

MERRITT TW CROSSING

FLEX/LIGHT INDUSTRIAL WAREHOUSES
ADJACENT TO RESEARCH TRIANGLE PARK



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Four Flex/Light Industrial Buildings at the Corner of
S. Miami Blvd. and TW Alexander Drive in Durham

CREATING HOMES FOR BUSINESSES

With 53 years of full-service commercial real estate experience, Merritt Properties owns and operates more than 17 million square feet of space across three states. We design, build, lease and manage our properties. Our portfolio includes flex/light industrial, office, bulk and retail product. Merritt's founder, Leroy Merritt, often completed deals on a handshake, and that level of trust and respect continues at our company today. We're committed to honest and fair business dealings that grow customer relationships into long-term partnerships.

WHAT'S IT LIKE TO WORK WITH MERRITT?



"It was always a positive experience with Merritt. In our entire experience with Merritt 'no' was not in their vocabulary. It was always 'we can make that work' or 'we can find solutions to your needs' and that sets Merritt apart."

GEORGE CARACOST

Vice President and General Manager
Saab Defense and Security USA

PROPERTY OVERVIEW

CLASS A	Flex & light industrial park
SQUARE FOOTAGE	284,240 SF development, 38,320 - 106,100 SF buildings
CLEAR HEIGHTS	18'-24'
DOCK POSITIONS	Rear-loaded docks and drive-in capabilities
PARKING	1.8 - 2.9/1,000 SF
NUMBER OF ACRES	+/- 51 in Durham County
MUNICIPAL UTILITIES	City of Durham
CONVENIENT ACCESS	I-40, I-540, US-70 and NC-147
DELIVERY	Q1 2021

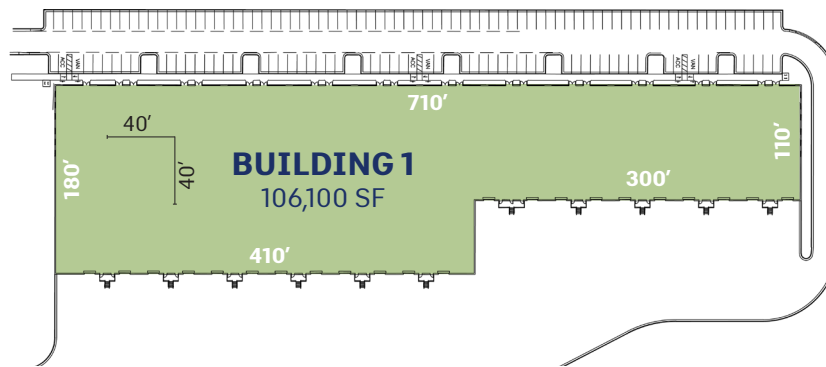
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SITE PLAN

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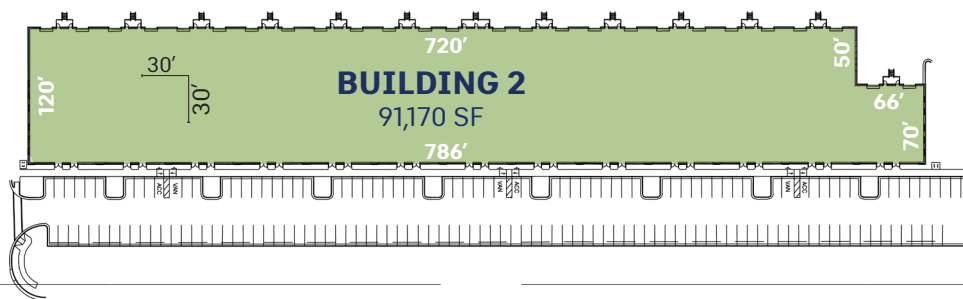


BUILDING 1 & 2 HIGHLIGHTS



BUILDING SIZE	106,100 SF
WAREHOUSE/ OFFICE SF	Per Tenant Specifications
BUILDING DIMENSIONS	710' x 180'
BAY SIZE	± 3,300 SF to ± 7,200 SF
COLUMN SPACING	40' x 40' (typical)
EXTERIOR CONSTRUCTION	Concrete Tilt-Up
CEILING HEIGHT	24' Clear

TRUCK COURT	±180'
LIGHTING & POWER	Per Tenant Specifications
PARKING RATIO	1.8/1,000 SF
SPRINKLER SYSTEM	Wet System
DOCK-HIGH DOORS	Twenty-Two (22)
DRIVE-IN DOORS	Ramped Drive-In Doors Available
EXPECTED DELIVERY	Q1 2021

