



# PATRIOT PARK

5 National Way, Durham, NC 27703

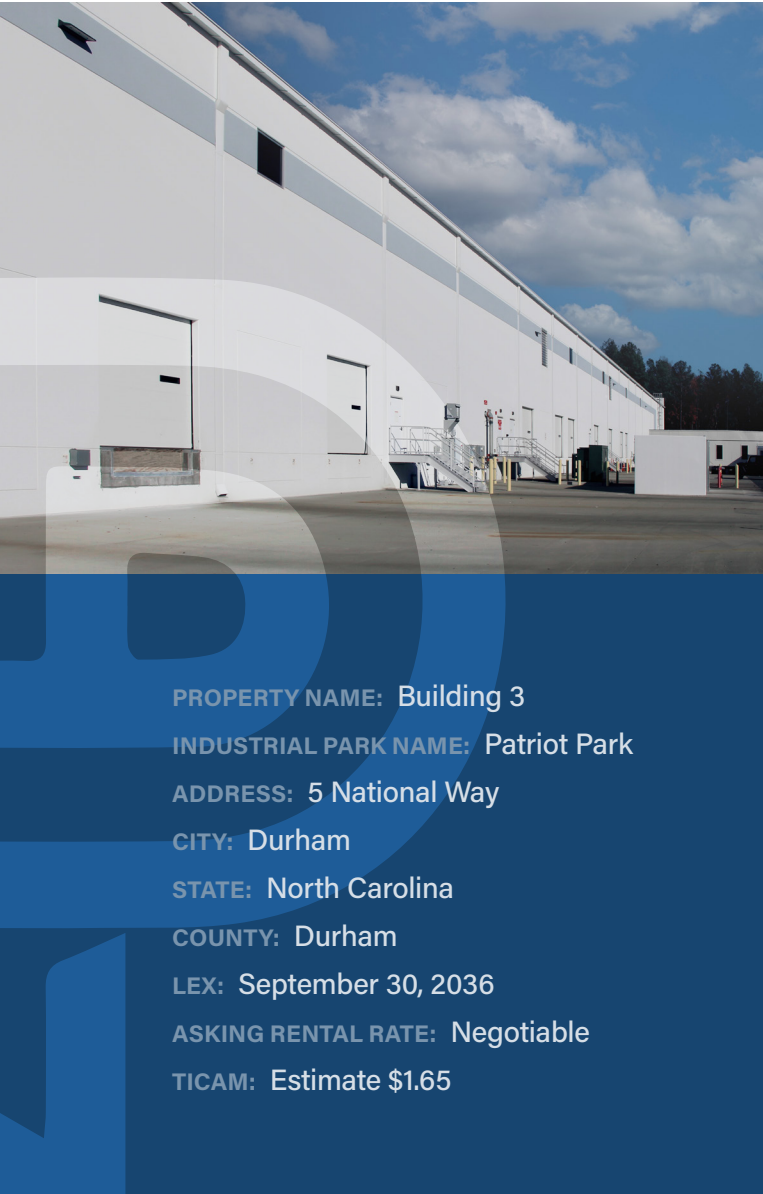
**Building 3**

# 187,500 SF

Available for Sublease



# BUILDING 3 FEATURES



**PROPERTY NAME:** Building 3  
**INDUSTRIAL PARK NAME:** Patriot Park  
**ADDRESS:** 5 National Way  
**CITY:** Durham  
**STATE:** North Carolina  
**COUNTY:** Durham  
**LEX:** September 30, 2036  
**ASKING RENTAL RATE:** Negotiable  
**TICAM:** Estimate \$1.65

