

DURHAM CROSSINGS

303 US 70 SERVICE ROAD
DURHAM, NC 27703



± 102,953 SF DELIVERING IN Q1 2027

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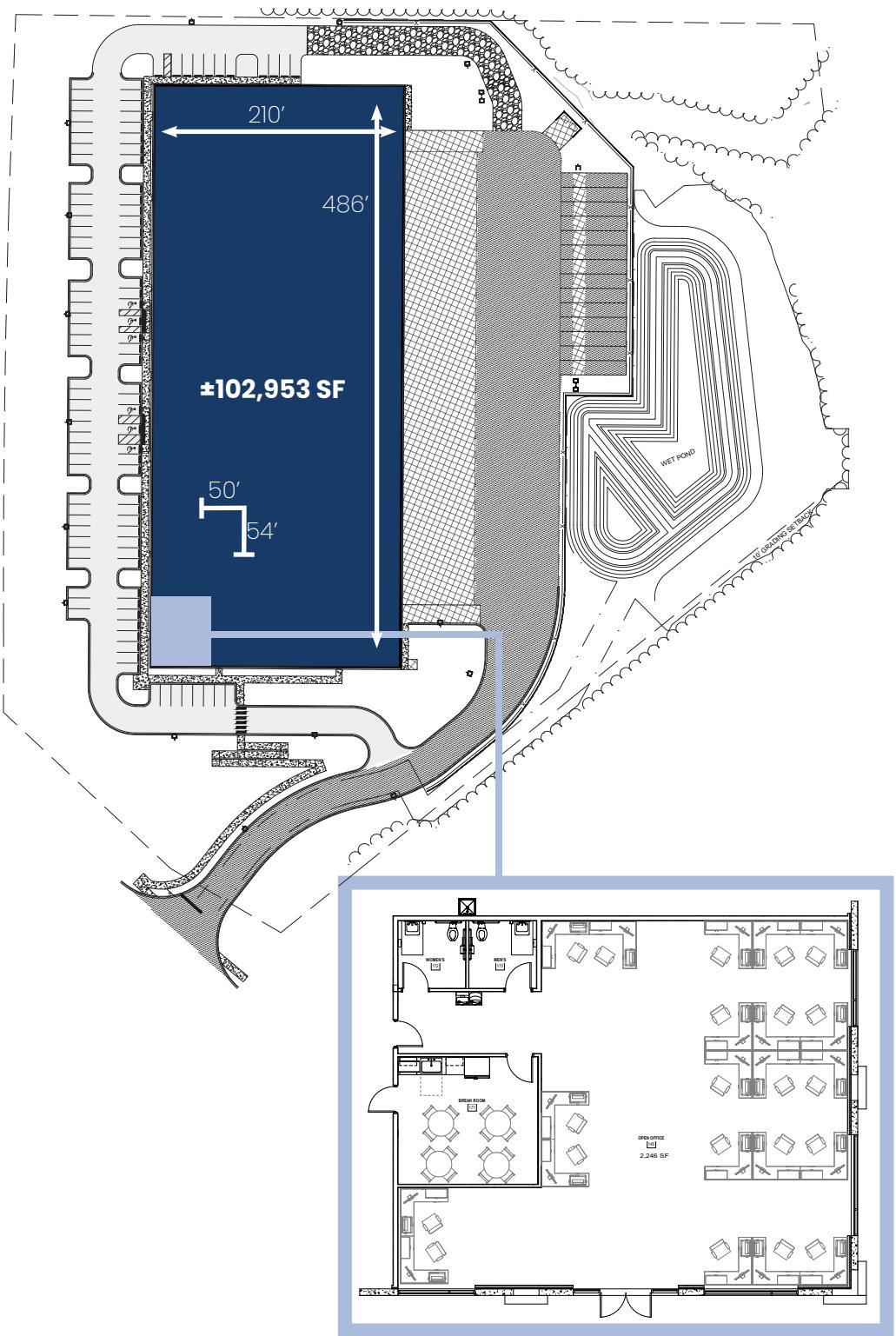
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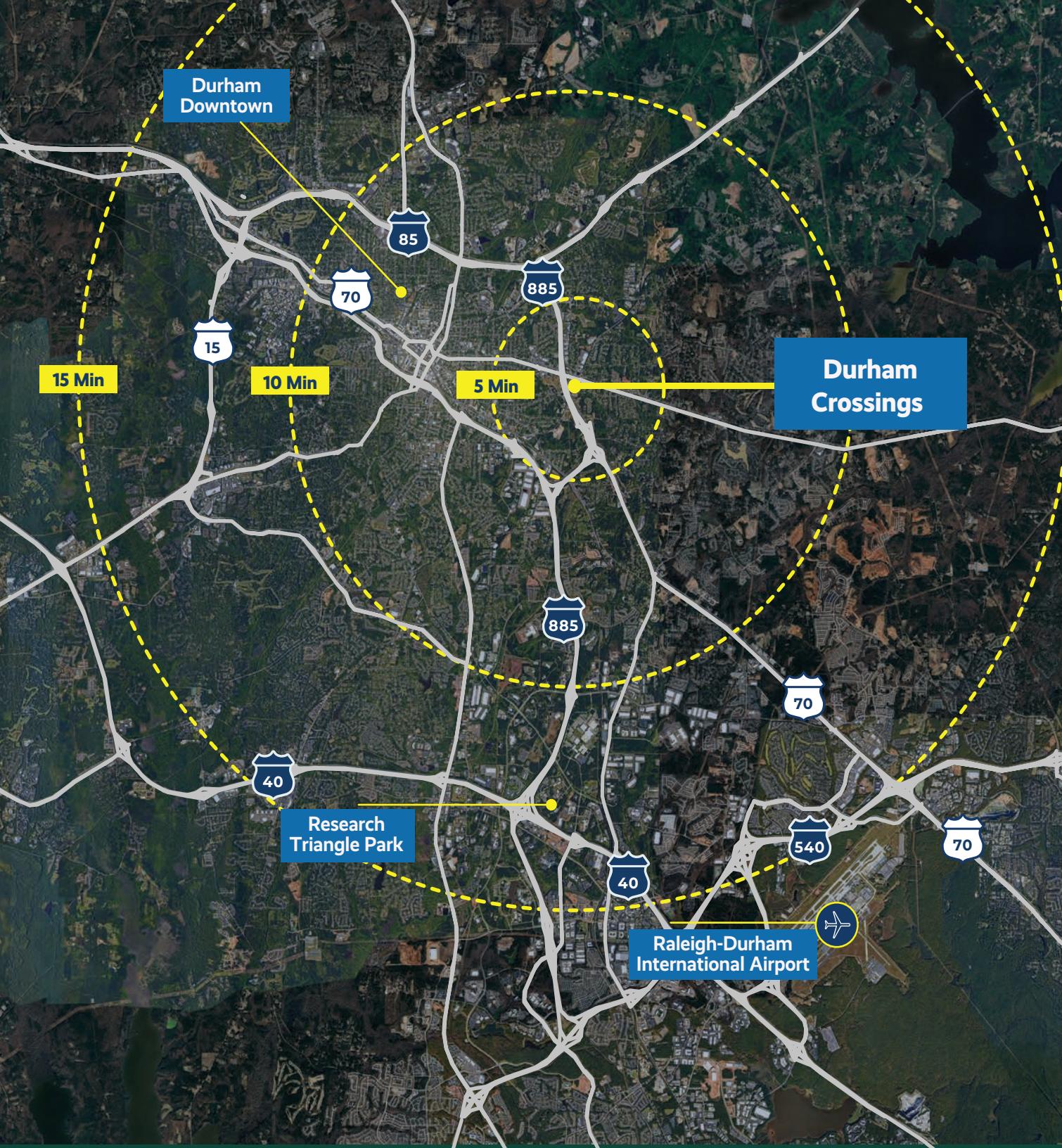
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AVAILABLE DATE	Q1 2027
BUILDING SIZE	$\pm 102,953$ SF
SPACE AVAILABLE	$\pm 33,979$ SF - $\pm 102,953$ SF
CLEAR HEIGHT	32'
OFFICE SF	$\pm 2,246$ SF
DOCK DOORS	26 doors
DRIVE-IN DOORS	2
AUTO PARKING	104 auto parks
TRAILER PARKING	14 trailer stalls
OVERALL DIMENSIONS	486 x 210'
FLOOR SLAB	7" unreinforced, 4,000psi
COLUMN SPACING	54' x 50' with a 60' Speed Bay
TYPICAL BAY SIZE	$\pm 11,400$ SF
BASE BUILDING POWER	3,000 amp capacity with ability to expand service
SIGNAGE	Prime signage opportunities with visibility onto I-85







Centrally located in the Triangle

Positioned at the highly visible interchange of I-885 and US-70.

