

2403 EAST U.S. HWY 70

FOR LEASE



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THE OFFERING

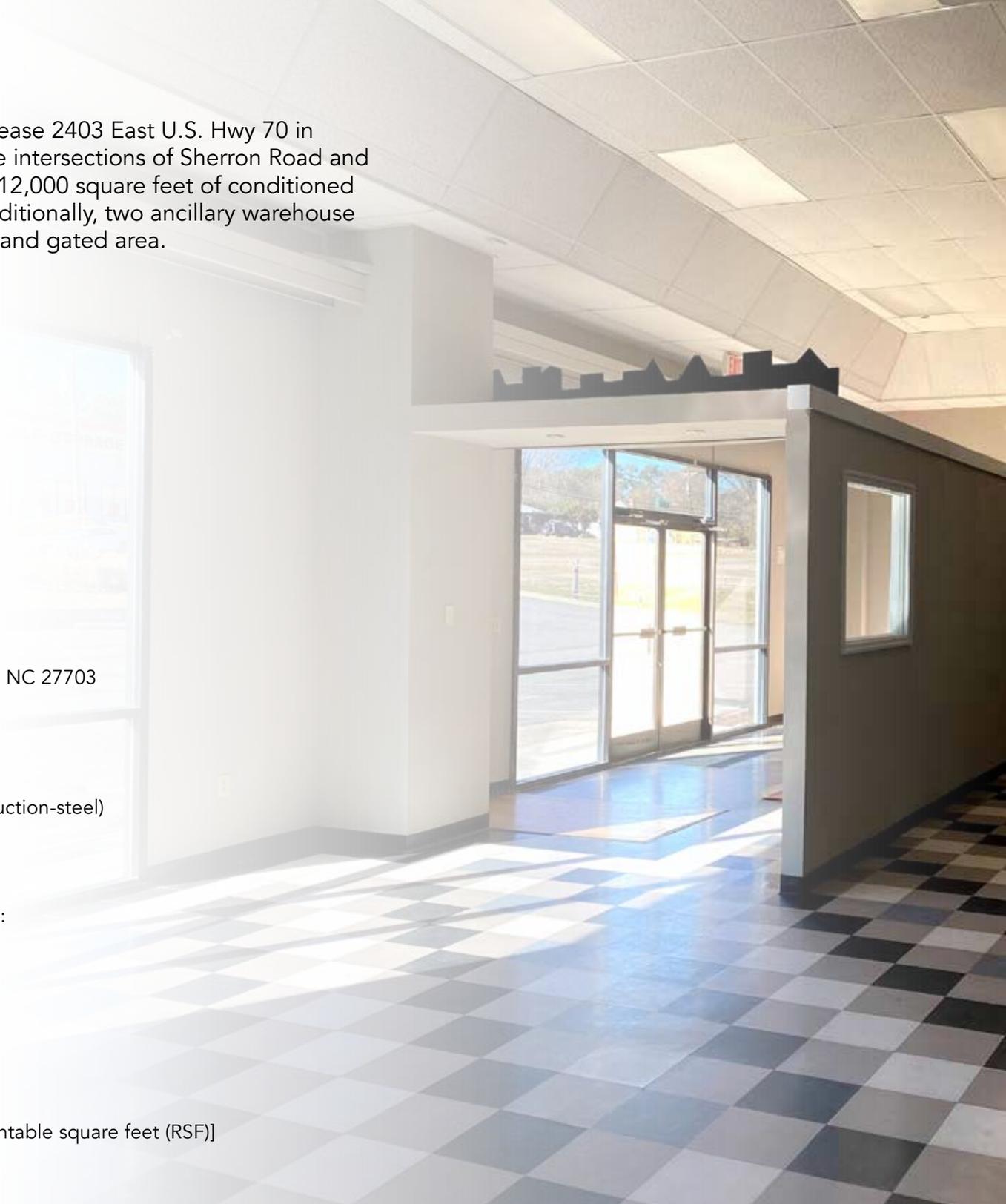
Real Estate Associates is pleased to offer for lease 2403 East U.S. Hwy 70 in Durham. The property is located between the intersections of Sherron Road and Leesville Road. The main building contains $\pm 12,000$ square feet of conditioned showroom, warehousing and office space. Additionally, two ancillary warehouse buildings are on the property within a fenced and gated area.

