

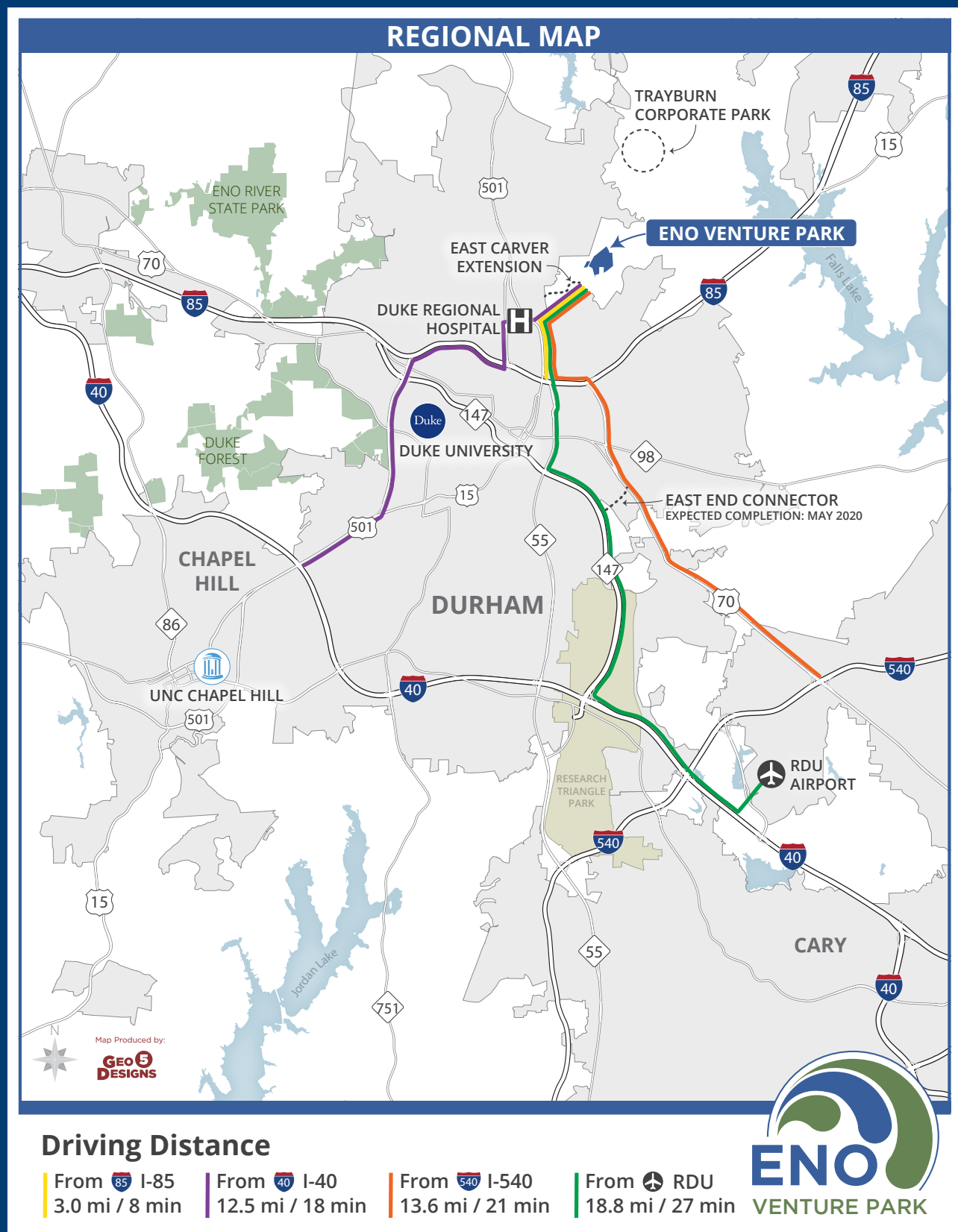
PREMIER INDUSTRIAL LAND FOR SALE

1507 Hamlin Road | Durham, NC 27704



Proudly Offered By:

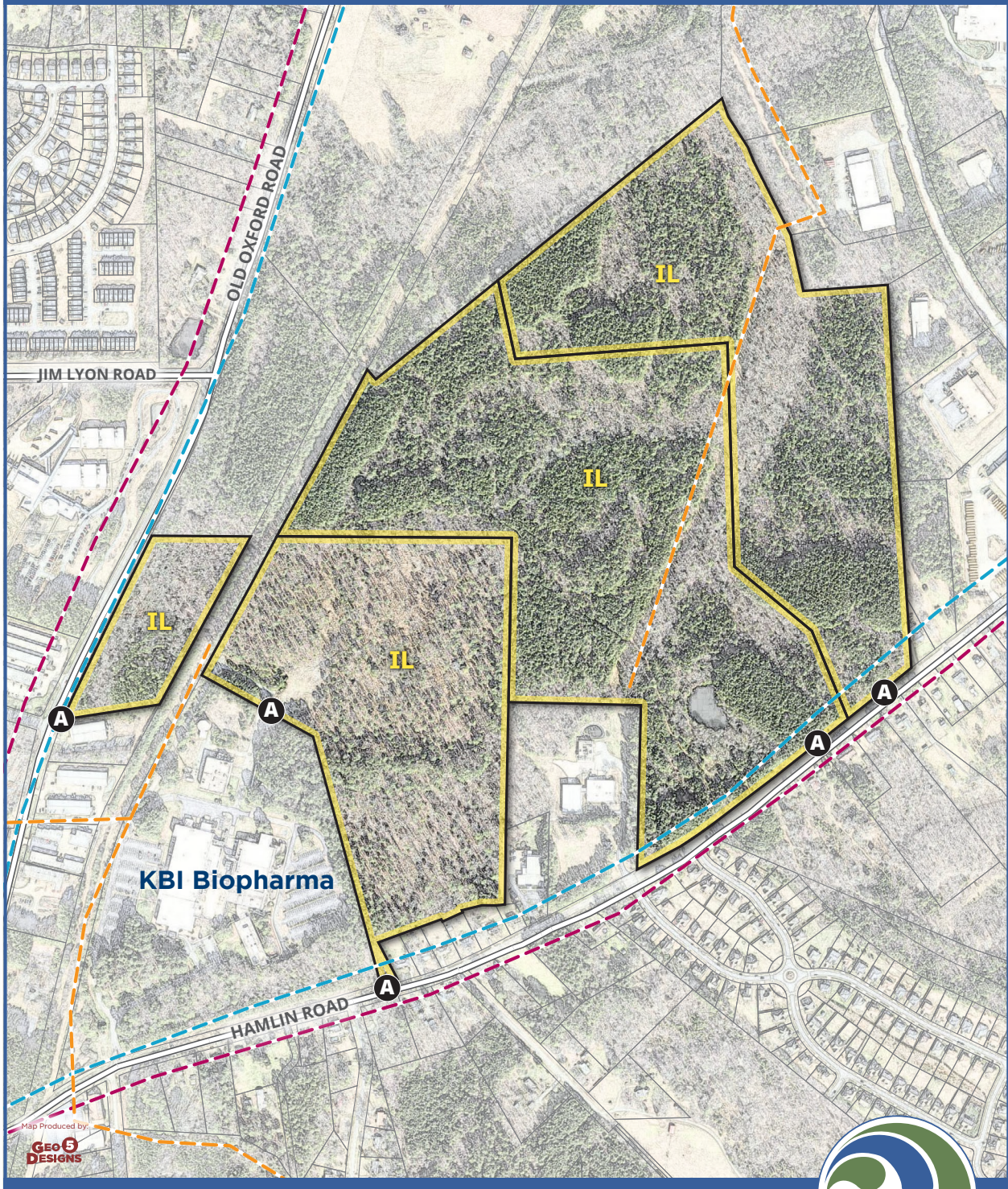




REGIONAL LOCATION

Eno Venture Park is located within a 30 minute drive from all major interstates, major populated areas and Raleigh-Durham Airport.

