

# Office & Warehouse Space For Lease

33,000 - 76,000 SF Available

144 Old Lystra Road  
Chapel Hill, NC 27517

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# 144 Old Lystra Road

Chapel Hill, NC 27517

## Property Details

<b>Building Area</b>	143,800 SF
<b>Available</b>	76,000 SF *Landlord willing to split office
<b>Year Built</b>	1986
<b>Lease Rate</b>	\$9.50 / SF NNN
<b>Construction</b>	Pre-cast concrete
<b>HVAC</b>	Fully conditioned
<b>Ceiling Height</b>	21'6" – Suite 3 35' – Suite 5
<b>Docks</b>	Six (6) – Suite 3 Five (5) – Suite 5
<b>Power</b>	480v Three Phase
<b>Column Spacing</b>	30' x 40'

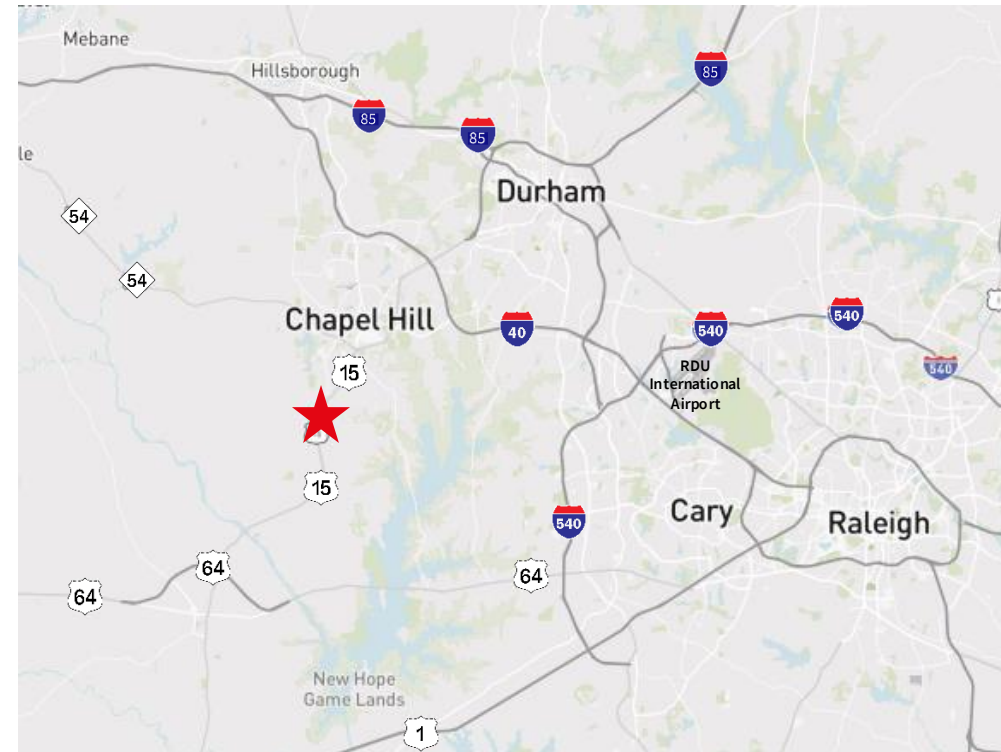
- Easy access to national interstate network
- Less than 1 miles to I-4
- Six miles to I-85
- 17 miles to I-54
- 23 Miles to RDU International Airport

### Suite 3

- Landlord can provide 8,000 SF of office and 35,000 SF warehouse for a total of 43,000 SF

