

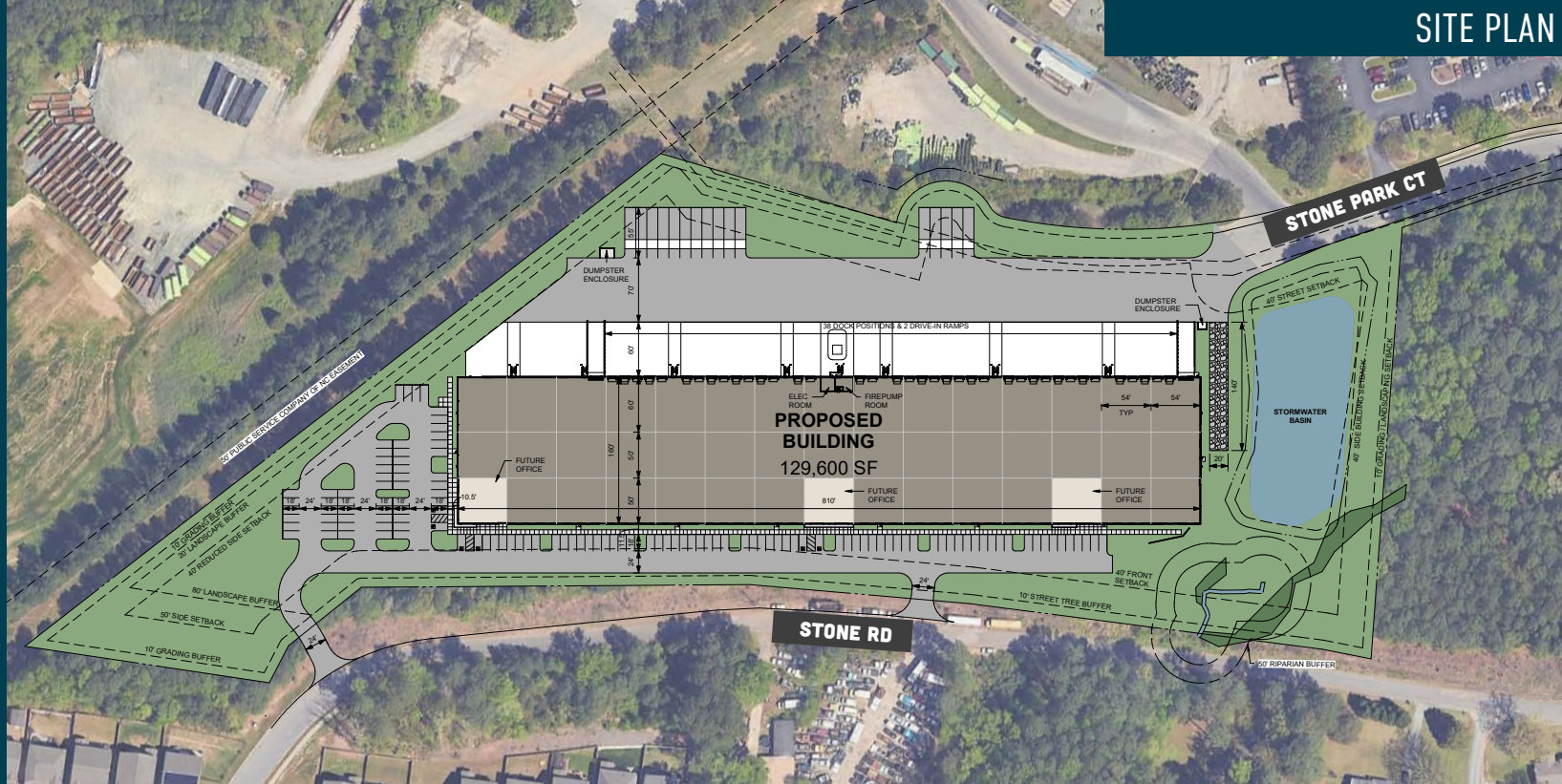


Q1 2026 DELIVERY

129,600 SF
AVAILABLE FOR LEASE

1218 STONE PARK COURT, DURHAM, NC





Total Size (SF)	129,600 SF (810' x 160')
Spec Office SF	1,500 SF (expandable)
Clear Height	32' Clear from the First Column Bay
Dock Doors	(38) 9' x 10' Dock Doors, (19) Equipped Doors with 35,000lb Mechanical Levelers, Seals, Bumpers, Swing Arm Light and Fan Combos, and Quad Outlets
Drive-In Doors	(2) 12' x 14' Motorized Doors with 50' Concrete Ramps
Auto Parking	118 (Including 6 ADA Spaces)
Trailer Parking	16
Column Spacing	54' x 50', Columns Painted Safety Yellow 10' Down
Building Lighting	LED Fixtures with Motion Sensors on 10' Whips to provide 30FC in Open Shell Condition; Interior Walls Painted White
Roof	60 Mil TPO (20-Year Warranty)