**TOTAL SF:** ± 187,500 SF

**AVAILABLE:** ± 187,500 SF

**BUILDING DIMENSIONS:** 250'-4" x 800'

**LOT SIZE:** 25.38 Gross Acres

**YEAR BUILT:** 2021

**OFFICE SF:** Built-to-Suit

**STANDARD BAY SIZE:** ±13,350 SF

**EXTERIOR WALL MATERIAL:** Load Bearing Concrete Wall Panels

**ROOFING MATERIAL:** Mechanically Attached .45 mil TPO With Rigid Insulation

**PAVED PARKING:** Currently 192 Spaces, Permitted to Increase to 294 Spaces

**TRAILER STORAGE:** 40 Trailer Spaces

**TRUCK COURT DEPTH:** 130' With 60' Concrete Apron and 70' Heavy Duty Asphalt

**CEILING HEIGHT:** 32'

**LIGHTINGLED:** High Bay Fixtures at a Density of One Fixture per 1,000 SF in Three Bays, 8 Fixtures

**COLUMN SPACING:** 50' x 53' 4" (Typical); 40' 7" x 53' 4" (Loading)

**SPEED BAY:** 60' x 53' 4"

**FLOOR THICKNESS:** 7" Un-reinforced, 4,000 PSI Concrete on 4" Aggregate Base with an 82,000 SF Vapor Barrier

**WAREHOUSE HEATING:** Heat for Freeze Protection (to 49°F at 9°F outside); One Air Change per Hour

**SPRINKLER SYSTEM/TYPE:** ESFR for Protection of Class I-IV Commodities

**LOADING DOCK:** Twenty-Two (22) 9' x 10' Manual Overhead Doors / Twenty-Seven (27) knock out panels / Two 14' x 16' Motorized Roll-up Doors

**DOCK EQUIPMENT:** Per Tenant's Specifications

**FANS AIR CHANGES:** One per Hour

**NATURAL GAS SERVICE PROVIDER:** Dominion Energy

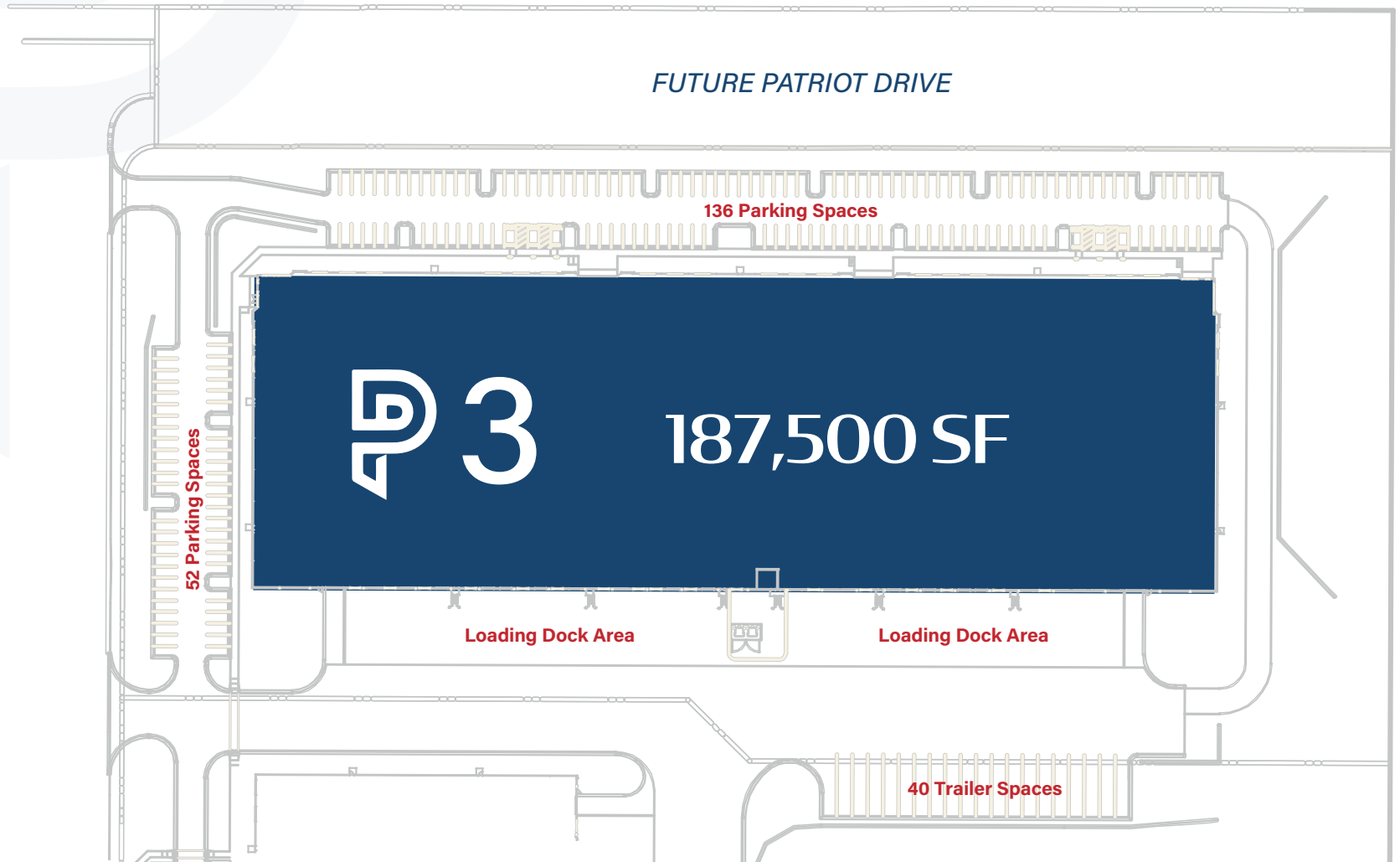
**WATER AND SEWER PROVIDER:** City of Durham

