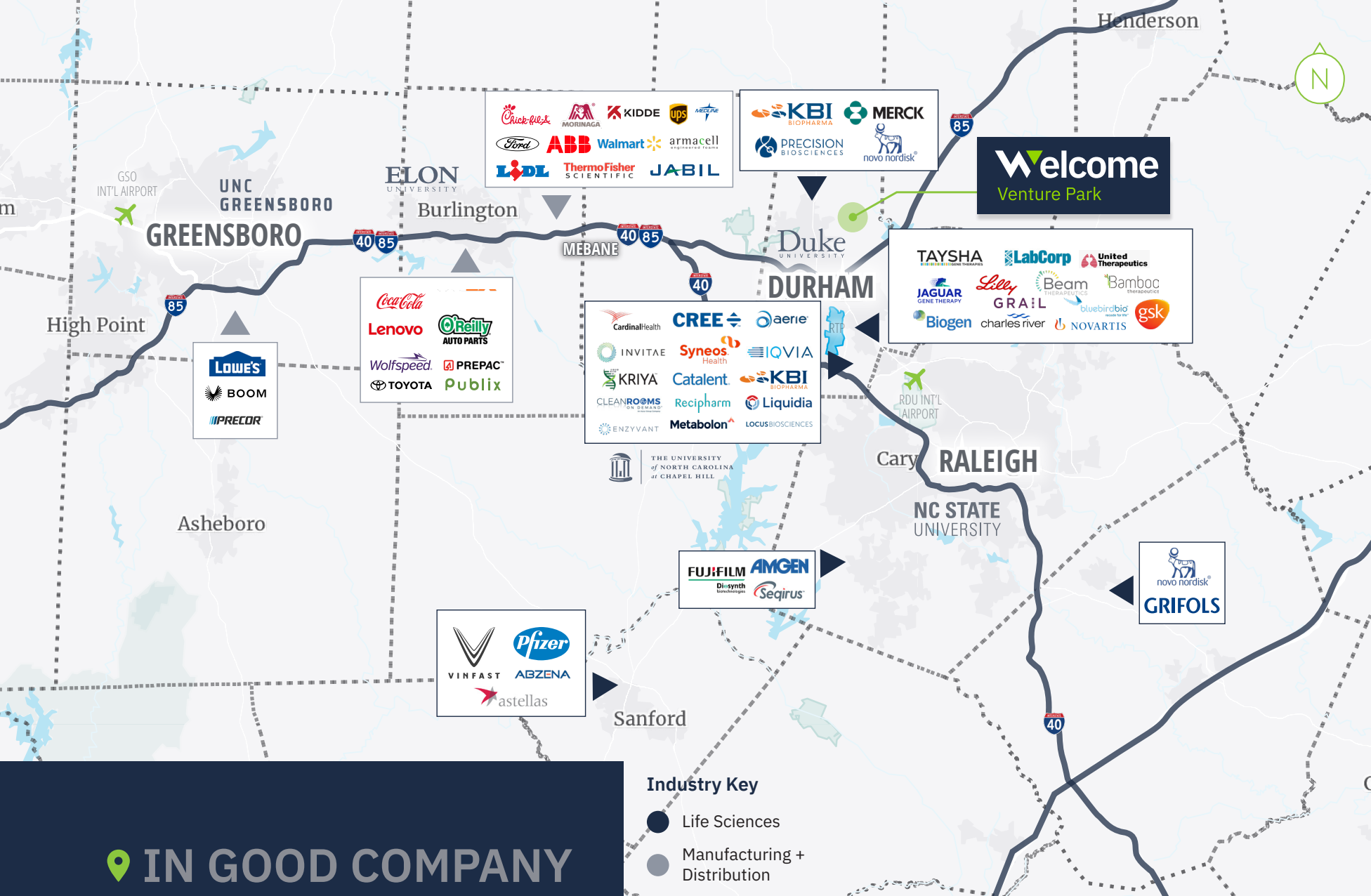
A refreshing new industrial park in
the center of one of the most thriving
marketplaces in the Southeast

