

±19,758 SF LAB/OFFICE AND R&D FACILITY



2202 ELLIS ROAD
Durham, NC 27703

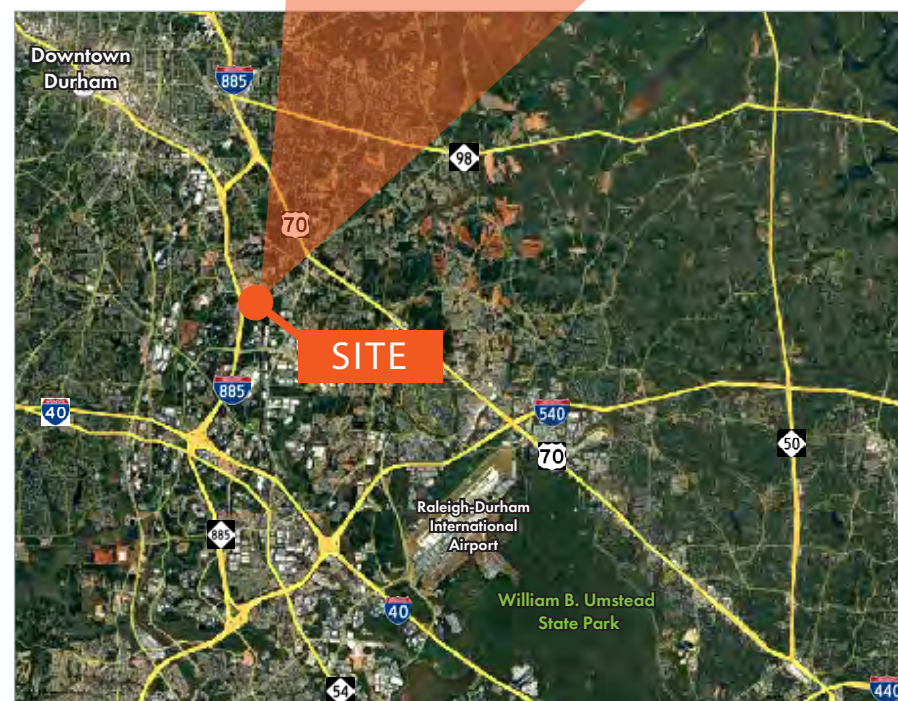
EXECUTIVE SUMMARY

APG Advisors is pleased to present **2202 Ellis Road**, a $\pm 19,758$ SF flex/R&D facility strategically located adjacent to Research Triangle Park in Durham, North Carolina. The property offers an established laboratory and office environment with immediate access to one of the nation's leading concentrations of life science, technology, pharmaceutical and research organizations.

Situated on a proposed ± 3.5 -acre parcel, the masonry facility provides a functional combination of laboratory, office and support space, along with 85 surface parking spaces. Existing laboratory infrastructure and specialized building systems offer **an opportunity for an owner-user or research-focused organization seeking an established facility rather than starting with conventional flex space or new construction.**

The location is a significant part of the offering. Research Triangle Park is virtually at the property's doorstep, with I-885/Durham Freeway approximately 0.05 mile away and I-40 within 2 miles. Raleigh-Durham International Airport, Duke University, UNC-Chapel Hill and NC State University are all readily accessible, connecting the property to the Triangle's deep research, technology and talent base.

2202 Ellis Road offers a rare opportunity to acquire a lab/R&D facility with specialized infrastructure already in place, immediately adjacent to Research Triangle Park.



THE PROPERTY

ADDRESS	2202 Ellis Road Durham, NC 27703
REID/PIN NUMBERS	REID: 163345 PIN: 0749-26-5411
BUILDING SIZE	±19,758 SF
BUILDING TYPE	Flex/R&D
LOT SIZE	±3.5 Acres (current ±5.6 AC lot is being subdivided)
YEAR BUILT	1983
CONSTRUCTION	Masonry
PARKING	85 Surface Spaces 4.30/1,000 SF
ZONING	OI(D) - Office & Institutional with Development Plan
WATER/SEWER	City of Durham
LIFE SAFETY	Fully Sprinklered
ASKING PRICE	\$5,125,000