**WATER LINE:** Water Line 2", Sewer Line 6"

**ELECTRICAL PROVIDER:** Duke Energy

**TELECOM PROVIDER:** Spectrum - Fiber

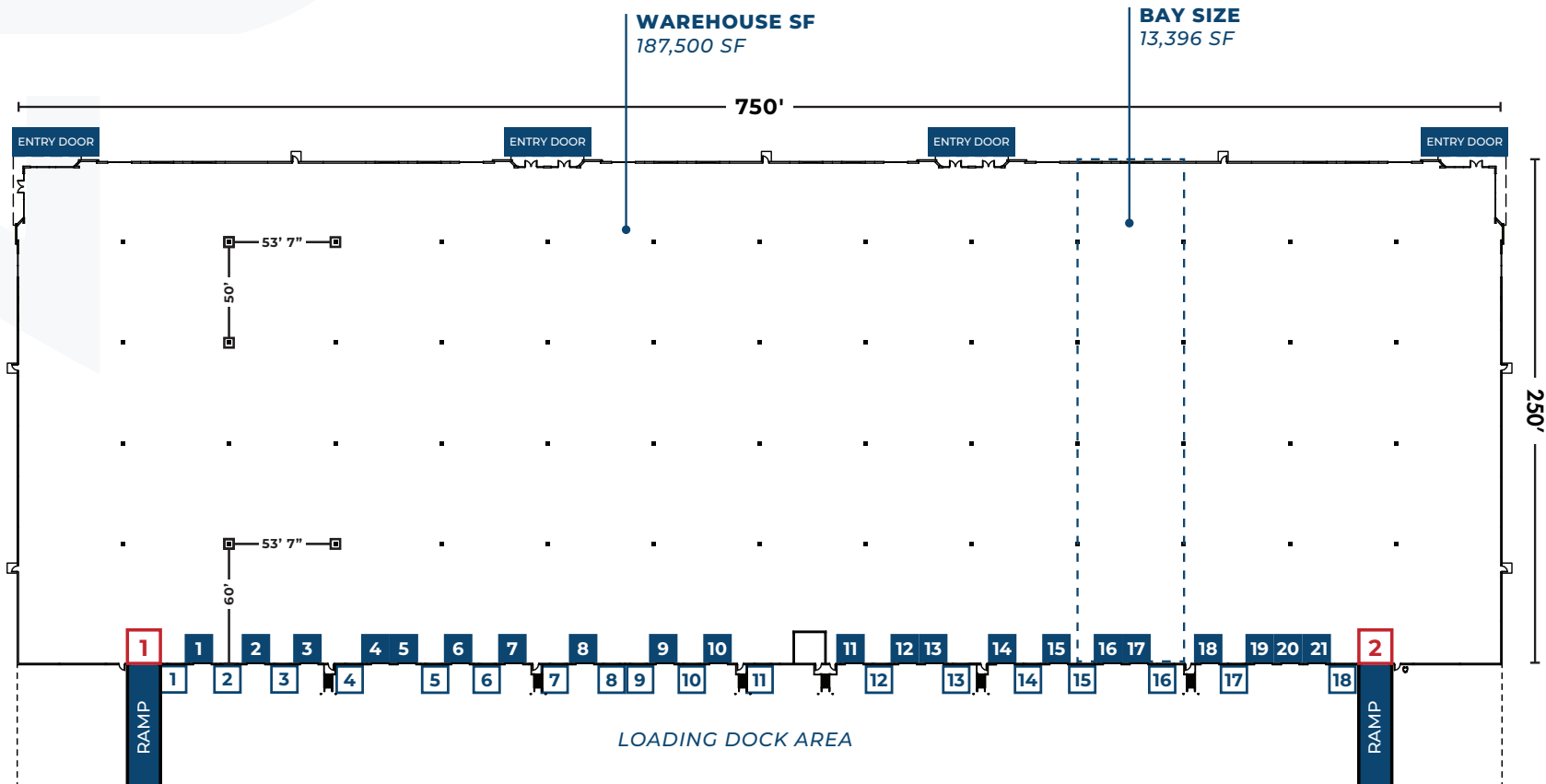
