

WAREHOUSE/FLEX FOR LEASE

300 DOMINION DRIVE

SUITE 100 | MORRISVILLE, NC 27560



NAITRI PROPERTIES

PROPERTY OVERVIEW

Central Triangle location. Within 5 miles is Research Triangle Park, RDU International Airport and major roadways including I-40 and I-540.

ADDRESS

300 Dominion Drive, Ste. 100
Morrisville, NC 27560

AVAILABLE SF

±14,896 SF
±13,550 SF warehouse
±1,346 SF office, conference room, breakroom and
2 restrooms

BASE RATE

\$17.50, NNN

TICAM

\$3.50/SF

CLEAR HEIGHT

21' to rear dock
22' to deck in the middle
23' to deck in front
T8 lighting in warehouse

LIGHTING

COLUMN SPACING

50'D x 25'W

CRANE

5 ton crane potentially available

DOCK DOORS

3 with levelers (8'W x 10'H)

GRADE LEVEL DOORS

1 oversized drive-in

ZONING

IM - Town of Morrisville [Table of Permitted Uses](#)

POWER

208/120 3-Phase power

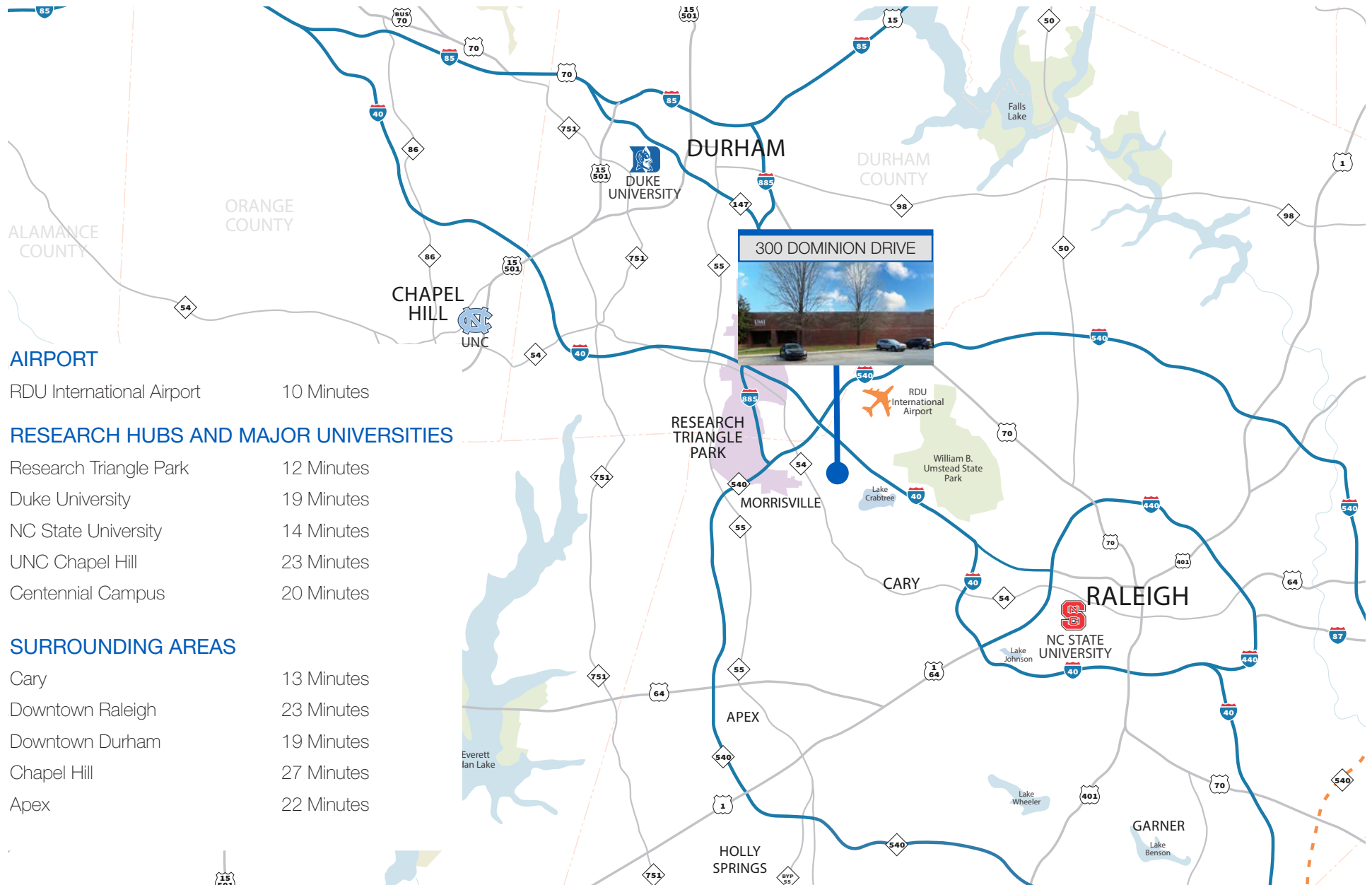
CONTACT

ED BROWN | 919.345.5939 | ebrown@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



