



# For Sale

**Concourse Business Center**

200 Sorrell Grove Church Rd. Morrisville, NC

24,766 RSF Building



# About Concourse Business Center

**Concourse Business Center** is conveniently located in Morrisville, right at the entrance to Raleigh Durham International Airport, just off the I-40 and Airport Boulevard exit, one exit east of I-540. The center offers a total of 24,766 square feet of space. A portion of the available space is currently being used as a data center, complete with raised flooring and backup generators. Parking is plentiful, with a generous ratio of 4 parking spaces per 1,000 square feet. Concourse Business Center is a prime location that offers a versatile space configuration, convenient access to transportation, ample parking, and a variety of nearby amenities, making it the ideal choice for businesses looking for a professional and strategically located space.



**Office**  
Building Type



**1 Story**  
Building Height



**102**  
Surface Parking Spaces



**2000**  
Year Built



**A**  
Building Class



**4/1000**  
Parking Ratio



# Property Highlights

<b>Address</b>	200 Sorrell Grove Church Rd. Morrisville, NC 27560
<b>Submarket</b>	RTP/I-40 Corridor
<b>Size (SF)</b>	24,766 RSF
<b>% Leased</b>	Vacant
<b>Stories</b>	1
<b>Site Area (acres)</b>	2.48
<b>Parking Ratio</b>	102 spaces, 4:1,000
<b>Year Built</b>	2000
<b>County   Real Estate Pin #</b>	Wake County
<b>Zoning</b>	GB
<b>Structure</b>	Masonry
<b>Exterior</b>	Brick
<b>Building Height</b>	16'