 [VIEW PROPERTY VIDEO](#)

 **Welcome
Group**

PHASE I DELIVERED

welcomeventurepark.com



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



NEARBY AMENITIES

WITHIN 3.5 MILES

Welcome
Venture Park

HAMLIN RD

CARVER ST

OLD OXFORD RD

N DUKE ST

N ROXBORO ST

1.8 MILES | 5 MINS

Burger King
Church's Chicken
Kuomi Japanese
Food Lion
Subway
U.S. Postal Service

2.0 MILES | 5 MINS

Chick-fil-A
Chipotle Mexican Grill
Freddy's Frozen Custard & Steakburgers
Goodberry's Frozen Custard
Lowe's Home Improvement
Panera Bread
Zaxby's

2.0 MILES | 5 MINS

CVS Pharmacy
Dunkin' Donuts
Five Guys
Marco's Pizza
PNC Bank

2.4 MILES | 6 MINS

Captain D's
Cook Out
Firehouse Subs
Hardee's
Jersey Mike's Subs
KFC
McDonald's
Pizza Inn
Starbucks Coffee
Wendy's

3.3 MILES | 8 MINS

Costco

ATTRACTIONS

-  Durham County Memorial Stadium
-  Duke Regional Hospital
-  Museum of Life & Science



OVER 1MSF

INDUSTRIAL / FLEX / GMP / LIFE SCIENCE

±64,800 SF available in Phase I
Spaces available from 4,800 SF+

DELIVERED

Building	SF
D - 1613	LEASED
E - 1601	39,600
F - 1607	LEASED
G - 1507	25,200

Q1 2026

Building	SF
C - 1539	100,100
H - 1225	100,450

Q1- Q2 2027

Building	SF
A	255,000
B	28,000
I	187,261
J	252,117



Building G



Building D



Entrance + Building D



Truck Court E + F

WELCOME HOME

PHASE I DELIVERED



Progress Aerial

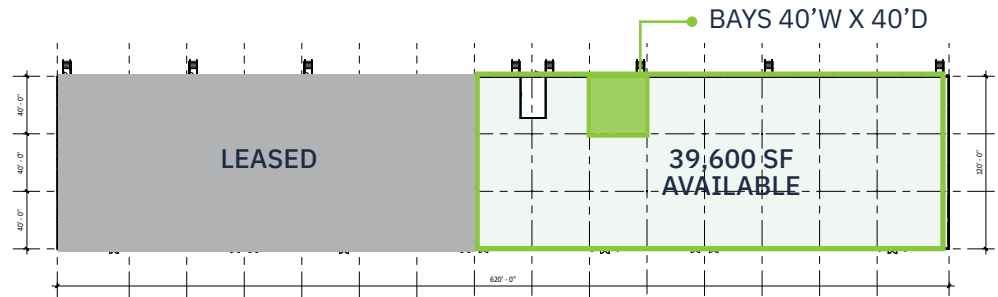
PHASE I

BUILDING E

1601 HAMLIN ROAD

39,600 SF
AVAILABLE

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	74,400 SF
Space Available	39,600 SF
Dimensions	120' deep x 620' wide
Bay Size	4,800 SF
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

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
Electrical	2,000 AMP service
Electrical Provider	Duke Energy
Gas Provider	Dominion Energy