# BUILDING 3 SITE PLAN



# BUILDING 3 FLOOR PLAN

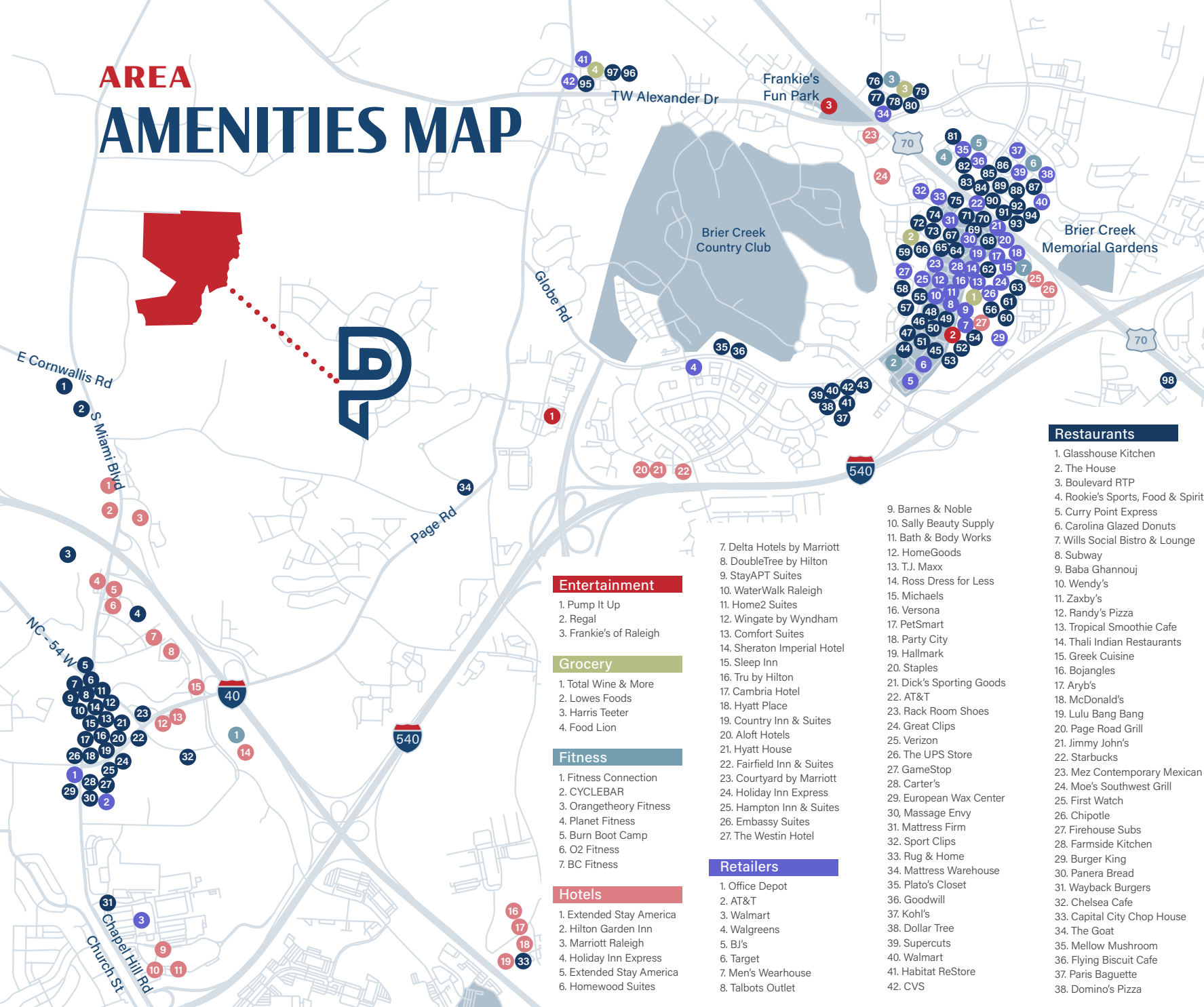
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**O** OH DOOR    **K** KNOCK OUT PANEL    **D** DRIVE IN DOOR

