

**INDUSTRIAL SPACE** For Sublease | 12,582 SF

**2900 PERIMETER PARK DR.** Morrisville, NC 27560



LEASING AGENT

**MALCOLM LEWIS**

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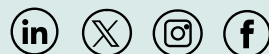
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2108 Clark Avenue

Raleigh, NC 27605

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**york**



# OVERVIEW

## AVAILABLE SPACE

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### AVAILABLE SPACE

- Suite 500 ± 12,582 SF  
(2,768 SF - Office; 9,814 SF - Warehouse)

### LEASE RATE

- Contact Broker

### MASTER LEASE

- Expires December 31, 2026

# BUILDING FEATURES

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- Located near the intersection of Perimeter Park Dr. and Chapel Hill Rd. in Morrisville
- 24' clear height
- 3 dock doors; 1 drive-in ramp
- 40' x 50' column spacing
- Sprinkler system
- 160' building depth
- 480V 100 amp 3 phase power

FLOOR PLAN

±12,528 SF







GLASSHOUSE KITCHEN

NC WESLEYAN COLLEGE

CREE WELLNESS CENTER

MIRACLE MOVERS

DUKE HEALTH CENTER



CRACKER BARREL

FOUNT COFFEE + KITCHEN

WAKE TECH

SHILOH PARK



USPS

CEDAR FORK ELEMENTARY SCHOOL

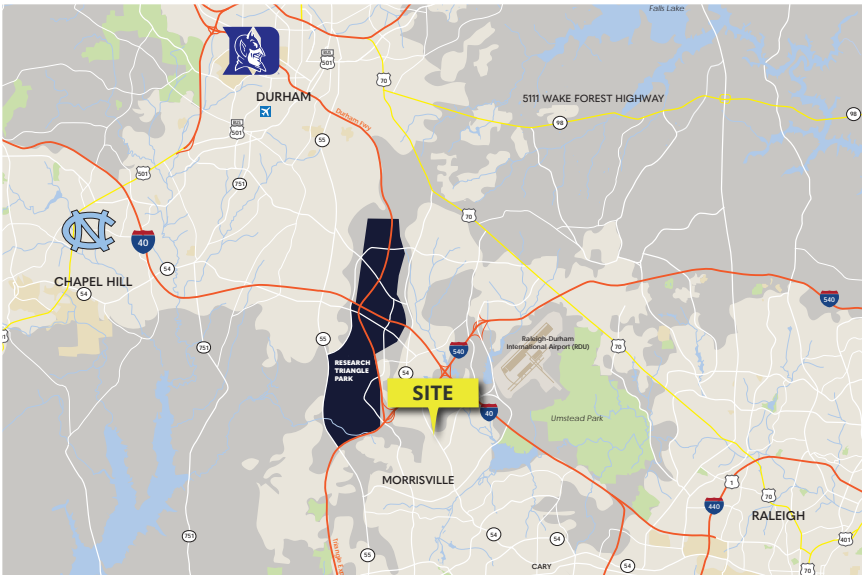
STERLING MONTESSORI ACADEMY & CHARTER



RALEIGH-DURHAM INTERNATIONAL AIRPORT

### LOCATION IN THE TRIANGLE

- 3 miles to Raleigh-Durham International Airport
- 1.5 miles to I-540 & 2 miles to I-40
- 5 miles to Research Triangle Park





## 2024 DEMOGRAPHICS, 2900 PERIMETER PARK DR.

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	4,799	1,777	\$128,499	11,002
3	56,201	22,722	\$151,159	46,796
5	153,871	63,212	\$159,986	89,099

## RALEIGH ACOLADES

### #1 BEST QUALITY OF LIFE ON THE US EAST COAST

Travel & Leisure · February 2024

### #3 HOTTEST JOB MARKETS IN THE US

Triangle Business Journal · 2022

### #7 CITY FOR FISCAL HEALTH

TruthInAccounting · January 2022

### #2 HOTTEST HOUSING MARKET

US News · August 2024

### #11 SAFEST LARGE CITY IN THE US

MoneyGeek · June 2023

### #2 BEST PLACES TO INVEST IN PRIVATE EQUITY REAL ESTATE

CrowdStreet · January 2022

## RALEIGH PROFILE, 2022 CENSUS

**742,192**

Number of Employees

**1,420,000**

Total Population

**37.4**

Median Age

**27 MIN.**

Average Commute Time

**\$347,600**

Median Property Value

**\$358,214**

Median Property Taxes

**\$91,818**

Median Household Income

**536,000**

Number of Households

**66.8%**

Housing Units Occupied by Owner