HIGHLIGHTS

- Fully Conditioned
- Freestanding flex and warehouse space
- Close proximity to RTP
- One drive-in door
- Sprinkler system
- 41,449 vehicles per day (NC DOT 2019)

OFFERING SUMMARY

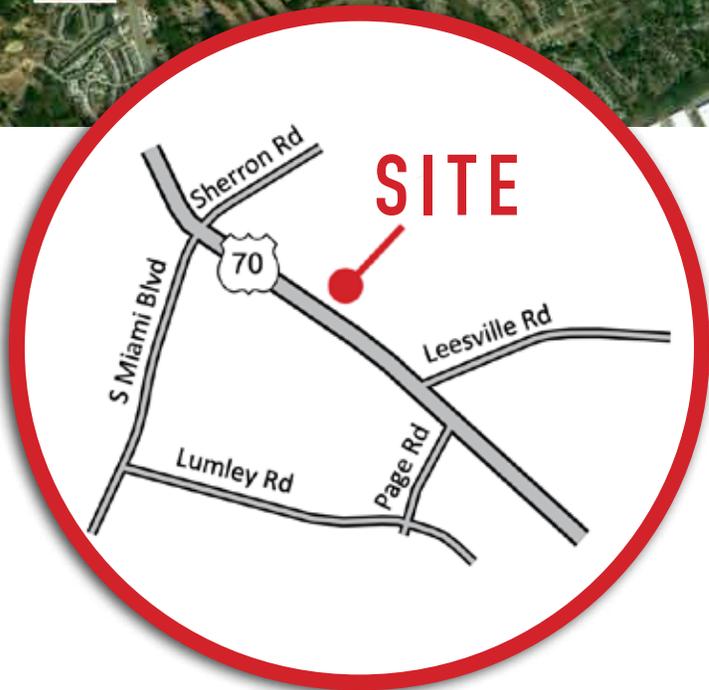
LOCATION	2403 E. U.S. Hwy 70, Durham, NC 27703
PARCEL ID	164905
YEAR BUILT	1995
AVAILABLE SF	Main building (exterior construction-steel) <ul style="list-style-type: none">• Showroom: $\pm 10,650$ SF• Warehouse: $\pm 1,350$ SF• Office: $\pm 4,650$ SF Ancillary Warehouse Buildings: <ul style="list-style-type: none">• Building One: $\pm 3,750$ SF• Building Two: $\pm 2,500$ SF
LOT SIZE	± 2.1 acres
PARKING	± 50 surface spaces
ZONING	Comercial General (CG)
LEASE RATE	\$12.00 / SF (NNN) [12,000 rentable square feet (RSF)]



PHOTOS



AERIAL



COMPANY SUMMARY



WHO WE ARE

REA's roots run deep in Durham, North Carolina, the Bull City, where our firm was formed in the late 1960s. Our mission since the beginning was to be more than just another real estate firm. We serve markets where we can offer unparalleled expertise—understanding both the macro and micro trends, growth patterns and culture. REA is immersed in the communities we serve and is built to last—a value proposition that is proved by our decades of success and the quality of our team.

HOW WE WORK

Across our service lines, we start every proposal, negotiation and meeting with the end in mind. We invest time in learning the unique goals of each client—from what you need today to what you are planning for the future. The real estate business is about more than square footage; it's about leveraging your investments to meet your goals.

THE BOTTOM LINE

REA offers real knowledge in real estate through a team of experienced professionals who know and understand the nuances of the Triangle real estate market.

THE ADVISOR



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SENIOR VICE PRESIDENT

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Gary Kramling is a long-time Durham resident and community advocate. He has been an active real estate investor for over 25 years. Notable investments of his include a boutique hotel in South Lake Tahoe, CA, an innovative residential development in Chapel Hill, and a climate-controlled self-storage facility in Durham. At REA, Gary specializes in advising clients in sales transactions across all property types.