### Suite 5

- Landlord can provide 8,000 SF of office and 28,000 SF warehouse for 33,000 SF



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## Space Photos

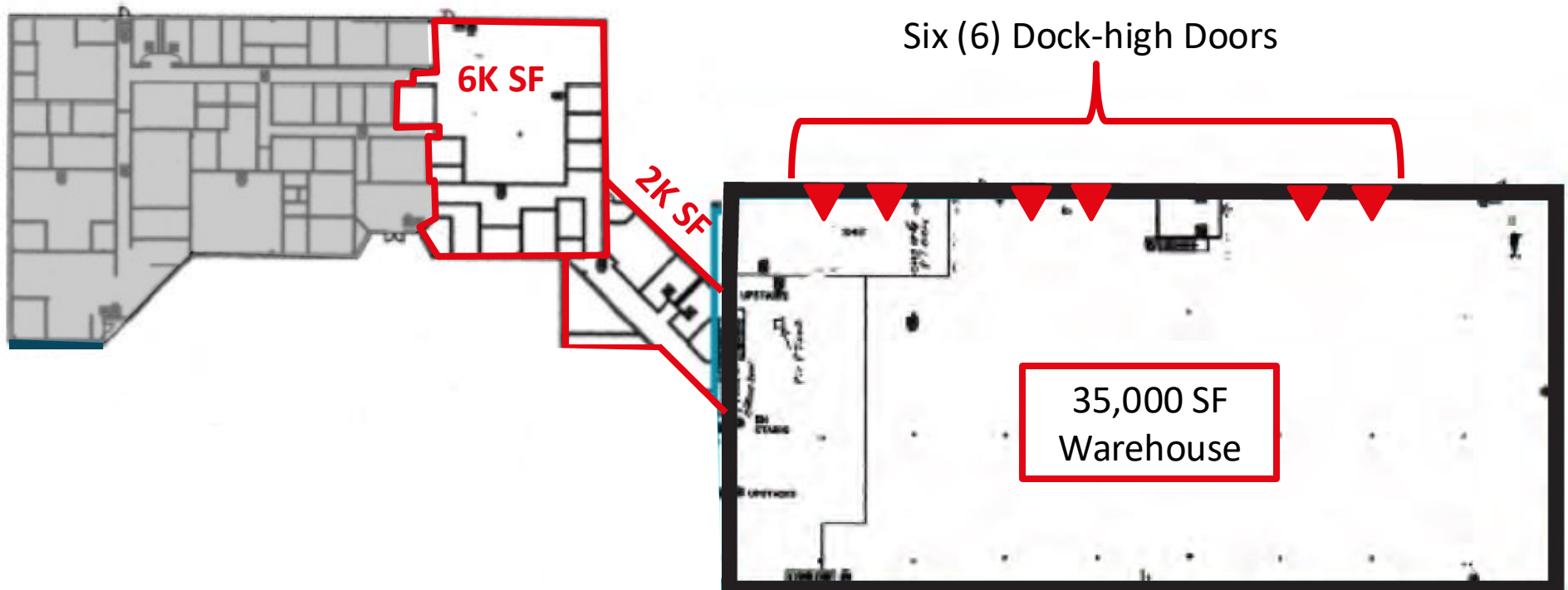
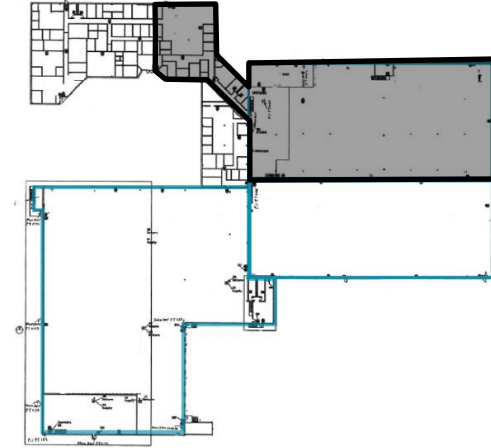


# 144 Old Lystra Road – Suite 3

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## Floorplans

- Landlord can provide 8,000 SF of office and 35,000 SF warehouse for a total of 43,000 SF
- Suite Updates: Epoxy Warehouse Floors and 2022 HVAC