PROPERTY FEATURES

Layout and Configuration:

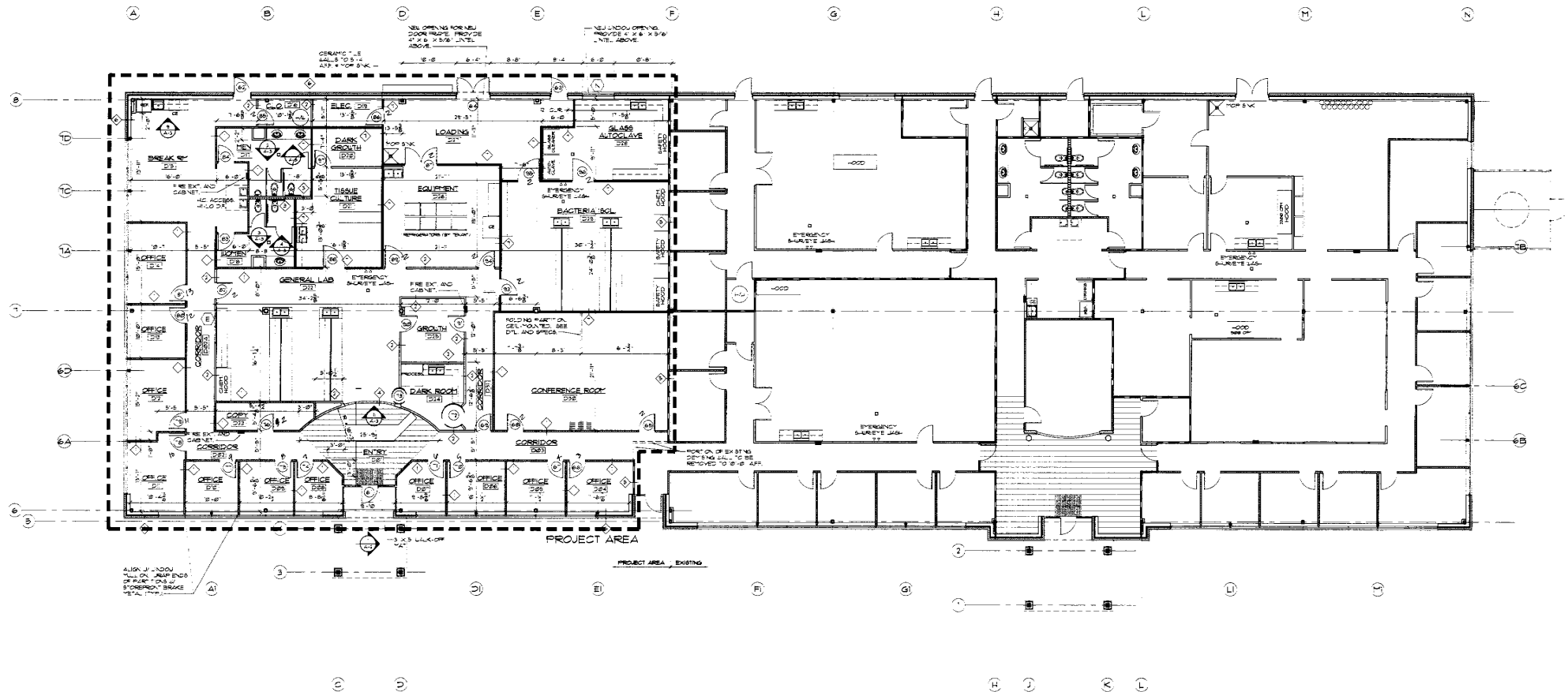
- 26 perimeter offices with wall-to-wall windows
- 12 interior laboratory rooms with various setups. All rooms are equipped with hoods/ventilation, sinks, dropdown power, etc.
- 11 interior offices, work rooms, or supply rooms
- 2 large conference rooms
- 4 large restrooms, plus 1 shower
- 1 large break room and 1 small breakroom
- 1 loading/maintenance area
- 1 walk-in cooler/refrigerator
- Building is equipped with a Generac backup generator

Amenities:

- Beautiful wooded lot on three sides with a large pond on the property
- Outdoor gazebo over the pond. Equipped with fans and power outlets
- Surrounded by numerous new developments with hotels, restaurants, grocery, retail and professional services
- Located immediately adjacent to Research Triangle Park
- Located near the intersection of NC-147/Durham Freeway and Ellis Road



FLOOR PLAN



EXTERIOR PHOTOS



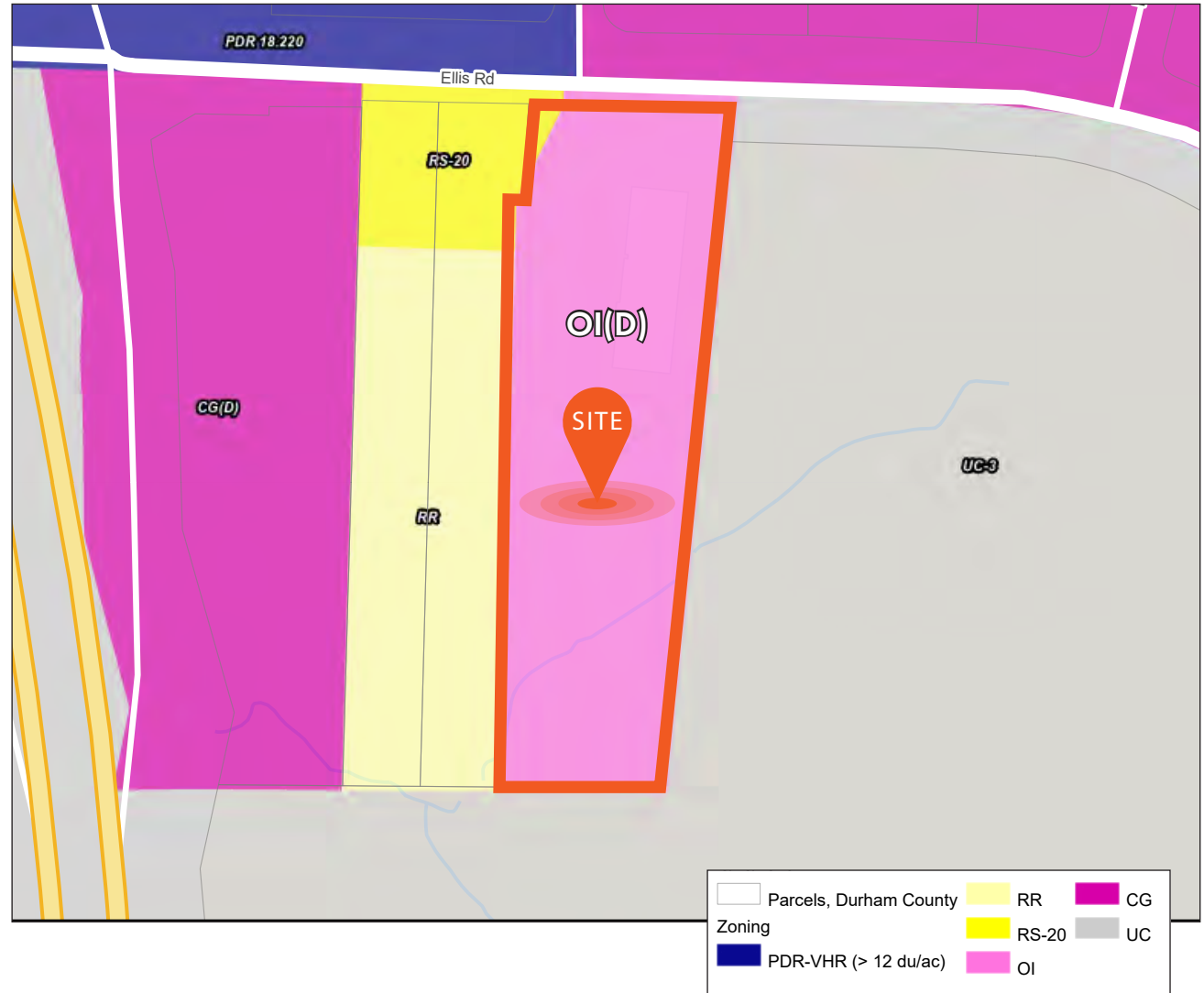
INTERIOR PHOTOS



Current Zoning

OI(D)- Office and Institutional District

The OI District is established for employment and community service activities. Some support facilities and residential uses are also allowed when compatible with surrounding uses. The OI district is designed for use on sites that have convenient access to arterials, since development of moderate to high intensity is allowed.



