*INDUSTRIAL BUILDING FOR LEASE*

# 144 OLD LYSTRA ROAD

Chapel Hill, NC 27517

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

eXp COMMERCIAL

## AVAILABILITY

» Unit 4: 37,000 SF
  22' clear height
  Fully conditioned
  Heavy power
  Epoxy floor
  Built in storage racks with conveyor to mezzanine
  6 dock high doors

» Unit 6: 55,200 SF
  35' clear height
  Heavy power
  8 dock high doors
  1 grade level

» Lease rate: $8.90/SF, NNN

## LOCATION

Immediate access to I-4 (under 1 mile), 6 miles to I-85, 10 miles to I-40, and just ~23 miles to RDU International Airport

## PROPERTY HIGHLIGHTS

» 143,800 SF industrial building

» Clear heights up to 34'

» Heavy power

» Multiple dock-high and grade-level loading doors

» Over 100 shared parking spaces

» Ideal for distribution, storage, shipping, or light manufacturing uses

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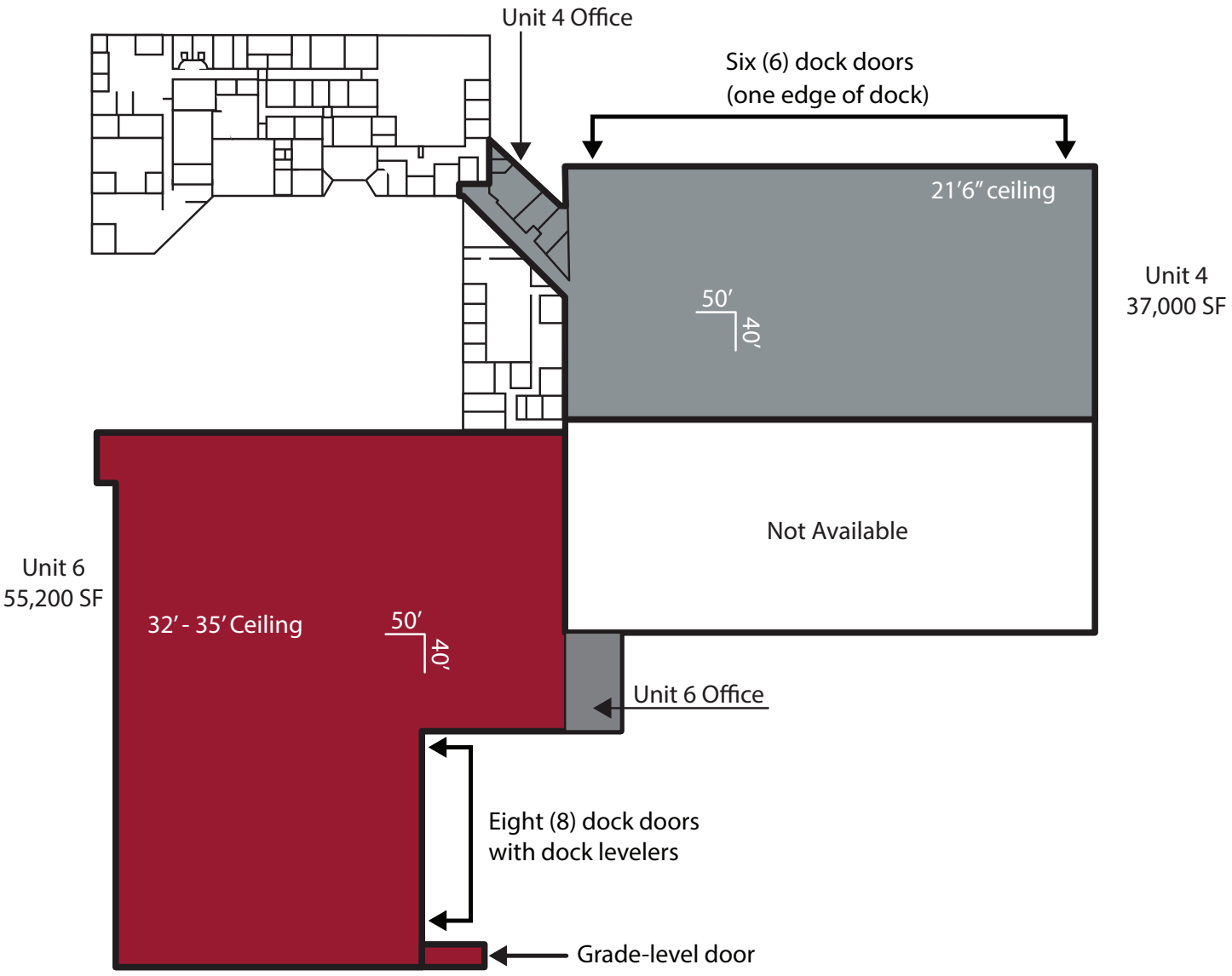