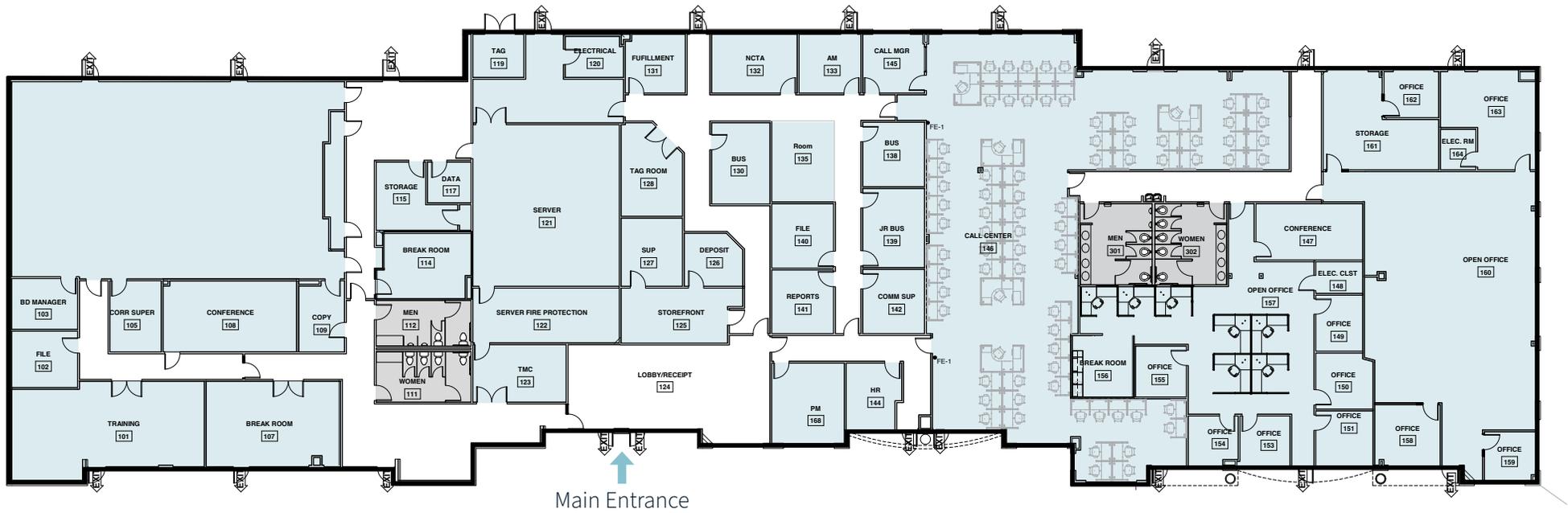


# Generator Specs

<b>Generator Type:</b>	Caterpillar 3306 DITA Diesel Generator
<b>Package Manufacturer:</b>	Caterpillar
<b>Engine Manufacturer:</b>	Caterpillar
<b>Engine Model:</b>	3306 DITA
<b>Manufacture Date:</b>	2001
<b>HP:</b>	320 Hp
<b>Governor:</b>	Hydra-mechanical governor
<b>Starter:</b>	Electric starter
<b>Engine RPM:</b>	1800
<b>Cooling Method:</b>	Radiator
<b>Generator S/N:</b>	6YR02622
<b>Leads:</b>	12
<b>Voltage:</b>	:480V
<b>Power Factor:</b>	0.8
<b>kW Prime:</b>	210 kW Prime
<b>kVA:</b>	263 kVA
<b>Phase:</b>	3 Phase
<b>Hz:</b>	60 Hz



