



Welcome Venture Park

DURHAM, NORTH CAROLINA

A refreshing new industrial park in the center of one of the most thriving marketplaces in the Southeast



WELCOME VENTURE PARK

+ THE WELCOME GROUP

Welcome Venture Park brings light industrial, flex and GMP space to a new level offering the infrastructure to accommodate every type of business in an environment that is built for success. From full-scale manufacturing, distribution, high tech data, healthcare and life sciences to contemporary office and studio space, Welcome Venture Park offers businesses the location to thrive, expand and grow.





📍 IN GOOD COMPANY
LOCATION IS EVERYTHING

Downtown Durham	5.4 miles
Raleigh-Durham International	19.5 miles
Duke University	6.4 miles
Research Triangle Park	13.9 miles





#1 BEST STATE FOR BUSINESS

– FORBES, THREE YEARS RUNNING

Research Triangle is home to some of the fastest growing companies and communities in the world. Innovation, education and a culture of collaboration are key drivers of the area's success

– RESEARCHTRIANGLE.ORG



DUKE UNIVERSITY



DOWNTOWN DURHAM

47%

population with Bachelor's degree or higher

176K

total students enrolled in higher education

#2

best places to live in the U.S. in 2021

7,000+

companies and 700+ international companies

#4

highest ranked concentration of PhDs in the U.S.

YOUR PLACE TO GROW LIFE SCIENCES & MANUFACTURING

Located within one of the top research, development, and life-science communities, Welcome Venture Park offers access top research and life science educated workforce and collaborative educational partners.

600

Life Science companies in the region

\$9.8B

Industry contribution to the gross regional product

\$142K

Average annual salary in Life Sciences

12%

Life Sciences employment growth rate





YOUR PLACE TO GROW LOCAL & REGIONAL BUSINESSES

Designed and planned for the end user, these buildings and spaces offer both warehouse and office with dock high or drive-in loading to accommodate storage, product assembly, and front office operations with proximity to local and regional markets.

\$2.4B

Raised by Triangle
Startups, Q2 2022

▲ 540% YOY
— AXIOS.COM

29%

Average growth
for top startups

— GROWJO

LOWEST

corporate income tax
rate in the U.S.

#2 #7

DURHAM RALEIGH

Best cities to
start a business

— WALLETHUB

YOUR PLACE TO GROW BULK WAREHOUSE & DISTRIBUTION

With a range of clear height and bay depths, these buildings offer flexibility of clear height, truck courts and loading options with ease of access to interstate, ports and airports and within reach of large regional populations.

#5

Best state for
manufacturing

– NORTH CAROLINA SITE
SELECTION GROUP, 2019

LARGEST

manufacturing workforce
in the Southeast

– DCO-ED.COM

70%

of all U.S. consumers
reachable over-the-road
within 1 business day

6x FASTER GROWTH

in advanced manufacturing
in the Triangle compared
to national average





Building	SF
A	255,000
B	28,000
C	100,000
D	103,200
E	72,000
F	192,000
G	25,200
H	102,000
I	240,000
J	192,000

PHASE 1

PHASE 1

OVER 1MSF

FLEX / GMP / LIFE SCIENCE

±392,000 SF available in Phase I
 Spaces available from 3,600 SF+



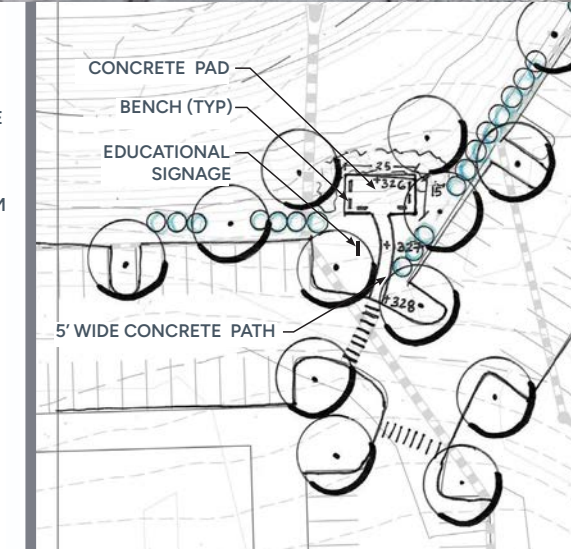
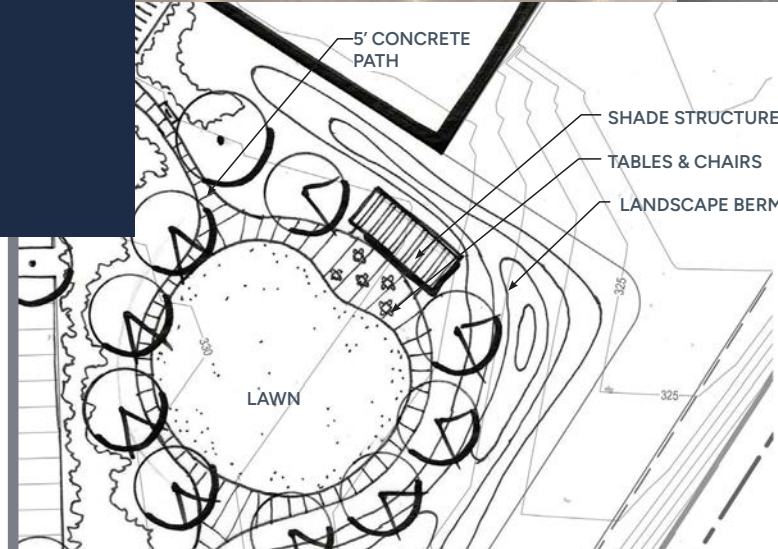
Off of Future N. Durham
 Parkway with easy access to
 Hamlin Road, Hwy 70 & I-85