AIRPORT

RDU International Airport 10 Minutes

RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 12 Minutes
 Duke University 19 Minutes
 NC State University 14 Minutes
 UNC Chapel Hill 23 Minutes
 Centennial Campus 20 Minutes

SURROUNDING AREAS

Cary 13 Minutes
 Downtown Raleigh 23 Minutes
 Downtown Durham 19 Minutes
 Chapel Hill 27 Minutes
 Apex 22 Minutes

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NAI TRI PROPERTIES

AERIAL



300 DOMINION DRIVE



MAJOR HIGHWAYS

I-40	1.3 Miles
I-540	4.0 Miles
I-885	7.0 Miles

SURROUNDING AREAS

Durham	5.0 Miles
Cary	5.1 Miles
Raleigh	12.6 Miles
Chapel Hill	18.4 Miles
Apex	9.5 Miles



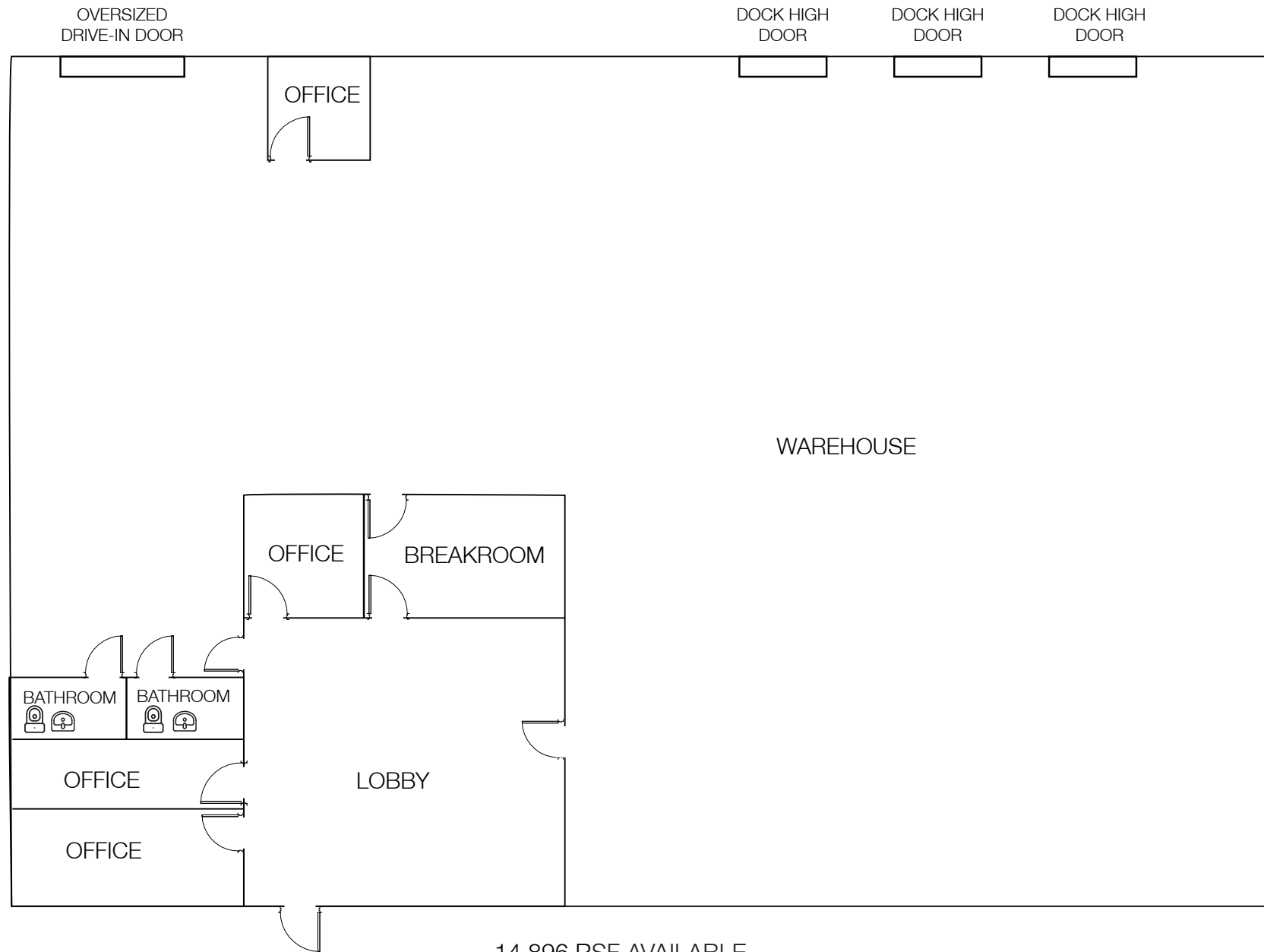
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FLOOR PLAN