Location Overview



Amenities & Traffic Map



EASE OF ACCESS

Research Triangle Park	0.01 miles
I-885/Durham Freeway S	0.05 miles
I-40	2.0 miles
Downtown Durham	5.3 miles
RDU Airport	8.3 miles
Duke University	7.0 miles
UNC - Chapel Hill	13.8 miles
NC State University	20.8 miles
Downtown Raleigh	25.3 miles



Durham & Triangle Market Fundamentals

Durham sits at the center of the Triangle region, one of the nation's leading innovation economies. Anchored by Research Triangle Park and supported by Duke University, the University of North Carolina at Chapel Hill, and North Carolina State University, the region continues to attract corporate investment, highly skilled talent, and sustained population growth. These market fundamentals support long-term demand for research, laboratory, office, and advanced manufacturing facilities throughout the Triangle.

DURHAM KEY MARKET METRICS

Population	304,027
Labor Force	171,763
Unemployment Rate	2.9%
Bachelor's Degree or Higher	56.83%
2025 Housing Units	136,837
2025 Median Household Income	\$83,128
Average Work Commute Time	21 minutes

WHY THE TRIANGLE

- **Highly Educated Workforce**
- **Research Triangle Park, the largest research park in the US**
- **Three Tier-One Research Universities**
- **Global Life Science Hub**
- **Strong Population Growth**
- **Corporate Expansion Market**



Top 100 Places to Live in the US
(Livability, 2025)



#2 Best Cities for US
Job Seekers in 2024
(Durham-Chapel Hill)
(Indeed.com, 2025)



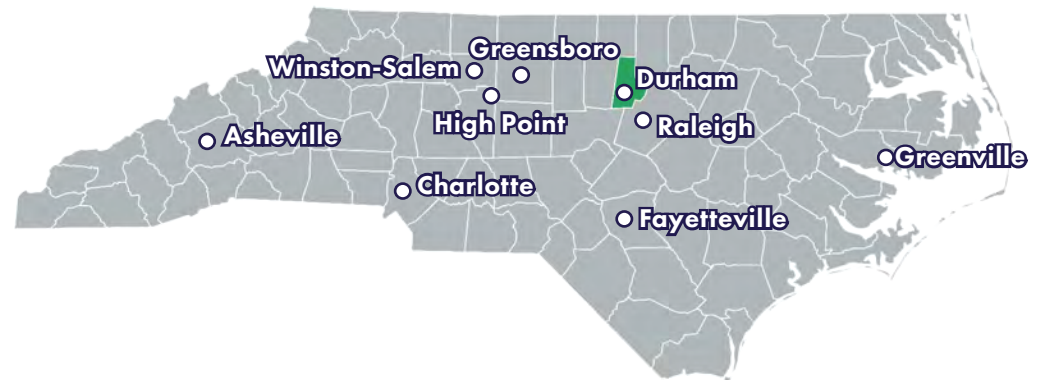
#2 Most Educated
Cities in the US
(Durham-Chapel Hill)
(Smart Asset, 2025)



#3 US Market for Life
Sciences Talent Growth
(CBRE, 2025)

