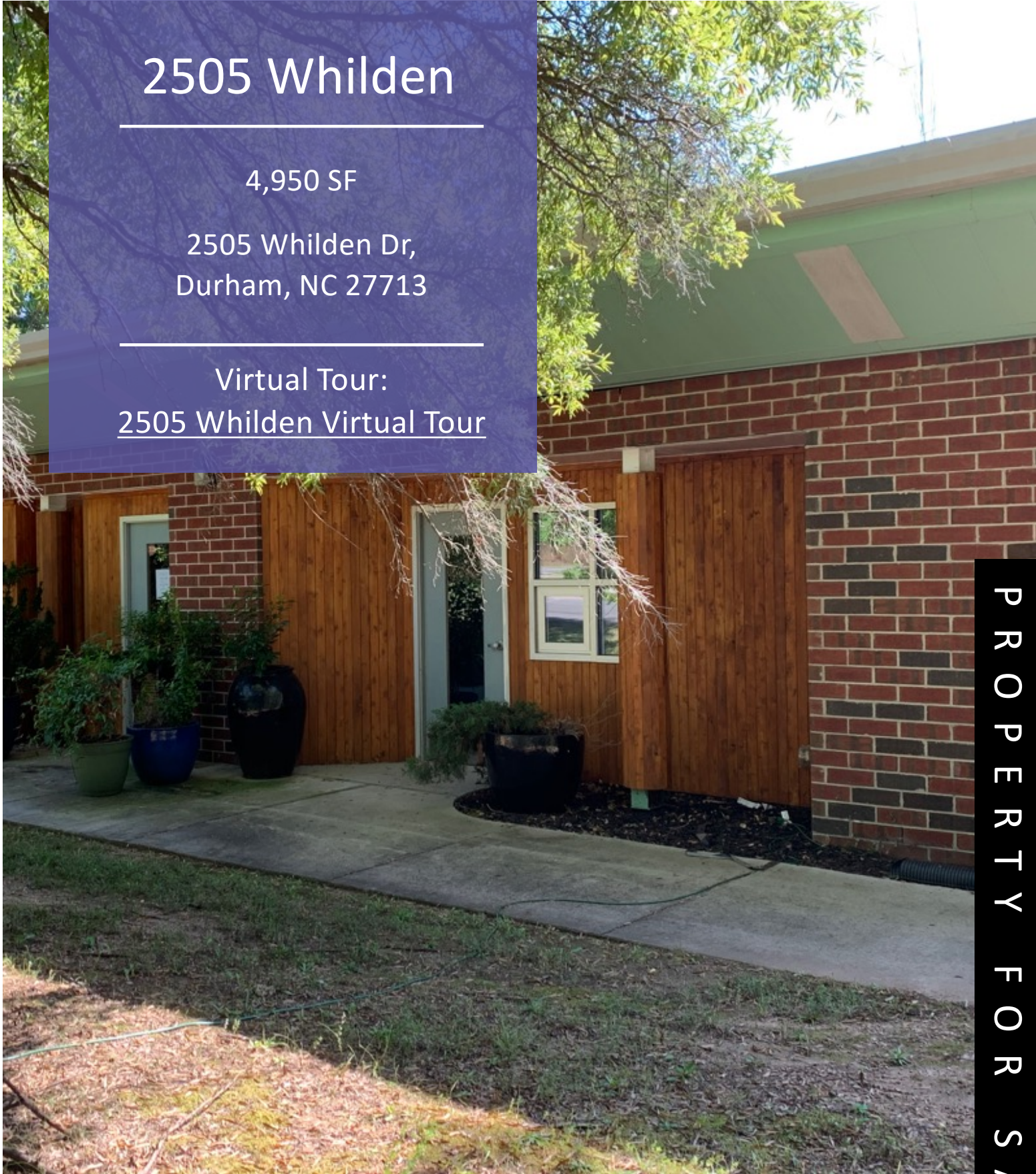


2505 Whilden

4,950 SF

2505 Whilden Dr,
Durham, NC 27713

Virtual Tour:
[2505 Whilden Virtual Tour](#)



PROPERTY FOR SALE



501 Washington St, Suite K
Durham, NC 27701
www.MaverickPartners.com

Ian Nidel, LEED AP
Commercial Broker
919.349.9021 Mobile
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2505 Whilden Rd

4,950 SF

2505 Whilden Rd
Durham, NC 27713

\$1,250,000

**CONFIDENTIALITY
DISCLAIMER**

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Maverick Partners Realty Services Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. All parking shown is subject to change at any time by the City of Durham or other controlling bodies.