14,896 RSF AVAILABLE

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LOBBY



BREAKROOM



OFFICE



CONFERENCE

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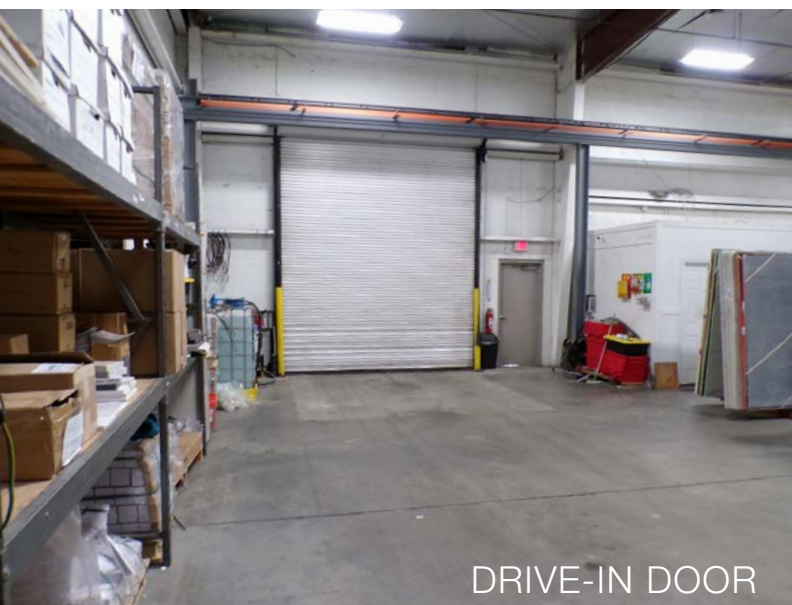


CRANE

WAREHOUSE



DOCK DOOR



DRIVE-IN DOOR



POWER PANEL

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LOADING



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NAITRI PROPERTIES

AMENITIES

Surrounded by the extensive amenities of the RDU Airport and Brier Creek area, 300 Dominion Drive offers convenient access to numerous restaurants, hotels, retail destinations, banking services and fitness centers. Employees and visitors benefit from a wide selection of dining and service options within a 10 minute drive time.

SURROUNDING DISTRIBUTION

Austin Quality Foods
Averitt
Burt's Bees, Inc Warehouse
Carolina Furniture Installations, Inc
Carolina Molecular
Cintas Fire Protection
CPI Security Systems
Dell Technologies
Duncan-Parnell
Emser Tile
Eurofins
IXL Learning
KBI Biopharma
Kryosphere
LCI
LabCorp
MetLife
Mid-Atlantic Distribution
Millennium Print Group
Renasas Electronics America
Restaurant Depot
Schneider Electric
Southport Innovation Center

Staples
Stryker Orthopaedics
Synoligo Biotechnologies, Inc
Tempsonics
TireHub
ThermoFisher Scientific
Trio Labs
Toll Brothers

DINING OPTIONS

Acacia Tree Asian Cuisine
Alpaca Peruvian Chicken
Babymoon Café
Bojangles
Carmen's Cuban Café
Cracker Barrel
Farmside Kitchen
Fount Coffee
Hooters
Jersey Mike's Subs
Lulu Bang Bang
McDonald's
Mez
Milo's Café
Neomonde

Page Road Grill
Panera Bread
RDU Galleria
Southern Spice
Starbucks
Thousand Hills Coffee
Village Deli and Grill
Waffle House
Wendy's

RETAIL & GROCERIES

Firebirds Wood Fired Grill
Michael's
Nordstorm Rack
Target
Trader Joe's
T.J. Maxx
Sheetz
Walmart Supercenter

HEALTHCARE

Biologics
Concentra Urgent Care
Duke Primary Care Morrisville
Imperial Center Family Medicine