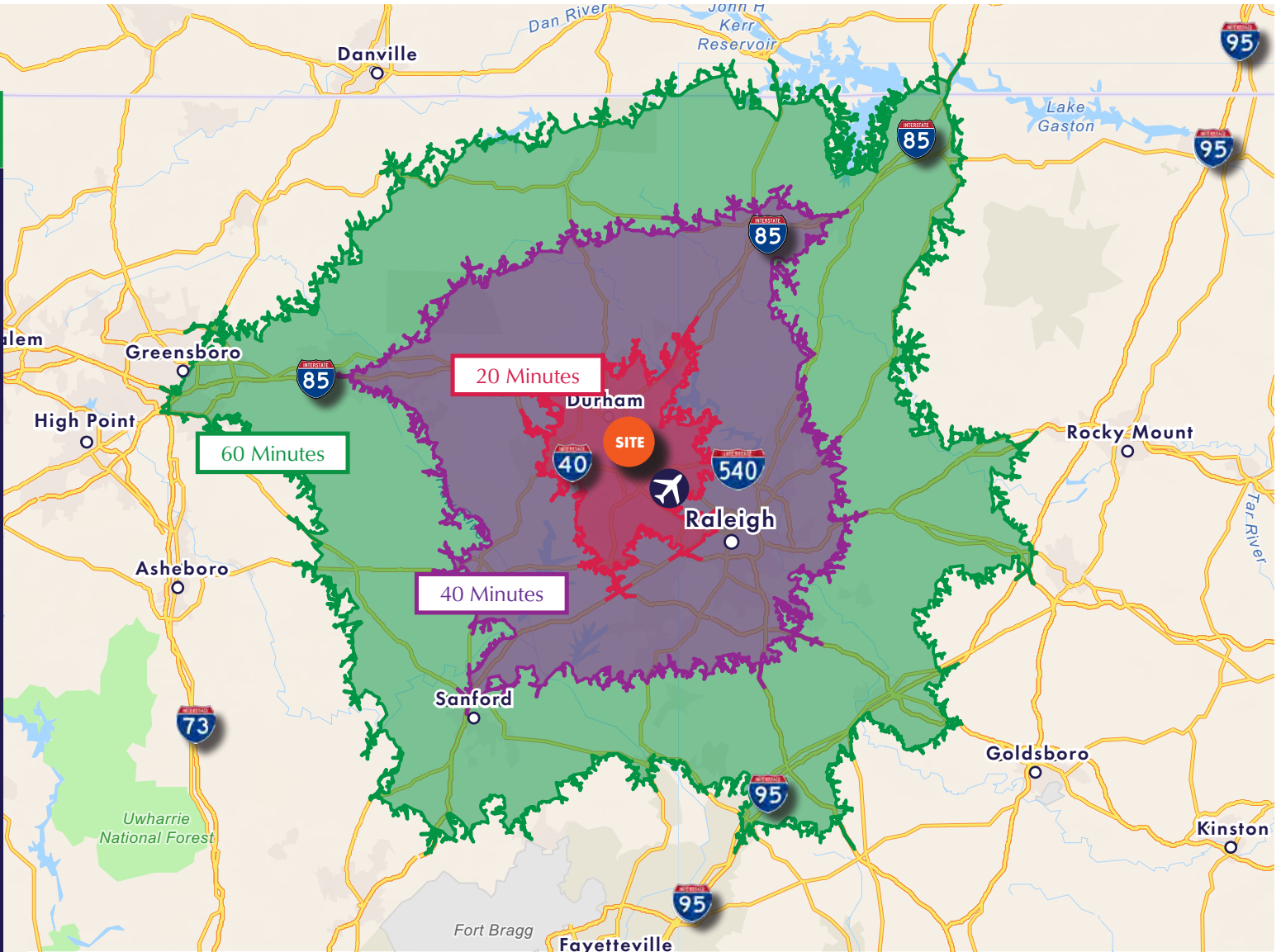


#6 Best Cities to
Start a Business
(WalletHub, 2026)



Drive Time Map

Location	Driving Distance
I-885/NC-147	0.5 miles ±2 minutes
Research Triangle Park	0.5 miles ±2 minutes
I-40	2.5 miles ±5 minutes
Downtown Durham	6 miles ±10 minutes
I-85	7 miles ±11 minutes
I-540	8 miles ±12 minutes
RDU International Airport	9.9 miles ±16 minutes
Duke University	9.0 miles ±15 minutes
UNC-Chapel Hill	15 miles ±20 minutes
NC State University	17.0 miles ±20 minutes
Downtown Raleigh	18.0 miles ±22 minutes





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