The information contained in this Offering has been obtained from sources we believe are reliable; however, Maverick Partners Realty Services Inc. has not verified, and will not verify, any of the information contained herein, nor has Maverick Partners Realty Services Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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OVERVIEW

BUILDING SIZE: 4.950 SF

LOT SIZE: 1.89 ac

ZONING: IL

USES: Commercial Kitchen, Office, Light Industrial

ASKING PRICE: \$1,250,000

LOCATION and SUMMARY:

With a premium central Triangle location, just off Hwy 55 at the corner of Whilden and S. Alston, 2505 Whilden Drive is just 4 miles from downtown Durham and 3.5 miles from I-40.

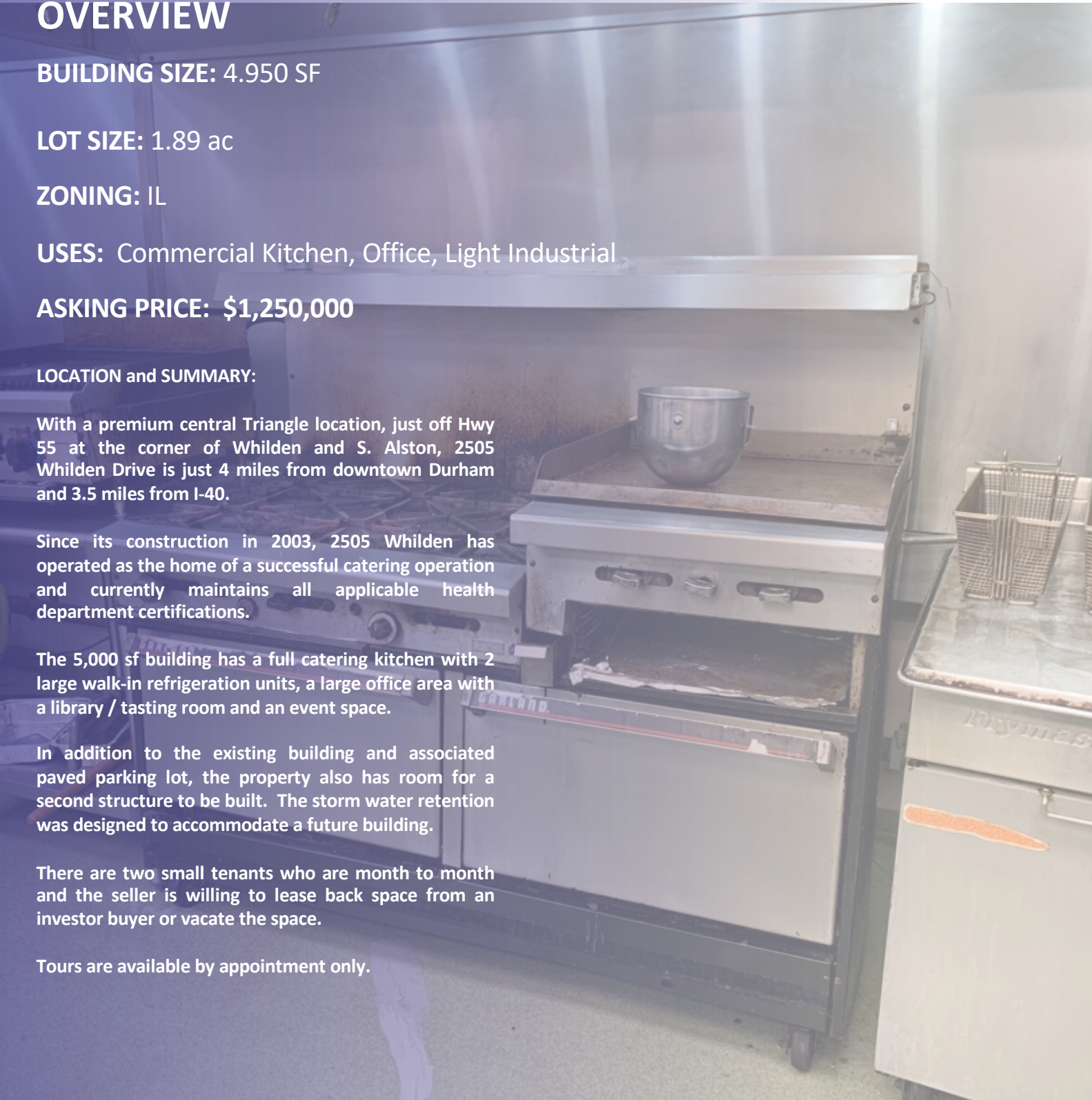
Since its construction in 2003, 2505 Whilden has operated as the home of a successful catering operation and currently maintains all applicable health department certifications.