3.5 MILES | 9 MINS

Downtown Durham

5 MILES | 8 MINS

Research Triangle Park

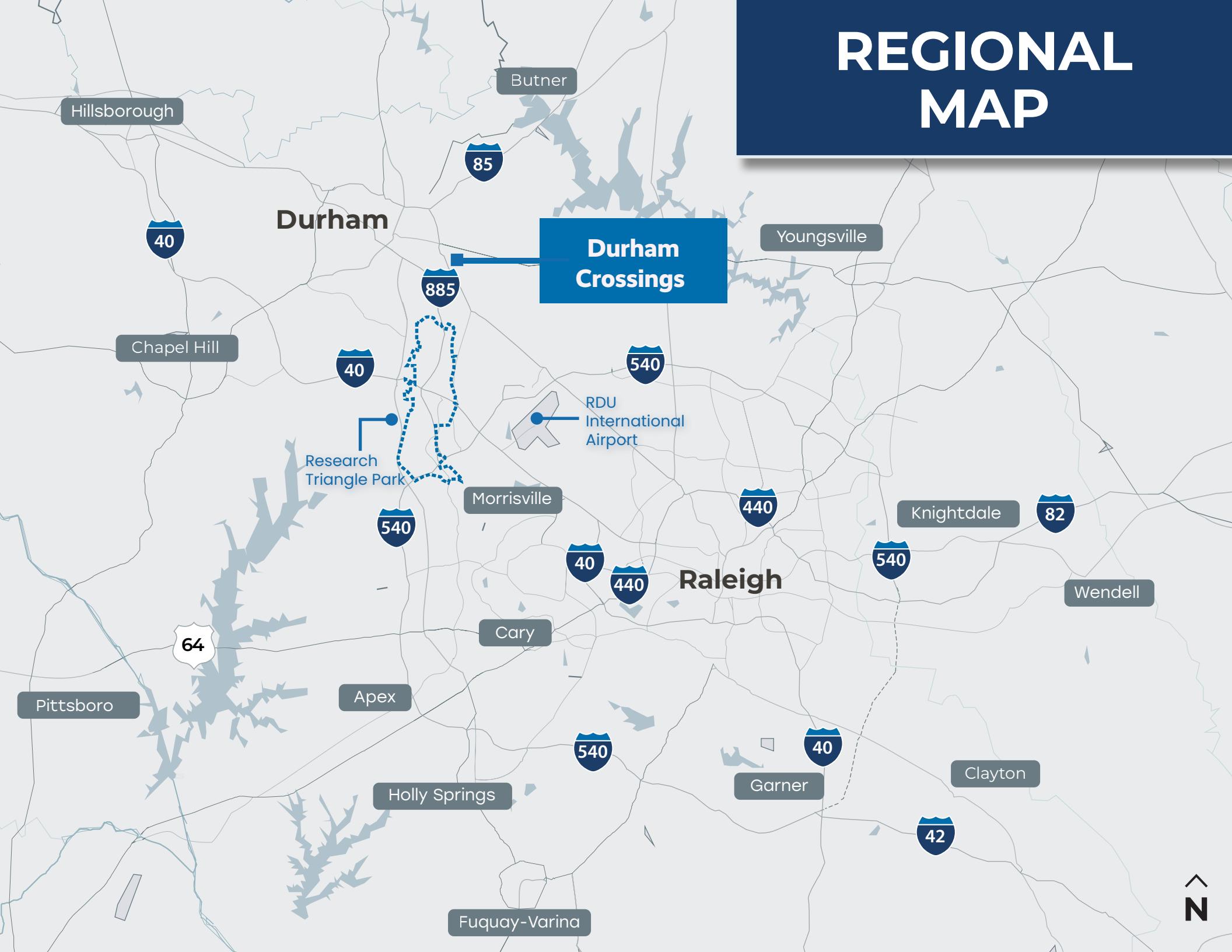
11 MILES | 15 MINS

Raleigh-Durham International Airport

24 MILES | 30 MINS

Downtown Raleigh

REGIONAL MAP



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