Sprinkler System	Fire Protection – ESFR with Electric Booster Pump
Slab	7", 4,000 PSI, Non-Reinforced Slab
Truck Court	130' - 185'



ALLIANCE RTP AT 885

Nearby thoroughfares include I-40 and I-85

Multiple points of ingress and egress from site

Less than a mile from the Research Triangle Park

Large neighboring distribution centers

Nearby Distributors

- 1 Amazon
- 2 Toshiba
- 3 Wolfspeed
- 4 KBI Biopharma
- 5 GE Aerospace
- 6 FedEx

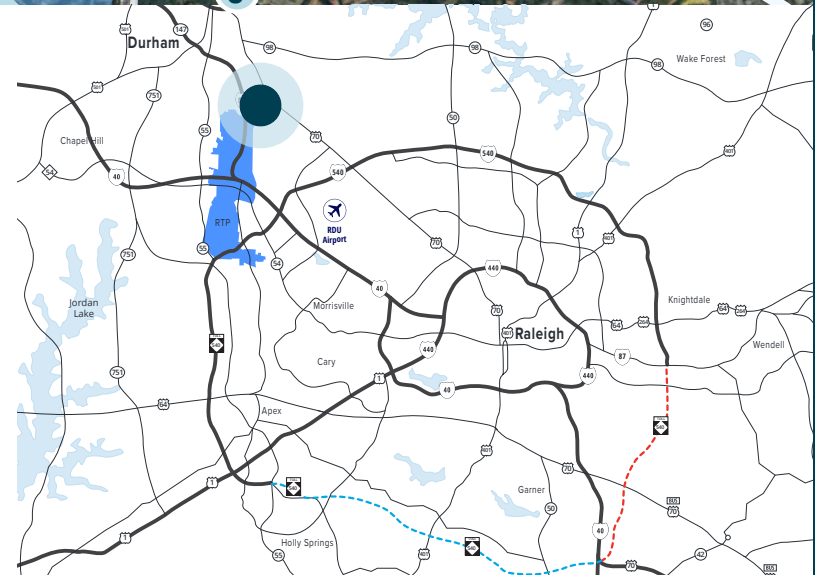


POINTS OF INTEREST

Research Triangle Park	0.9 Miles
RDU International Airport	8.3 Miles
Piedmont Triad International Airport	72.5 Miles

INTERSTATES

Interstate 885	1.0 Mile
Highway 70	2.5 miles
Interstate 40	4.3 Miles
Interstate 85	5.8 Miles
Interstate 540	6.2 Miles