Realo Specialty Care Pharmacy
RTP Medical Massage

PARKS & RECREATION

Cedar Fork District Park
Lake Crabtree County Park
Ruritan Park
Shiloh Park
Warrior Tech OCR

HOTELS

Four Points by Sharaton
Holiday Inn Raleigh-Durham
Hyatt Place Raleigh-Durham
La Quinta Inn
Microtel Inn & Suites
Quality Inn & Suites
Sheraton Imperial Hotel
Sonesta Select Raleigh Durham
TownePlace Suites
Tru by Hilton
WaterWalk Extended Stay Raleigh
WoodSpring Suites

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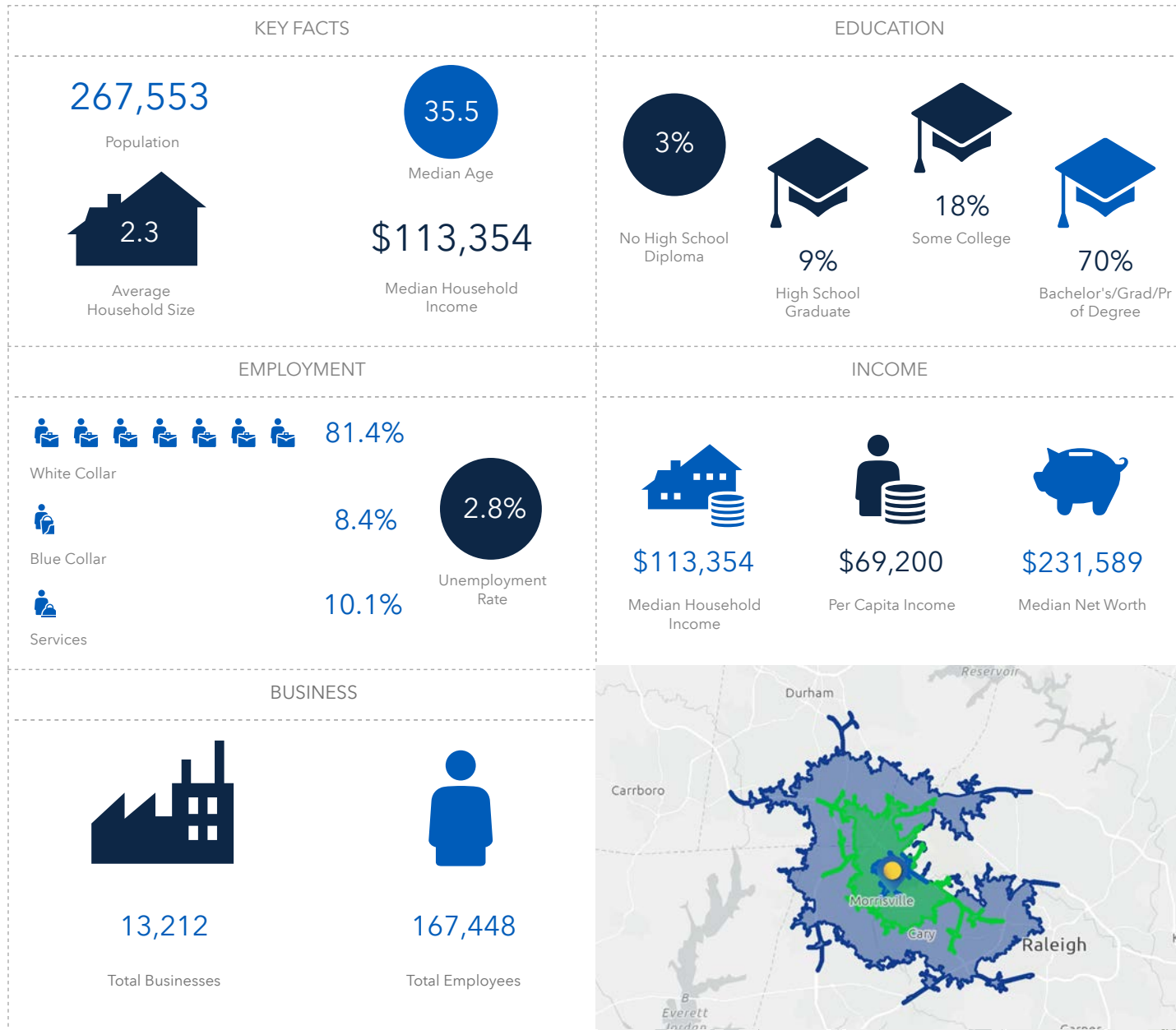
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DEMOGRAPHICS

15 MINUTE DRIVE TIME



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