The 5,000 sf building has a full catering kitchen with 2 large walk-in refrigeration units, a large office area with a library / tasting room and an event space.

In addition to the existing building and associated paved parking lot, the property also has room for a second structure to be built. The storm water retention was designed to accommodate a future building.

There are two small tenants who are month to month and the seller is willing to lease back space from an investor buyer or vacate the space.

Tours are available by appointment only.



INTERIOR PHOTOS



EXTERIOR PHOTOS



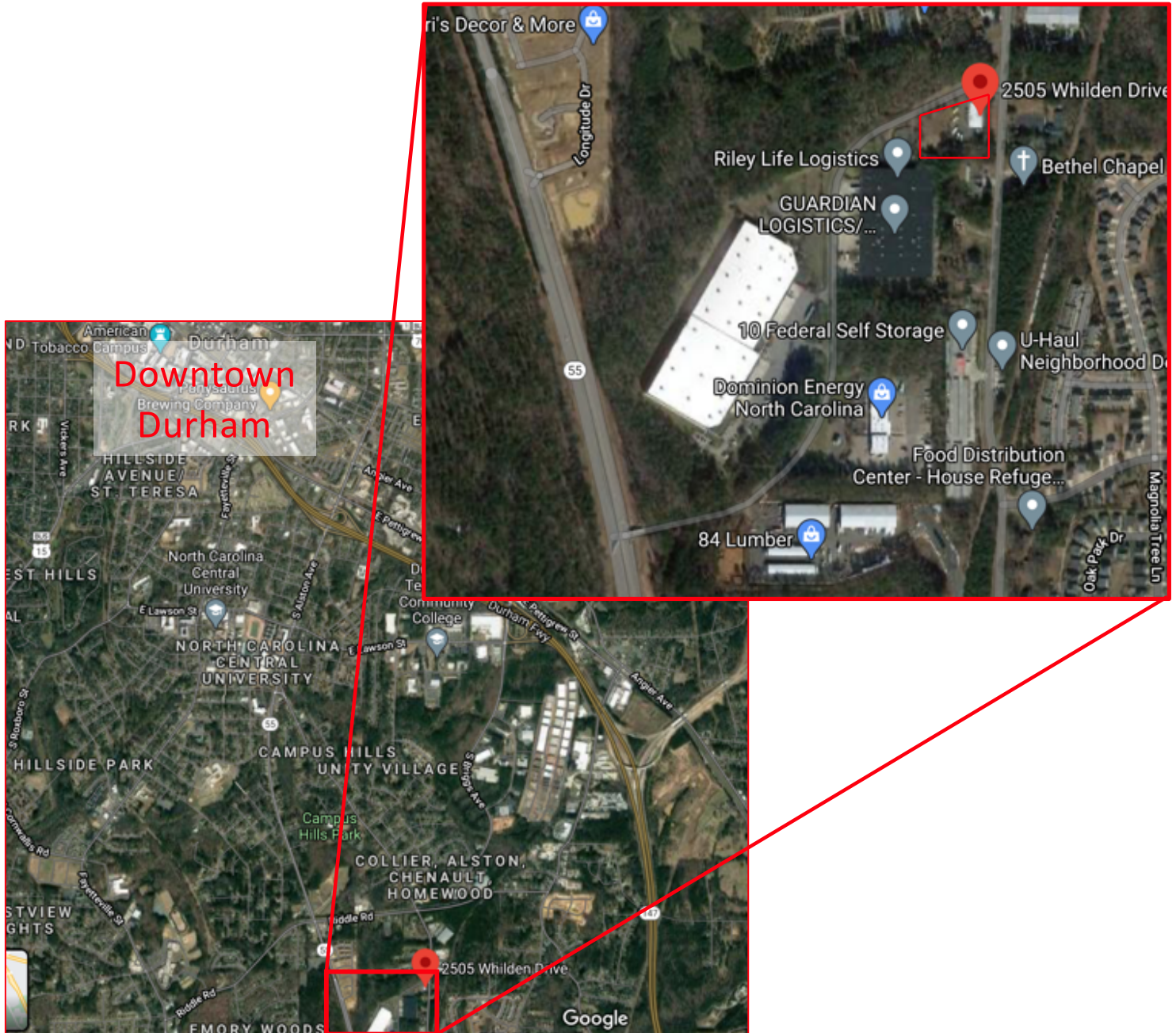
FLOOR PLAN



SITE



LOCAL MAP



COMPANY SUMMARY

Maverick Partners was founded in Downtown Durham in 2002 by Brad Wiese, on the belief that real estate brokers should “add value” to the sales and leasing process, rather than simply collecting a fee for being present.

Our brokers are experts in Triangle-area commercial property sales and leasing, with specific expertise in urban, historic, mixed-use and income-producing properties. We have broad experience in property development, sales, and financial analysis, and have earned a reputation for our knowledge, attention to detail, and close client relationships. Commercial real estate is a complicated business and Maverick Partners prides ourselves in providing our clients with expert guidance, insight and knowledge.

Our mission is to provide our clients with the highest quality of brokerage services available. With skilled, knowledgeable team of real estate professionals, we will seek to add value and deliver results for all of our clients, from the smallest to the largest. We will provide our clients with extensive market analysis and expertise that fosters innovative solutions and rewarding real estate opportunities.

Our guiding principles are:

- To act in the best interest of our clients at all times, bringing unquestionable ethics to each transaction.