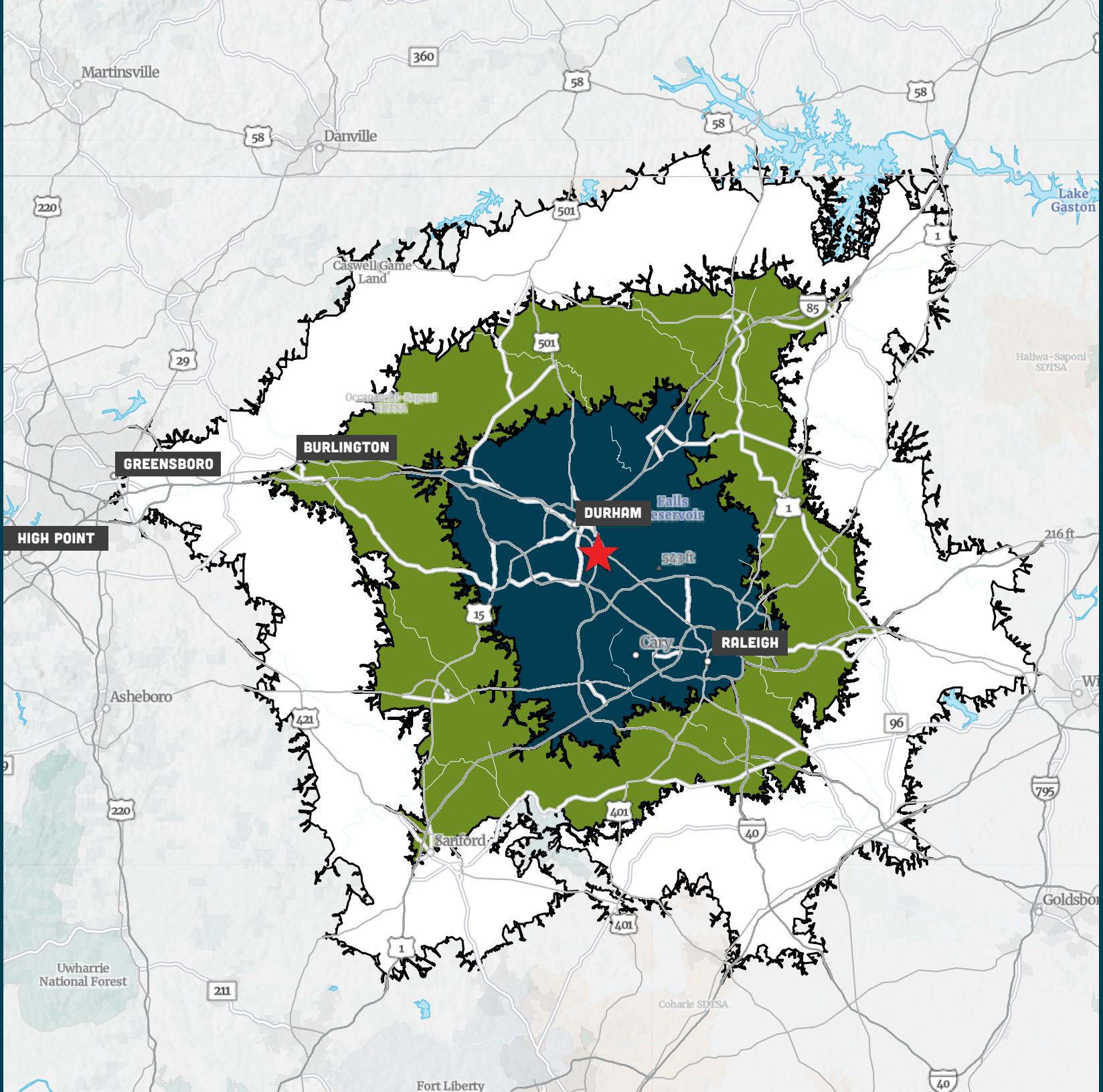
LOCATION

RDU INT'L AIRPORT
14 MINS



**Alliance RTP
At 885**

Drive Times	2024 Total Population
 30 mins	1,288,880
 45 mins	2,028,147
 60 mins	2,620,448





ALLIANCE RTP
AT 885

CONTACT INFORMATION

ANDREW YOUNG
SENIOR VICE PRESIDENT
+1 919 880 6194
ANDREW.YOUNG@COLLIERS.COM

LARRY LAKINS, SIOR
EXECUTIVE VICE PRESIDENT
+1 919 815 5327
LARRY.LAKINS@COLLIERS.COM

HUNTER WILLARD, SIOR
EXECUTIVE VICE PRESIDENT
+1 919 264 0304
HUNTER.WILLARD@COLLIERS.COM

SHIELDS BENNETT
ASSOCIATE
+1 919 538 5707
SHIELDS.BENNETT@COLLIERS.COM



JUSTIN C. "JC" CURIS
JUSTIN.CURIS@ALLINDUSTRIALCO.COM
+1 919 451 3794

