

FOR LEASE

+/-127,151 SF



1101 HAMLIN ROAD

DURHAM, NC 27704

Up To 127,151 SF AVAILABILITY



PROPERTY HIGHLIGHTS

Available:	+/- 34,000 SF Immediately, remainder available 1/1/2025
Clear Height:	Varies up to 22'
Loading:	Grade and dock-high
Parking:	Surface lot
Back-up Power:	275kW diesel generator
Electrical:	Served by 7500 kVA of dedicated power and additional allocation from 5000 kVA service (3 phase 480/277)
Sprinkler:	Fully sprinklered with wet system
Lease Rate:	Negotiable
Zoning:	IL (City of Durham)

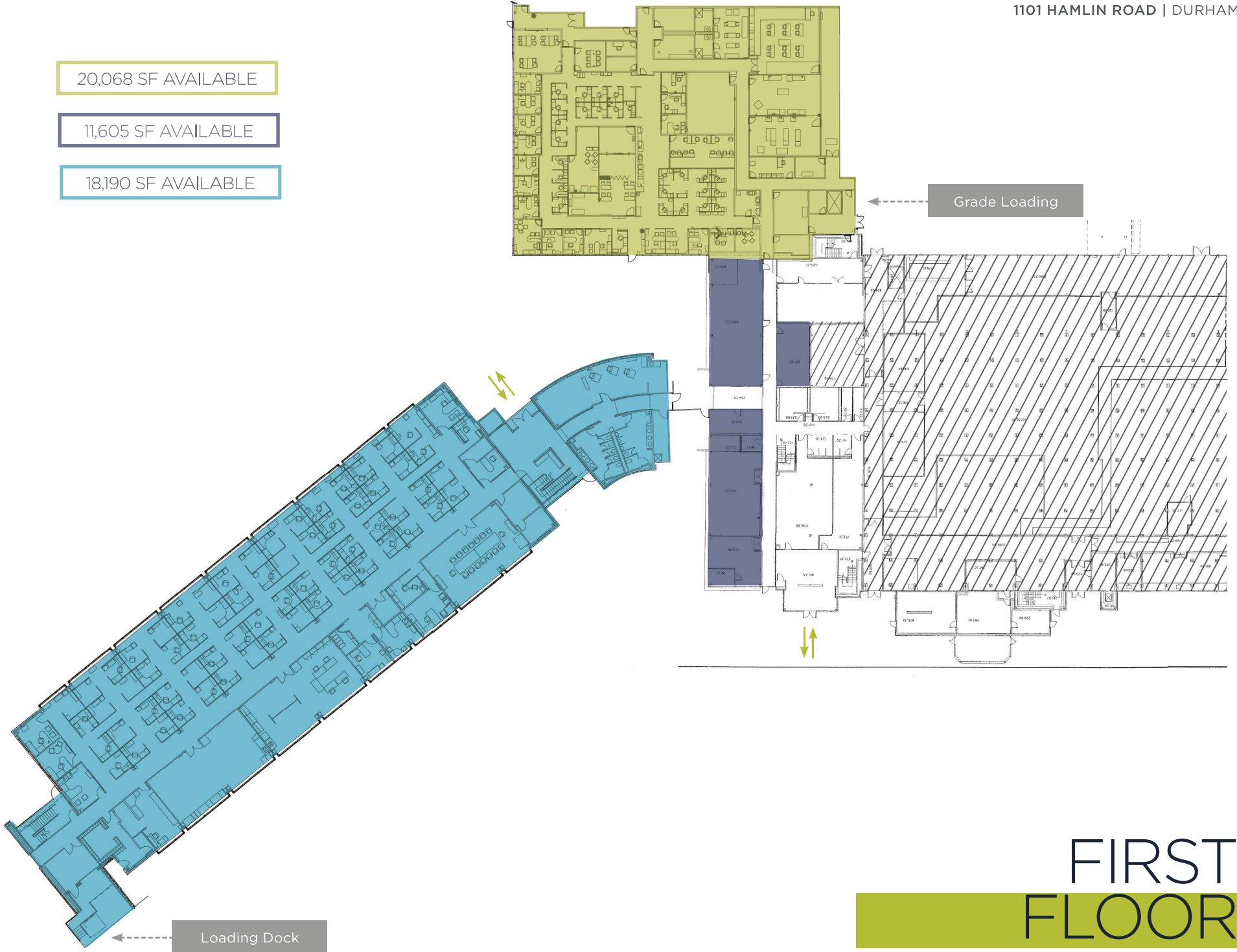
- » Cost effective 2nd generation lab, office and manufacturing
- » Buildings can be demised separately
- » Former BioMerieux and Mitsubishi facilities
- » RTP adjacent location
- » Life Science capable infrastructure serviced by campus' central plant