24' - 32' clear height
 Parking exceeds 1.5 / 1,000 SF
 120' - 240' deep

PHASE 1 VISUALIZED

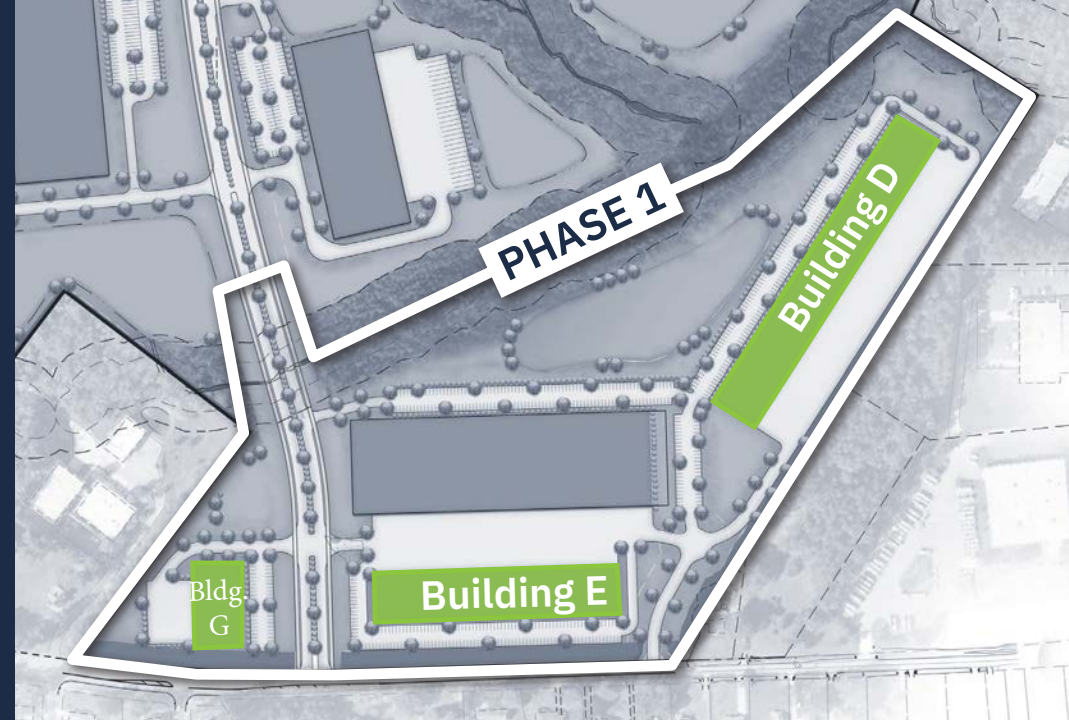
Phase I will include four buildings ranging in size and featuring 24' and 32' clear height. Spaces will range from 3,600 SF to 192,000 SF of flex and light industrial product. With outdoor amenities, sidewalks and gathering areas, Phase I will be designed with business and employees in mind.