# AREA AMENITIES MAP



## Entertainment

1. Pump It Up
2. Regal
3. Frankie's of Raleigh

## Grocery

1. Total Wine & More
2. Lowes Foods
3. Harris Teeter
4. Food Lion

## Fitness

1. Fitness Connection
2. CYCLEBAR
3. Orangetheory Fitness
4. Planet Fitness
5. Burn Boot Camp
6. O2 Fitness
7. BC Fitness

## Hotels

1. Extended Stay America
2. Hilton Garden Inn
3. Marriott Raleigh
4. Holiday Inn Express
5. Extended Stay America
6. Homewood Suites

7. Delta Hotels by Marriott
8. DoubleTree by Hilton
9. StayAPT Suites
10. WaterWalk Raleigh
11. Home2 Suites
12. Wingate by Wyndham
13. Comfort Suites
14. Sheraton Imperial Hotel
15. Sleep Inn
16. Tru by Hilton
17. Cambria Hotel
18. Hyatt Place
19. Country Inn & Suites
20. Aloft Hotels
21. Hyatt House
22. Fairfield Inn & Suites
23. Courtyard by Marriott
24. Holiday Inn Express
25. Hampton Inn & Suites
26. Embassy Suites
27. The Westin Hotel

## Retailers

1. Office Depot
2. AT&T
3. Walmart
4. Walgreens
5. BJ's
6. Target
7. Men's Wearhouse
8. Talbots Outlet

## Restaurants

1. Glasshouse Kitchen
2. The House
3. Boulevard RTP
4. Rookie's Sports, Food & Spirits
5. Curry Point Express
6. Carolina Glazed Donuts
7. Wills Social Bistro & Lounge
8. Subway
9. Baba Ghannouj
10. Wendy's
11. Zaxby's
12. Randy's Pizza
13. Tropical Smoothie Cafe
14. Thai Indian Restaurants
15. Greek Cuisine
16. Bojangles
17. Aryb's
18. McDonald's
19. Lulu Bang Bang
20. Page Road Grill
21. Jimmy John's
22. Starbucks
23. Mez Contemporary Mexican
24. Moe's Southwest Grill
25. First Watch
26. Chipotle
27. Firehouse Subs
28. Farnside Kitchen
29. Burger King
30. Panera Bread
31. Wayback Burgers
32. Chelsea Cafe
33. Capital City Chop House
34. The Goat
35. Mellow Mushroom
36. Flying Biscuit Cafe
37. Paris Baguette
38. Domino's Pizza
9. Barnes & Noble
10. Sally Beauty Supply
11. Bath & Body Works
12. HomeGoods
13. T.J. Maxx
14. Ross Dress for Less
15. Michaels
16. Versona
17. PetSmart
18. Party City
19. Hallmark
20. Staples
21. Dick's Sporting Goods
22. AT&T
23. Rack Room Shoes
24. Great Clips
25. Verizon
26. The UPS Store
27. GameStop
28. Carter's
29. European Wax Center
30. Massage Envy
31. Mattress Firm
32. Sport Clips
33. Rug & Home
34. Mattress Warehouse
35. Plato's Closet
36. Goodwill
37. Kohl's
38. Dollar Tree
39. Supercuts
40. Walmart
41. Habitat ReStore
42. CVS
39. Zayka Indian Cuisine
40. Les Tres Magueyes Mexican
41. Trali Irish Pub & Restaurant