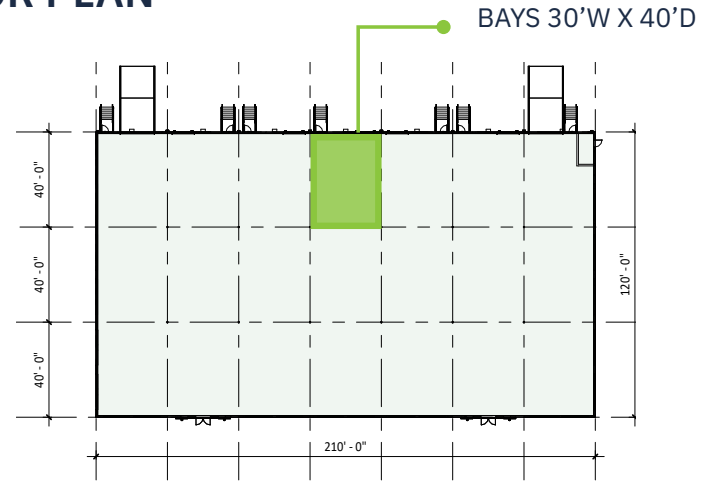
PHASE I

BUILDING G

1507 HAMLIN ROAD

25,200 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	25,200 SF
Space Available	25,200 SF
Dimensions	120' deep x 210'
Date Available	Q1 2025
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

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
Electrical	1,200 AMP service
Electrical Provider	Duke Energy
Gas Provider	Dominion Energy

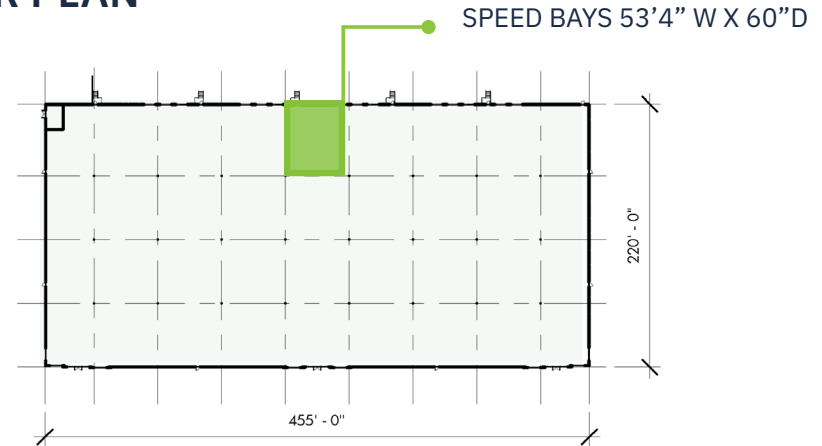
PHASE II

BUILDING C

1539 HAMLIN ROAD

100,100 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	100,100 SF
Space Available	23,500 SF - 100,100 SF
Dimensions	220' deep x 455' wide
Bay Size	11,750 SF
Date Available	Q3 2025
Column Spacing	53' - 4" x 53' - 4"
Dock Doors	(14) 9'x10' Dock Doors (9) 9'x10' Dock Knock outs (4) 14'x12' Drive-in Knock outs
Lighting	Lease lighting - single fixture per bay
Clear Height	32' clear

Associate Parking	125 parking spaces
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	45 mil over 3.5" rigid insulation
Floor/Slab	7" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham
Electrical	2,000 AMP service
Electrical Provider	Duke Energy
Gas Provider	Dominion Energy

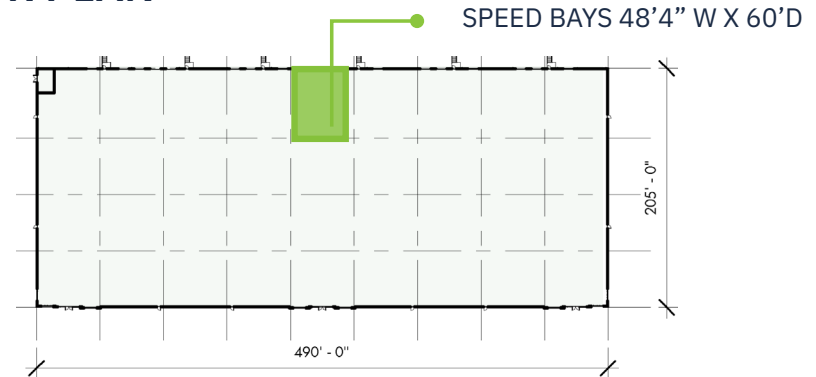
PHASE II

BUILDING H

1225 HAMLIN ROAD

100,450 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	100,450 SF
Space Available	20,000 SF - 100,450 SF
Dimensions	205' deep x 490' wide
Date Available	Q3 2025
Column Spacing	48' - 4" x 54' - 6"
Dock Doors	(17) 9'x10' Dock Doors (8) 9'x10' Dock Knock outs (5) 14'x12' Drive-in Knock outs
Lighting	Lease lighting - single fixture per bay
Clear Height	32' clear