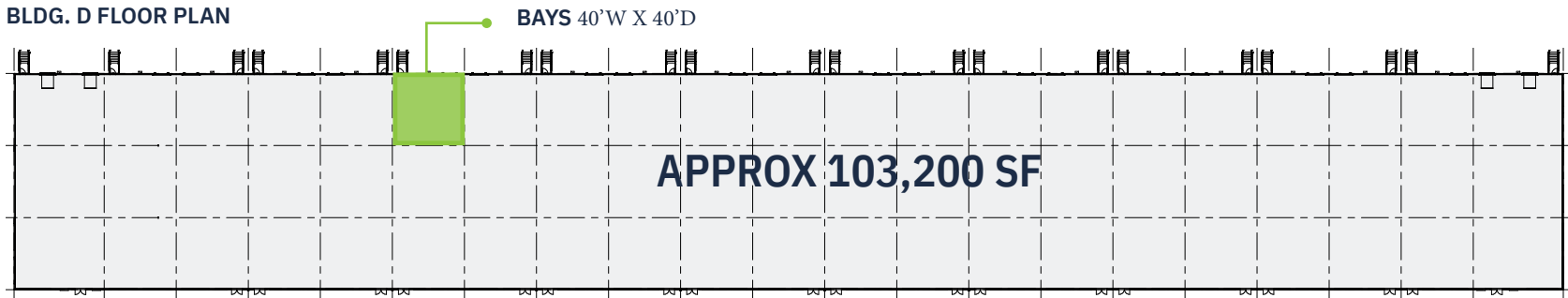
BUILDINGS D, E & G

OVERVIEW

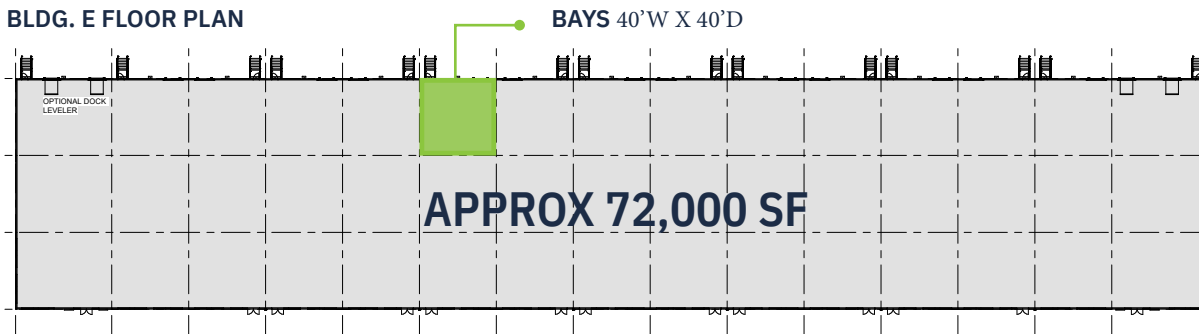
- 24' clear
- 120' deep
- Bay widths at 40' (approx.)
- Rear Load
- Parking: exceeds 1.5 / 1,000 SF