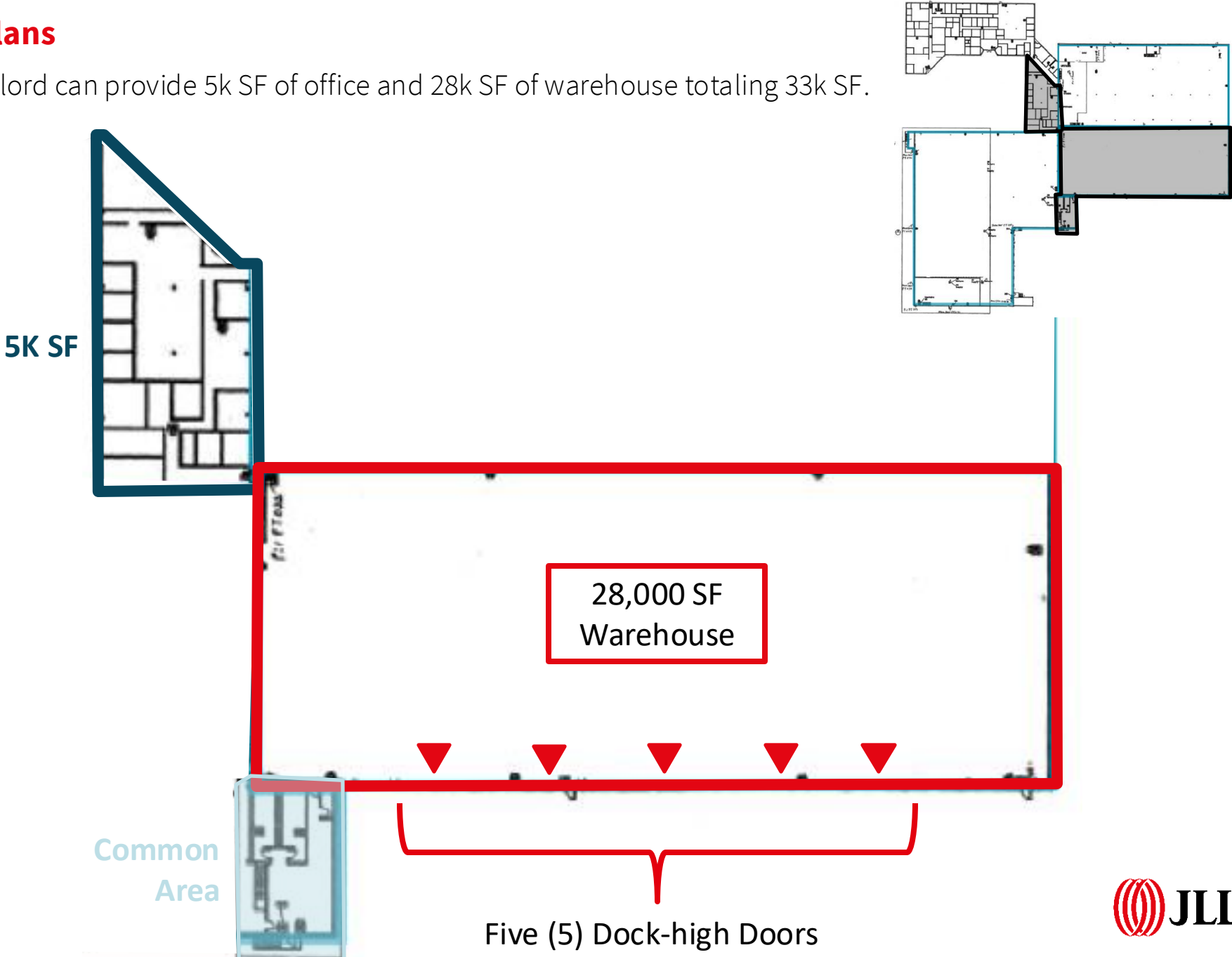


# 144 Old Lystra Road – Suite 5

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## Floorplans

- Landlord can provide 5k SF of office and 28k SF of warehouse totaling 33k SF.



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