



# THE RESEARCH TRIANGLE PARK **SITE 4**

## SIZE\*

18.5 acres\*\*

## BUILDING COVERAGE

3.6 acres\*\*\* (156,800 square feet)

## USEABLE AREA

5.8 acres (254,000 square feet)

## ROAD CONSTRUCTION

Access to this site is from existing Triangle Drive and Alston Avenue.

## ZONING

Science Research Park -  
Durham Unified Development Ordinance.  
(for detailed zoning information see page 4)

## WATER & SEWER

Water is in Triangle Drive. Sewer is at approximately 600 feet east of Triangle Drive and an easement has been reserved to extend sewer to this site.

## ELECTRICITY

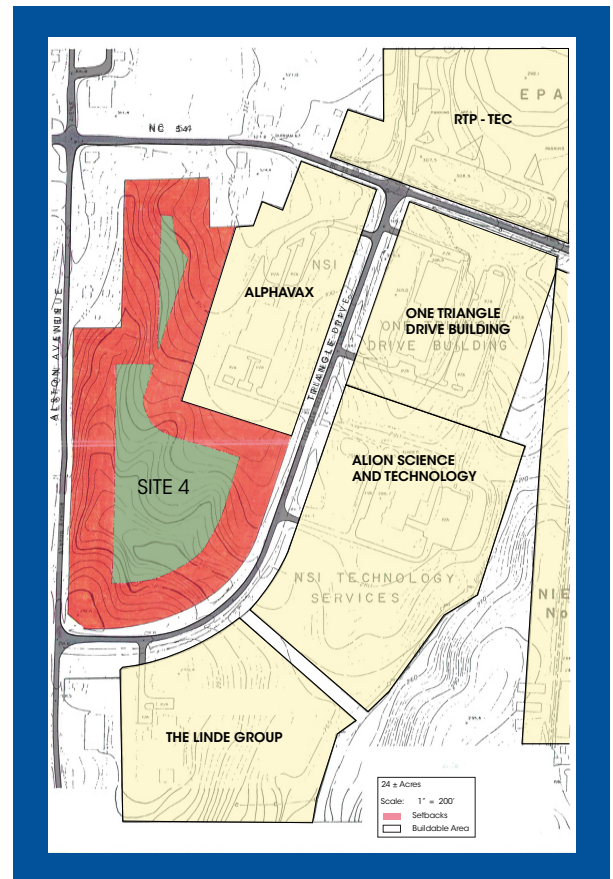
Duke Energy serves this site.

[www.duke-energy.com](http://www.duke-energy.com)

## GAS

PSNC Energy serves this site.

[www.psnenergy.com](http://www.psnenergy.com)



\* All acreages are computer generated. Final acreages will be based on survey of property.  
\*\* Site is actually 24 acres (with a portion west of AlphaVax) but will be sold as an 18.5 acre site  
\*\*\* Calculation of Building Coverage is based on the Durham County Unified Development Ordinance which limits building footprint to 15% of the total lot size.

## SITE 4

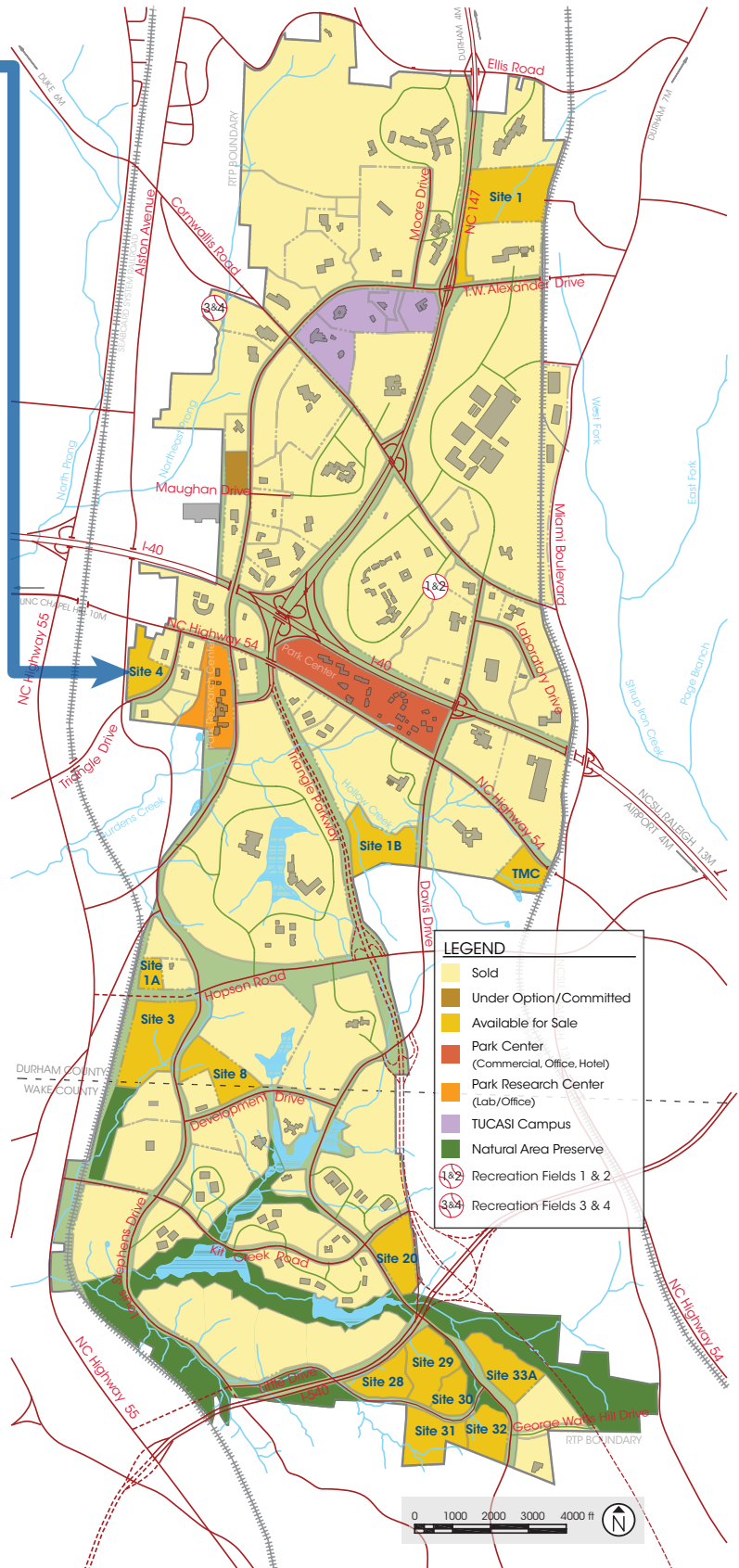
### Site Information

TOTAL AREA:	18.5 ACRES
BUILDING COVERAGE:	3.6 ACRES (156,800 SF)
USEABLE AREA:	5.8 ACRES (254,000 SF)
ZONING:	SCIENCE RESEARCH PARK
COUNTY:	DURHAM COUNTY, NC
UTILITIES:	SEWER - DURHAM COUNTY WATER - CITY OF DURHAM GAS - PSNC

### Site Notes

Site acreages are approximate, exact acreages will be verified by a survey prior to sale.

Site is actually 24 acres (with a portion west of AlphaVax) but will be sold as an 18.5 acre site.



January 2008

Information is current through the above date.