- To become trusted advisors for our client’s acquisitions, dispositions, and leasing needs.
- To develop long-term client relationships by providing exceptional brokerage services
- To drive unparalleled customer satisfaction.\

We are always standing by, eager to help, and we won’t stop until your desired results are achieved. We want to earn your business. So, give us a call, send us an e-mail, or simply stop by our offices to chat. We look forward to hearing from you soon.



IAN NIEDEL

Commercial Broker
919.349.9021 Mobile
iniedel@maverickpartners.com

Ian brings a diverse background in the commercial real estate industry to Maverick Partners. A licensed broker in NC since 2003, Ian grew up in the Triangle area of North Carolina and graduated from Duke University. He went on to complete a Master of Architecture at the University of Florida, Gainesville, where he also studied Construction Project Management. Ian studied architecture in Vicenza, Italy and worked for architecture firms, including Heery in Atlanta GA and Sheppard Robson in London, England. He also worked as a construction project manager for a commercial general contractor, Kaufman Lynn Inc in Boca Raton, FL.

Ian was then employed by Glaxo Wellcome as a manager in the Global Manufacturing division working on high level manufacturing plant consolidation planning and eventually, sensitive merger planning. After leaving Glaxo, Ian earned an MBA from the University of North Carolina’s Kenan Flagler School of Business. Ian is also a Leadership in Energy and Environmental Design Accredited Professional (LEED AP).

Since joining MPRS Ian has helped many clients find solutions for their Triangle real estate needs. Ian’s expertise includes multifamily investment properties, historic redevelopment and repositioning, urban office and retail leasing and site selection and acquisition.



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