20,068 SF AVAILABLE

11,605 SF AVAILABLE

18,190 SF AVAILABLE

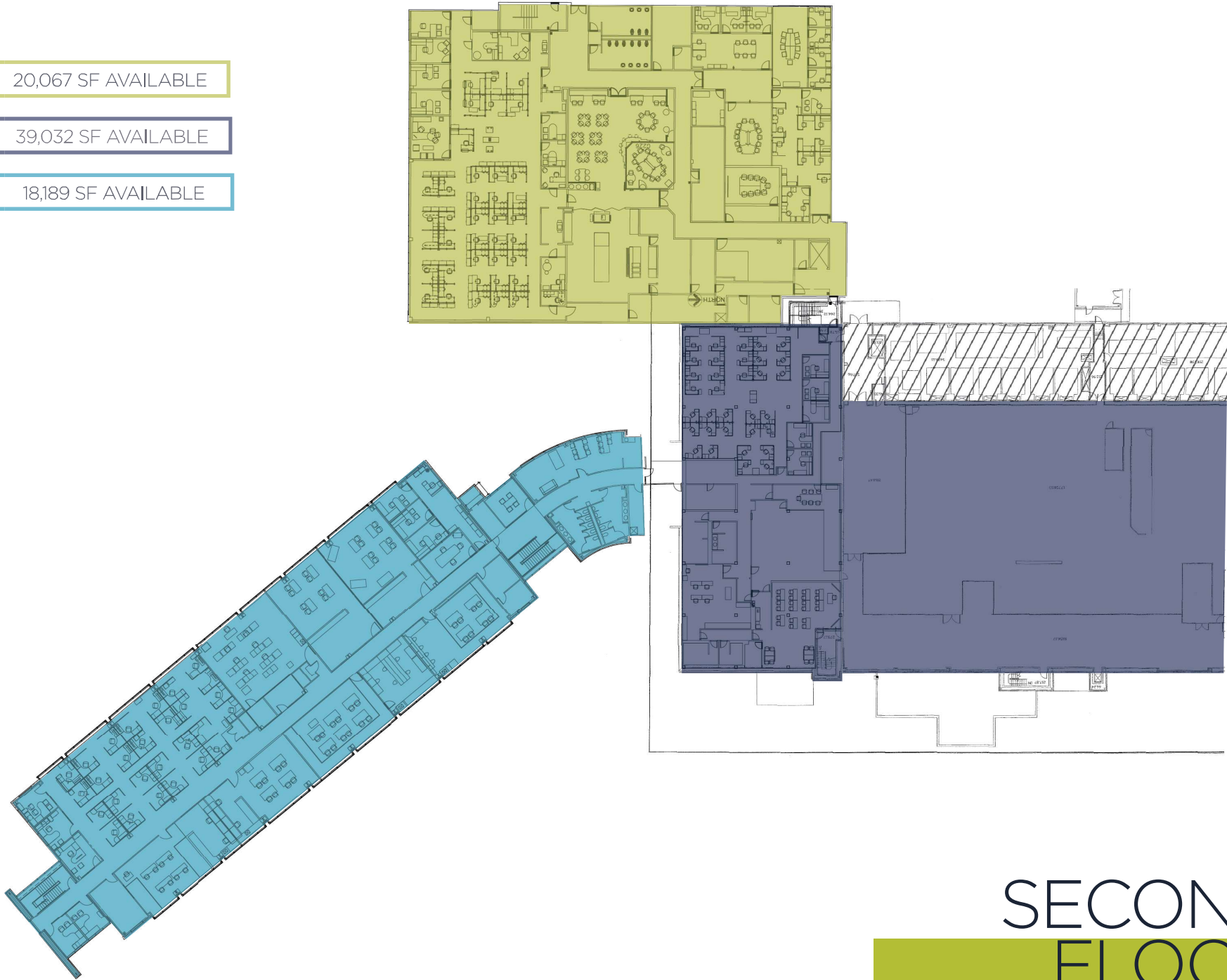


FIRST FLOOR

20,067 SF AVAILABLE

39,032 SF AVAILABLE

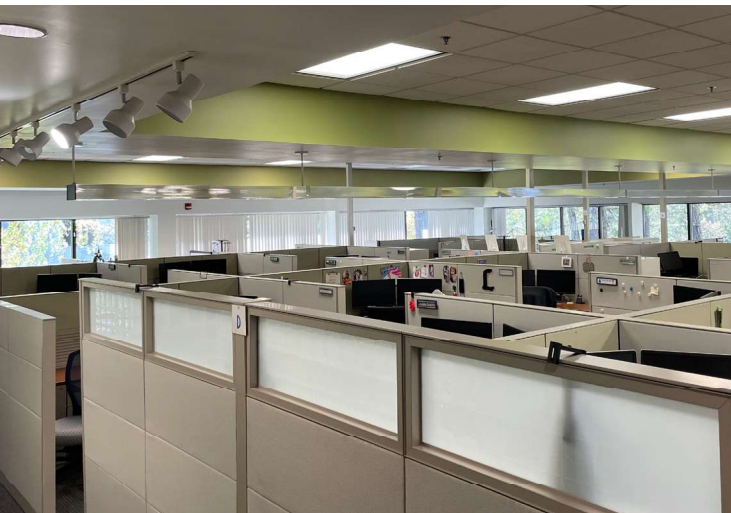
18,189 SF AVAILABLE



SECOND FLOOR



SITE PLAN





CONTACT INFORMATION

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