SITE MAP - AERIAL IMAGERY



Map Produced by
GEO 9
DESIGNS

□ Eno Venture Park Properties
Ⓐ Property Access

IL Zoning: Industrial Light
□ Durham County Parcels

— Natural Gas
— Water
— Sewer



SITE INFORMATION & AMENITIES

Parcels: 4 legal parcels, approx. 160.73 acres

Road Frontage: 1,526+/- ft on Hamlin Road & 919+/- ft on Old Oxford Road

Zoning: Industrial Light

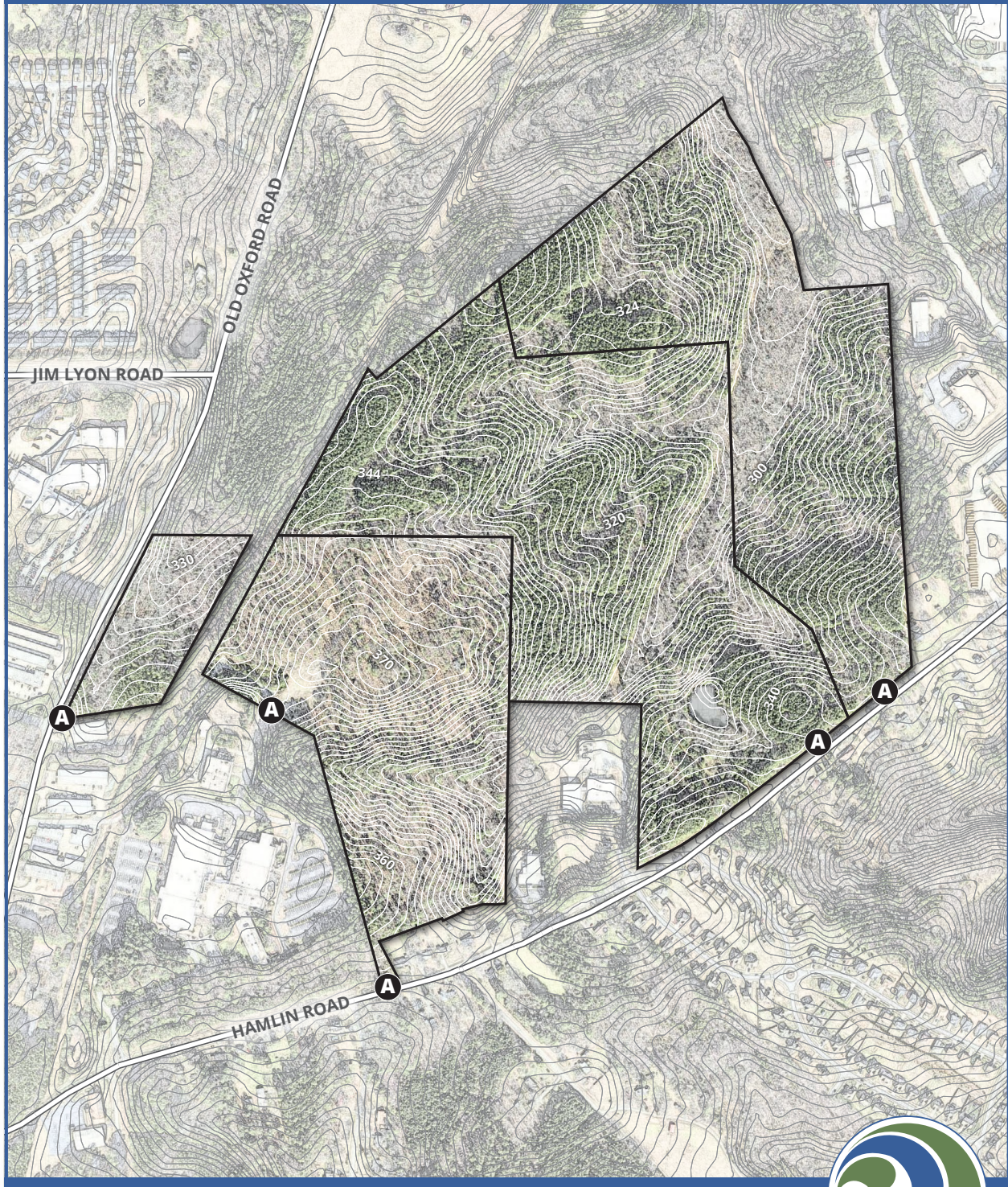
Fiber: Spectrum

Water/Sewer: City of Durham

Electric: Duke Energy

Gas: PSNC Energy

SITE MAP - TOPOGRAPHY



□ Eno Venture Park Properties

Contour Interval = 2 Feet

Ⓐ Property Access



Map Produced by:

