



# Whilden Industrial

2525-2532 Whilden Drive, Durham, NC 27713

## 453,788 Sq. Ft., Class A Industrial Property

### 2525 WHILDEN DETAILS

#### Property Overview

|                               |  |
|-------------------------------|--|
| <b>Total GLA</b>              | 453,788 sq. ft.  |
| <b>2525 GLA</b>               | 155,574  |
| <b>Site Area</b>              | 8.82 Acres   |
| <b>Year Built / Renovated</b> | 1984 / 1989  |
| <b>Zoning</b>                 | IL - Industrial Light  |
| <b>Clear Height</b>           | 22' - 24'  |
| <b>Electrical</b>             | 480 Volt, 3 Phase, 2,000 amps  |
| <b>HVAC</b>                   | Fifteen roof mounted, gas fired, 33 ton RTUs                           |
| <b>Fire Protection</b>        | 22' - 24'  |
| <b>Column Spacing</b>         | 40' x 40'  |
| <b>Loading Docks</b>          | Seventeen 10' x 10' dock doors<br>One 12' x 14' overhead drive-in door |

### 2532 WHILDEN DETAILS

#### Property Overview

|                                    |   |
|------------------------------------|---|
| <b>Total GLA</b>                   | 453,788 sq. ft.   |
| <b>2532 GLA</b>                    | 298,214   |
| <b>Site Area</b>                   | 26.54 Acres   |
| <b>2532 Year Built / Renovated</b> | 1994 / 2014   |
| <b>Zoning</b>                      | IL - Industrial Light   |
| <b>Clear Height</b>                | 28' - 31'   |
| <b>Electrical</b>                  | 480 Volt, 3 Phase, 2,000 amps   |
| <b>HVAC</b>                        | Twenty-nine (29) roof mounted, gas fired, 20-25 ton RTUs  |
| <b>Fire Protection</b>             | ESFR  |
| <b>Column Spacing</b>              | 40' x 40'   |
| <b>Loading Docks</b>               | Twenty-six 10' x 10' dock doors with mechanical levelers<br>Two 12' x 14' overhead drive-in doors |

#### Key Features

- Well located logistically with direct access to I-40 and I-85 via NC Highway 55
- New T5 lighting, new HVAC units and a new white TPO roof installed at the 2532 building in 2014.
- Significant recent capital invested into the properties including a new roof, new HVAC units and new lighting throughout