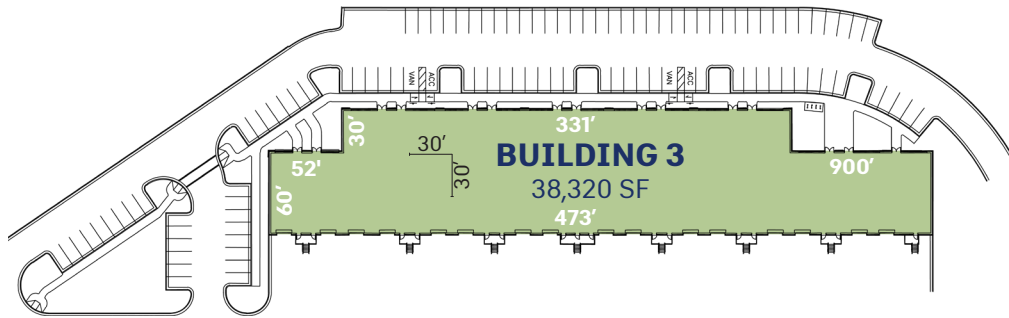


BUILDING SIZE	91,170 SF
WAREHOUSE/ OFFICE SF	Per Tenant Specifications
BUILDING DIMENSIONS	786' x 120'
BAY SIZE	± 2,100 SF to ± 3,600 SF
COLUMN SPACING	30' x 30' (typical)
EXTERIOR CONSTRUCTION	Brick Masonry
CEILING HEIGHT	18' Clear

TRUCK COURT	±150'
LIGHTING & POWER	Per Tenant Specifications
PARKING RATIO	1.9/1,000 SF
SPRINKLER SYSTEM	Wet System
DOCK-HIGH DOORS	Twenty-Six (26)
DRIVE-IN DOORS	Ramped Drive-In Doors Available
EXPECTED DELIVERY	Q1 2021

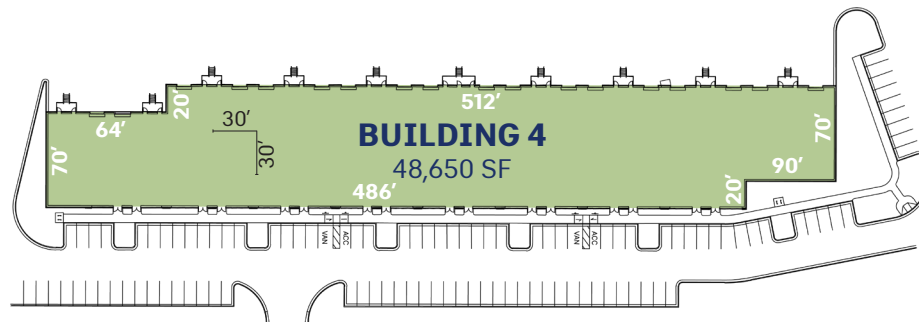
BUILDING 3 & 4 HIGHLIGHTS

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BUILDING SIZE	38,320 SF
WAREHOUSE/ OFFICE SF	Per Tenant Specifications
BUILDING DIMENSIONS	473' X 90'
BAY SIZE	± 1,800 SF to ± 2,700 SF
COLUMN SPACING	30' x 30' (typical)
EXTERIOR CONSTRUCTION	Brick Masonry
CEILING HEIGHT	18' Clear

TRUCK COURT	±150'
LIGHTING & POWER	Per Tenant Specifications
PARKING RATIO	2.9/1,000 SF
SPRINKLER SYSTEM	Wet System
DOCK-HIGH DOORS	Sixteen (16)
DRIVE-IN DOORS	Ramped Drive-In Doors Available
EXPECTED DELIVERY	Q1 2021



BUILDING SIZE	48,650 SF
WAREHOUSE/ OFFICE SF	Per Tenant Specifications
BUILDING DIMENSIONS	576' x 90'
BAY SIZE	± 2,100 SF to ± 2,700 SF
COLUMN SPACING	30' x 30' (typical)
EXTERIOR CONSTRUCTION	Brick Masonry
CEILING HEIGHT	18' Clear





TRUCK COURT	±110'
LIGHTING & POWER	Per Tenant Specifications
PARKING RATIO	2.1/1,000 SF
SPRINKLER SYSTEM	Wet System
DOCK-HIGH DOORS	Four (4)
DRIVE-IN DOORS	Ramped Drive-In Doors Available
DELIVERED	Q4 2020

LOCATION & ACCESS

PREMIER LOCATION & ACCESSIBILITY

Merritt TW Crossing is positioned in a premier location, adjacent to Research Triangle Park, 8 miles from downtown Durham and the RDU International Airport.

INTERSTATES

	Interstate 40	3.5 Miles
	Interstate 540	6.5 Miles
	US Route 70	4.5 Miles
	Interstate 440	15 Miles

AIRPORTS

Raleigh Durham International	8 Miles
Piedmont Triad International	74 Miles
Charlotte Douglas International	155 Miles

SEAPORTS

Wilmington, NC	153 Miles
Morehead City, NC	168 Miles
Norfolk, VA	192 Miles
Charleston, SC	297 Miles

DOWNTOWN DURHAM
8 MILES | 11 MINUTES

WAKE FOREST
22 MILES | 33 MINUTES

**MERRITT
TW CROSSING**

RDU INT'L AIRPORT
8 MILES | 10 MINUTES

RESEARCH TRIANGLE PARK
3 MILES | 6 MINUTES

CARY
12 MILES | 16 MINUTES

DOWNTOWN RALEIGH
18 MILES | 25 MINUTES

**FUTURE I-540
OUTER LOOP**

AREA AMENITIES



Raleigh-Durham is one of the fastest-growing markets in the nation. Adjacent to Merritt TW Crossing is Research Triangle Park, one of the world's largest and most successful research and development centers, which drives the area's thriving economy. To learn more about the Research Triangle region, visit www.raleigh-wake.org.

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