GEO 5
DESIGNS



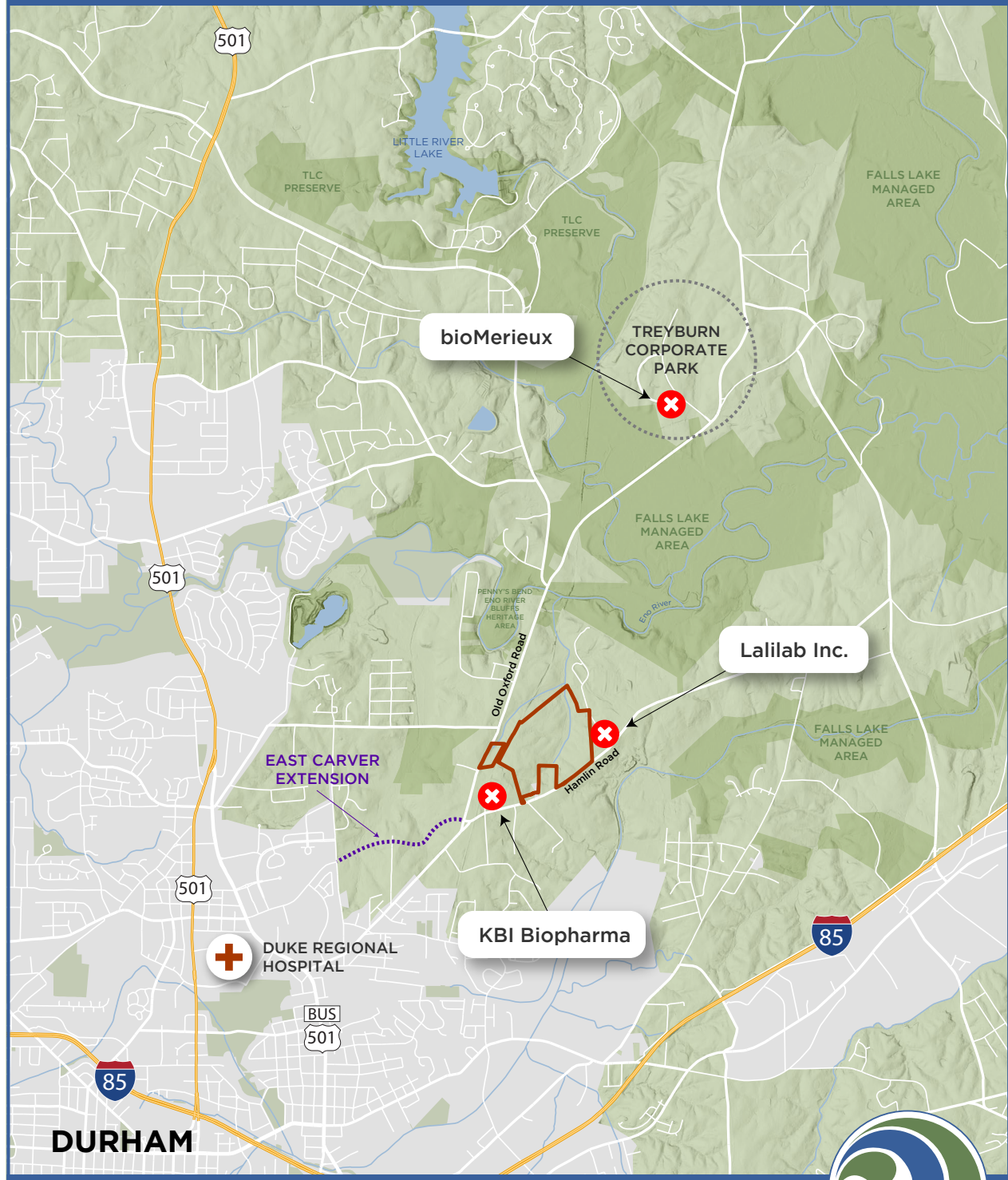
SITE TOPOGRAPHY

Parcels: 4 legal parcels, approx. 160.73 acres

Access: 5 points of access

Road Frontage: 1,526+/- ft on
Hamlin Road & 919+/- ft on Old
Oxford Road

NORTH DURHAM INDUSTRIAL SUBMARKET



 Eno Venture Park Properties



Map Produced by:

GEO 5
DESIGNS



NORTH DURHAM INDUSTRIAL SUBMARKET

With easy access to Interstate 85 and the East End Connector, the North Durham Industrial Submarket is growing with strong tenants in place.

SITE INFORMATION



TAXES

- Property Taxes (effective rate) - 0.834%
- Sales Tax at Location - 7.50%

LAND USE

- Zoning - Light Industrial
- Current Use - Vacant
- Easements within Property - Sanitary sewer easement from stream

CONFIGURATION

- Boundary Survey Available
- Maximum Elevation - 371 feet
- Topography - Flat
- Shape of Property - Hendagon

TRANSPORTATION

- Nearest Highway - 15/501
- Distance to Nearest Highway - 1.89 miles
- Nearest Interstate - I-85
- Distance to Nearest Interstate - 3.25 miles
- Road Improvements - Needs Entrance Road
- Nearest Major Port - Wilmington, NC - 164 miles
- Nearest Commercial Airport - Raleigh/Durham (RDU) - 18 miles

UTILITIES - ELECTRICITY

- Location - Adjacent to Property at road
- Voltage - 24kV
- Distance to Nearest Substation - 1.16 miles
- Electric Costs - \$0.051 per kWh (based on 2.5M kWh estimated monthly usage)