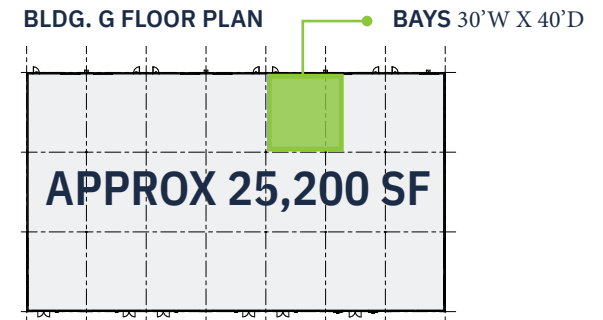
BLDG. D FLOOR PLAN



BLDG. E FLOOR PLAN



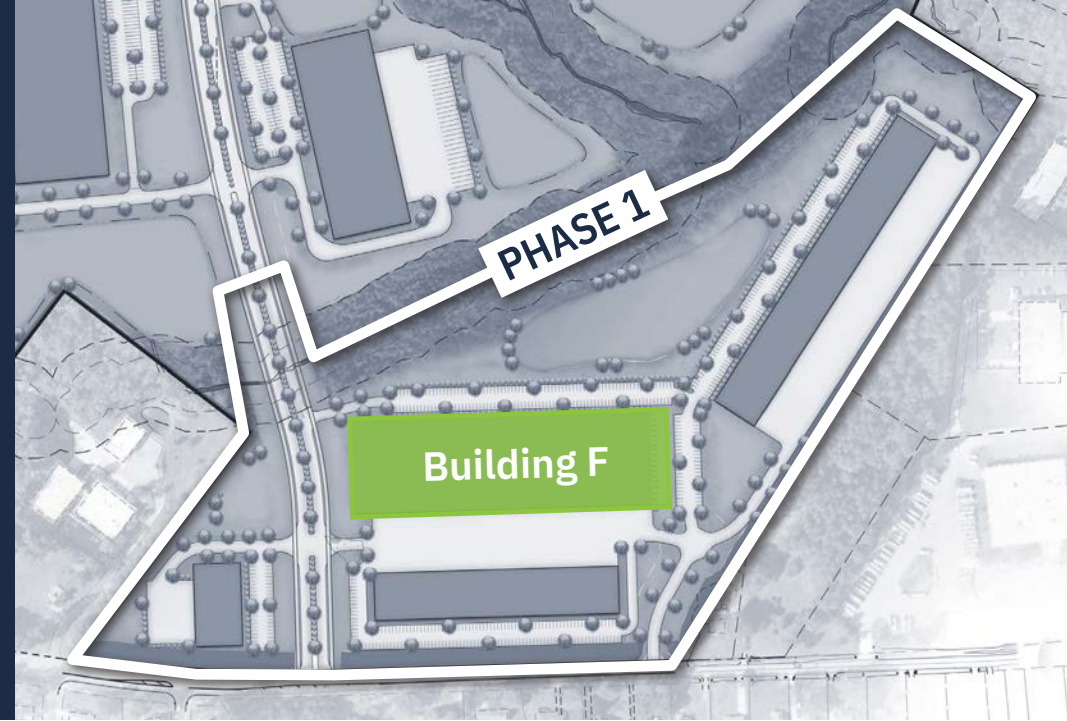
BLDG. G FLOOR PLAN



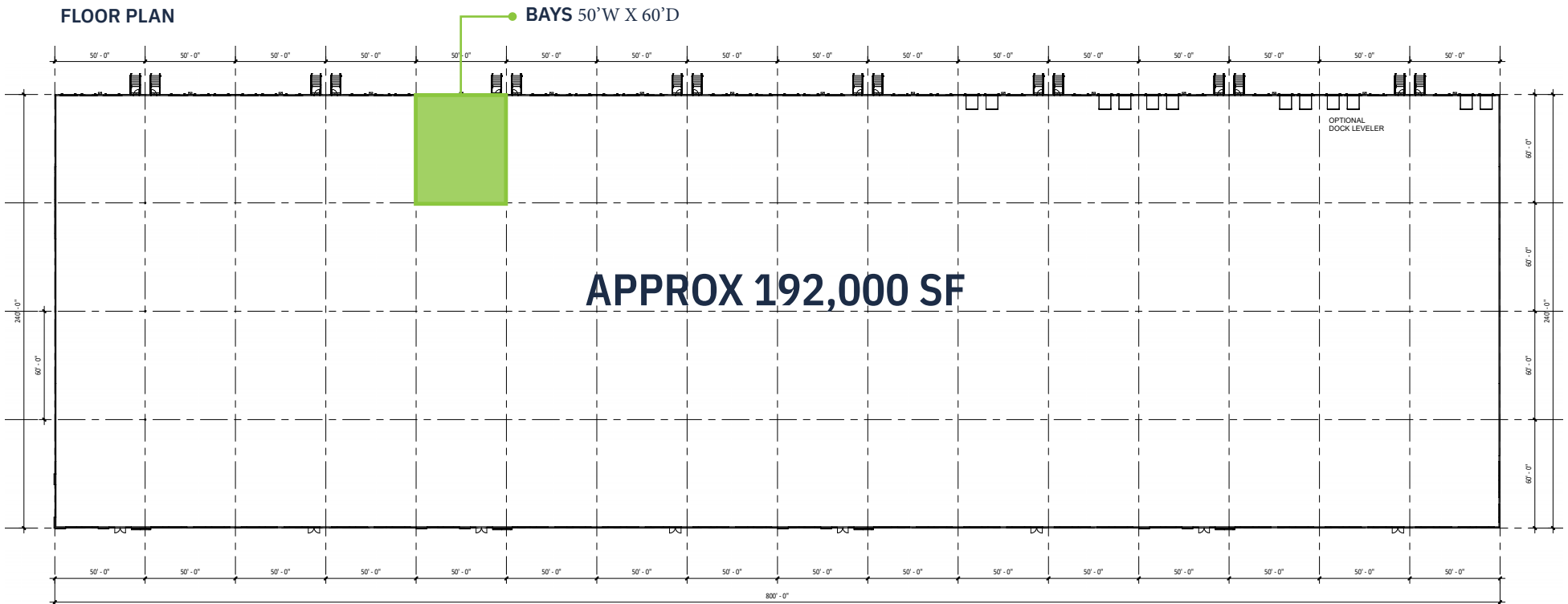
BUILDING F

OVERVIEW

- 32' clear
- 240' deep
- Bay widths 50' (approx.)
- 60' Speed Bay
- Rear Load
- Parking exceeds 1.0 / 1,000 SF



FLOOR PLAN



CONSTRUCTION TIMELINE



Q1 2023

Site construction starts



Q3 2023

Building starts



Q4 2023 - Q4 2024

Building deliveries



ABOUT US

Welcome Group is a real estate development company specializing in land acquisition, design, construction financing, development, construction, and management. We have developed more than 126 properties with over 7 million square feet of industrial facilities. We offer Build-to-Suit services for firms that want to lease or Design-Build services for firms that want to own. Our clients include Fortune 500 Companies, locally owned, and a number of international companies.

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