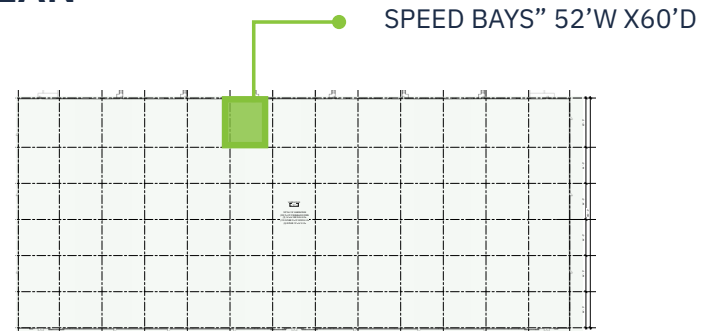
Associate Parking	86 Parking Spaces
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	45 mil over 3.5" rigid insulation
Floor/Slab	7" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham
Electrical	2,000 AMP service
Electrical Provider	Duke Energy
Gas Provider	Dominion Energy

PHASE II

BUILDING I

187,261 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	187,261 SF
Space Available	20,000 SF - 187,261 SF
Dimensions	280 SF deep x 672 SF wide
Date Available	Q1 - Q2 - 2027
Column Spacing	52' x 44'
Dock Doors	(20) 9'x10' Dock Doors (19) 9'x10' Dock Knock outs (2) 14'x12' Drive-in (50) 12'x14' Knock outs
Lighting	Lease lighting - single fixture per bay
Clear Height	32' clear

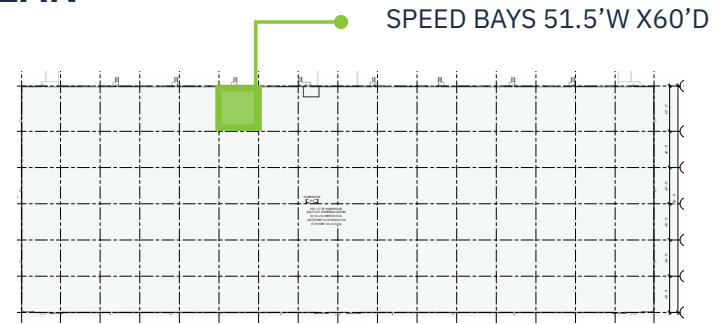
Associate Parking	180 Parking Spaces
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	45 mil over 3.5" rigid insulation
Floor/Slab	7" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham
Electrical	2,000 AMP service
Electrical Provider	Duke Energy
Gas Provider	Dominion Energy

PHASE II

BUILDING J

252,117 SF

FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	252,117 SF
Space Available	20,000 SF - 252,117 SF
Dimensions	300 SF deep x 838 SF wide
Date Available	Q1 - Q2 2027
Column Spacing	48' - 4" x 54' - 6"
Dock Doors	(24) 9'x10' Dock Doors (2) 14'x16' Drive-In Knock outs (18) Future 9'x10' Dock Knock outs (7) Future 12'x14' Knock outs
Lighting	Lease lighting - single fixture per bay
Clear Height	32' clear

Associate Parking	250 Parking Spaces
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up Concrete Walls
Roofing	45 mil over 3.5" rigid insulation
Floor/Slab	7" concrete
Truck Court Depth	120'
Zoning	IL - City of Durham
Electrical	2,000 AMP service
Electrical Provider	Duke Energy
Gas Provider	Dominion Energy



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