- Electric Service Provider - Duke Energy

UTILITIES - NATURAL GAS

- Location - Two lines run along Hamlin Road
- Type - 8 inch High Pressure and 2 inch Plastic Main
- Pressure - 8 inch is 250 PSI, 2 inch is 55 PSI
- Gas Service Provider - Dominion Energy

UTILITIES - DOMESTIC WATER

- Location - Water line adjacent to Property
- Water Service Provider - City of Durham Public Works

UTILITIES - FIBER

- Location - Adjacent to Property
- Fiber Service Provider - Multiple

EDUCATION & WORKFORCE

- Nearest Technical College - Durham Technical College - 8 miles
- Nearest Career High School - Northern High School - 6 miles
- Largest Industrial Employers - KBI & bioMerieux



- Located near Durham with easy access to Interstate 85 and Downtown Durham.
- Nearly completed East Carver Road Extension will allow for even more efficient access.
- Brownfield application process initiated.

- Properties are situated between Hamlin and Old Oxford roads giving good access to utilities from either direction.
- Existing industrial and commercial operations already exist in the area including KBI Biopharma and bioMerieux.



John Reece

Managing Partner

Commercial Realty Advisors

336.978.5236

john@commercialrealtync.com



www.enoventurepark.com



Offering Brochure Design By:

**GEO 5
DESIGNS**

www.geo5designs.com