42. Tasu Asian Bistro
43. Chick-fil-A
44. Applebee's
45. Starbucks
46. Brixx Wood Fired Pizza
47. Sizzlin Stirfy Asian Bistro
48. Champa Thai & Sushi
49. Brier Creek Beer Garden
50. Gigi's Cupcakes
51. Greek Fiesta
52. Crumbl Cookies
53. FF Chicken
54. Jason's Deli
55. Noodles and Company
56. Umami Japanese Steakhouse
57. Azitra Indian Culinary Nirvana
58. Bar Louie
59. Chili's
60. Rise Brier Creek
61. Slice of New York Pizza
62. Dairy Queen
63. Alpaca Peruvian Charcoal Chicken
64. Bruegger's Bages
65. Aladdin's Eatery
66. Caribou Coffee
67. LongHorn Steakhouse
68. Olive Garden
69. McDonald's
70. Bob Evans
71. Jimmy John's
72. Papa Johns Pizza
73. Kung Fu Tea
74. Pei Wei Asian Kitchen
75. Wendy's
76. Your Pie Pizza
77. First Watch
78. Starbucks
79. Jersey Mike's Subs
80. Showmars Brier Creek
81. V Pizza
82. Carolina Ale House
83. San Jose Tacos & Tequila
84. Flame Kabob
85. Wild Wing Cafe
86. Panera Bread
87. Cold Stone Creamery
88. Subway
89. Moe's Southwest Grill
90. Starbucks
91. Red Robin
92. Poke Bros
93. Wingstop
94. McDonald's
95. Dunkin
96. Sweet's Smoothies
97. La Cocina Mexican
98. Angus Barn

Minneapolis  
18 H 32 Min

Milwaukee  
14 H

Chicago  
12 H 23 Min

Detroit  
10 H 38 Min

600 MILES

Cleveland  
8 H 39 Min

Boston  
11 H 56 Min

Pittsburgh  
7 H 45 Min

New York  
7 H 46 Min

Indianapolis  
9 H 43 Min

Columbus  
7 H 26 Min

300 MILES

Philadelphia  
6 H 28 Min

St. Louis  
12 H 29 Min

Cincinnati  
8 H 11 Min

Baltimore  
4 H 53 Min

Louisville  
8 H 35 Min

Washington DC  
4 H 8 Min

100 MILES

Norfolk  
3 H 12 Min

Nashville  
8 H

Piedmont Triad  
International  
1 H 10 Min

Raleigh-Durham  
International  
11 Min

Memphis  
11 H

Charlotte-Douglas  
International  
2 H 20 Min

Fayetteville  
Regional  
1 H 38 Min

Morehead City, NC  
3 H

Birmingham  
8 H 19 Min

Atlanta  
6 H 11 Min

Wilmington  
2 H 21 Min

Port of Charleston  
4 H 37 Min



New Orleans  
13 H

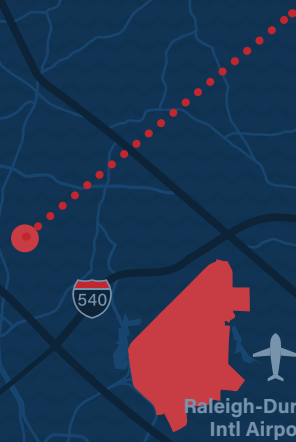
Port of Savannah  
5 H 11 Min

Jacksonville  
7 H

Orlando  
9 H 8 Min  
Tampa  
10 H 9 Min

# DRIVE TIME MAP

# LOCATION AND ACCESS MAP



## INTERSTATE ACCESS

Interstate 40	2 miles
Interstate 70	4 miles
Interstate 540	7 miles
Interstate 147	7 miles
Interstate 85	10 miles
Interstate 440	15 miles
Interstate 1	17 miles
Interstate 95	50 miles



For More Information, Contact:

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