# Property Floorplan



# Exterior Photos



⚡ On-site Generator



Multiple Entrances



Ample Parking

# Convenient Triangle Location

**40+**

Dining Options  
Within 10 Minutes

**30+**

Nearby  
Hospitality Options

**5-Min**

Drive to RDU  
International Airport

Located Next to  
Interchanges

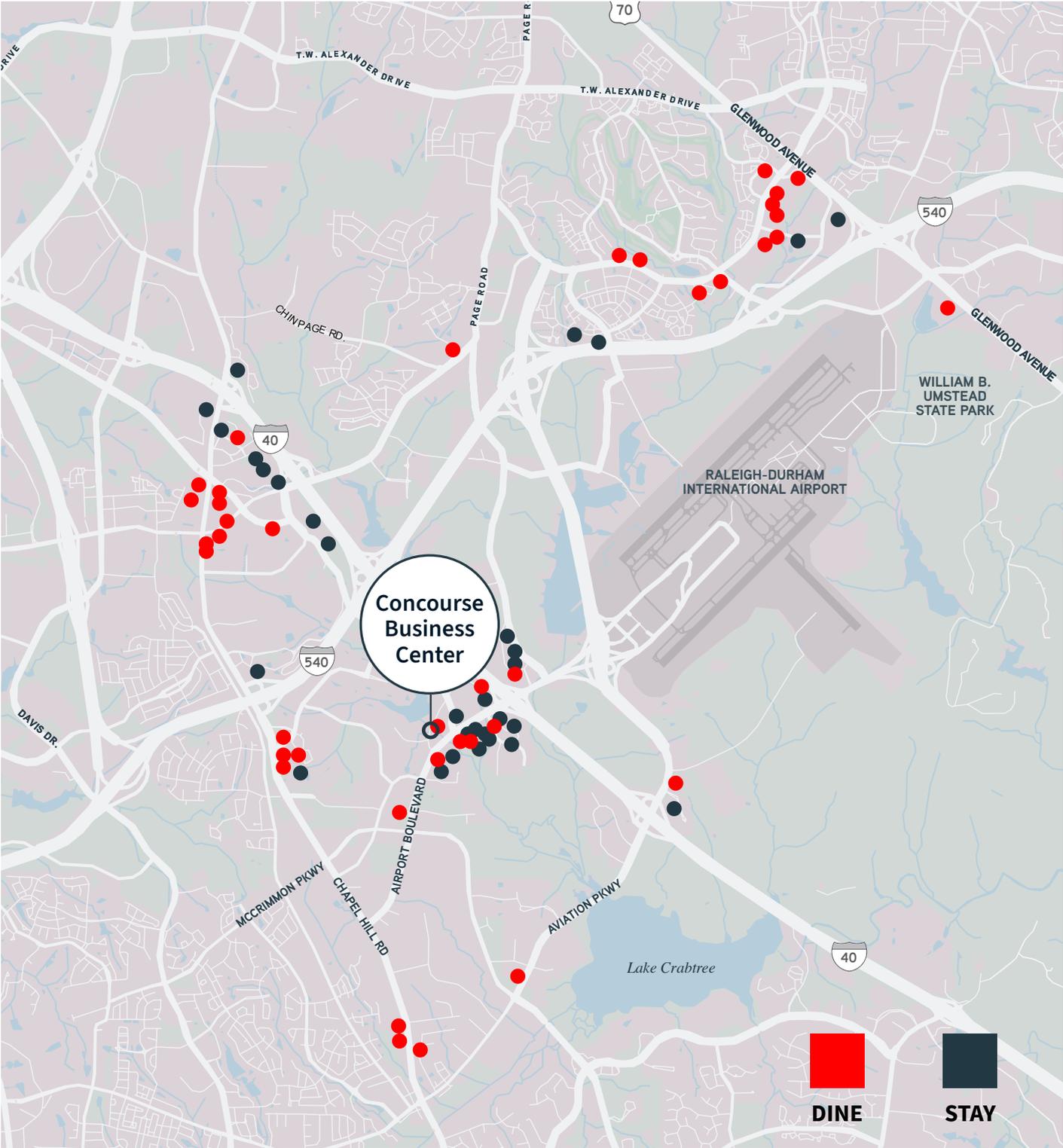
**I-40 and I-540**

**7-MIN**

from Lake  
Crabtree

**10-MIN**

from Umstead  
Park Lake



# Why The Triangle?

## #1

State for Prosperity  
Cup Awards

SITE SELECTION, 2021,  
2022 & 2023

## #1

Best State for  
Business

CNBC, 2022 & 2023

## #1

State of the Year for  
Economic  
Development

BUSINESS FACILITIES, 2023

## #1

Big City for Career  
Growth

moveBuddha, 2024

## #2

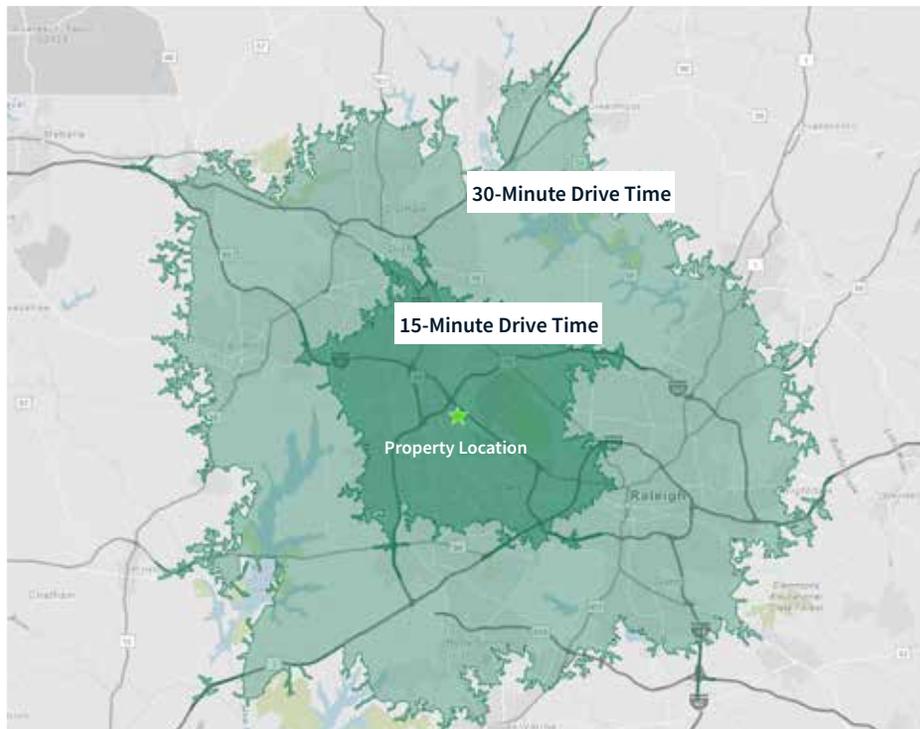
Hottest Real Estate  
Market in 2024

U.S. News & World Report  
February 2024

## #3

Top Growth State  
in US

U-Haul Growth Index, 2024



Total Population  
**615,442**  
2023 10-Mile  
Radius

Avg. Household  
Income  
**\$117,098**  
2023 10-Mile  
Radius

Number of  
Households  
**192,060**  
2023 10-Mile  
Radius



**For more information, please contact:**

**Hillman Duncan**

919.424.8463

[hillman.duncan@jll.com](mailto:hillman.duncan@jll.com)

**Taylor McCuiston**

919.424.8160

[taylor.mccuiston@jll.com](mailto:taylor.mccuiston@jll.com)