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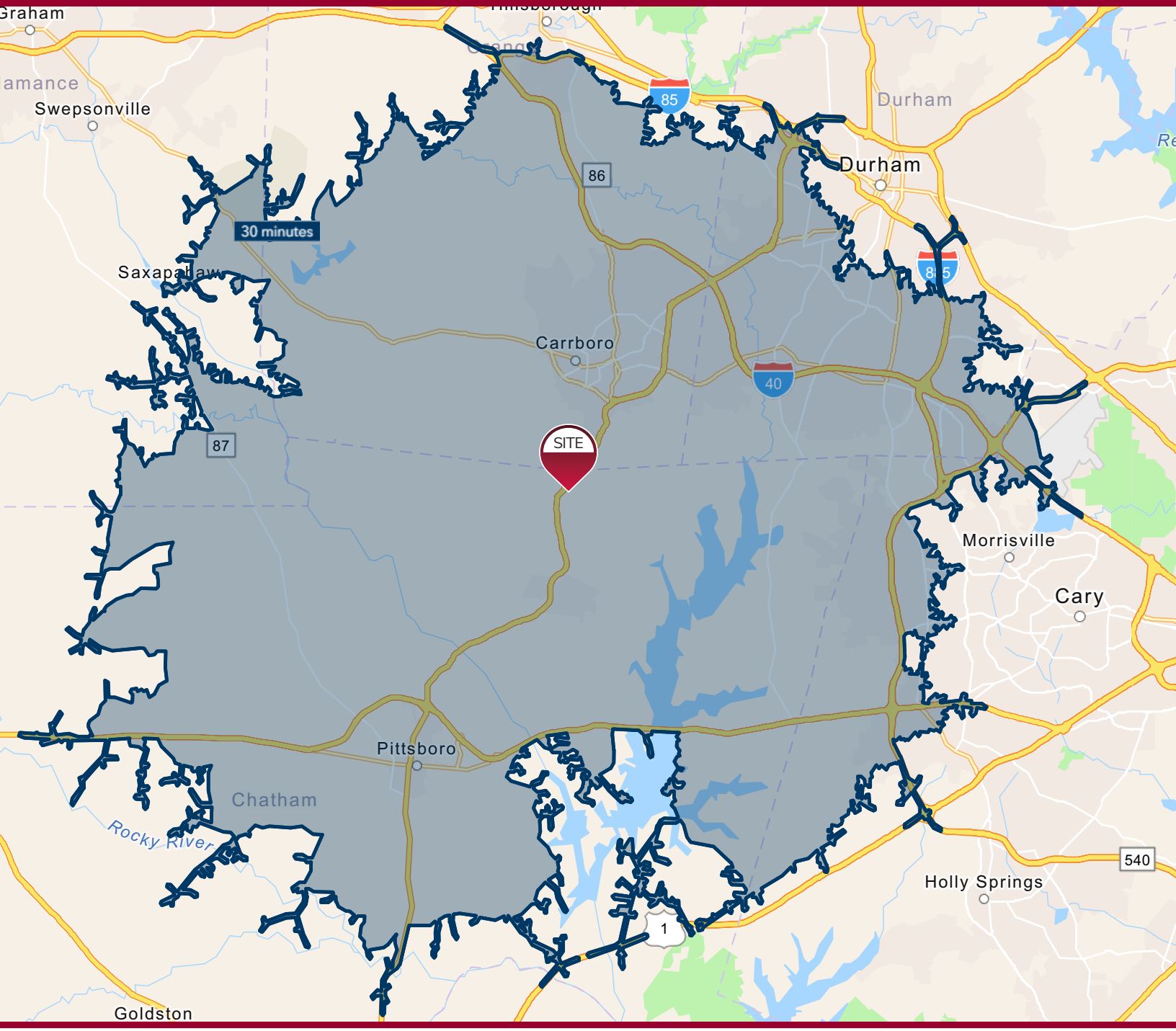


## DISTANCES

- » 13 Minutes to US 64
- » 14 Minutes to Downtown Chapel Hill
- » 22 Minutes to I-40
- » 25 Minutes to Triangle Expressway
- » 27 Minutes to Research Triangle Park
- » 30 Minutes to RDU International Airport
- » 30 Minutes to I-85
- » 41 Minutes to Downtown Durham
- » 52 Minutes to Downtown Raleigh

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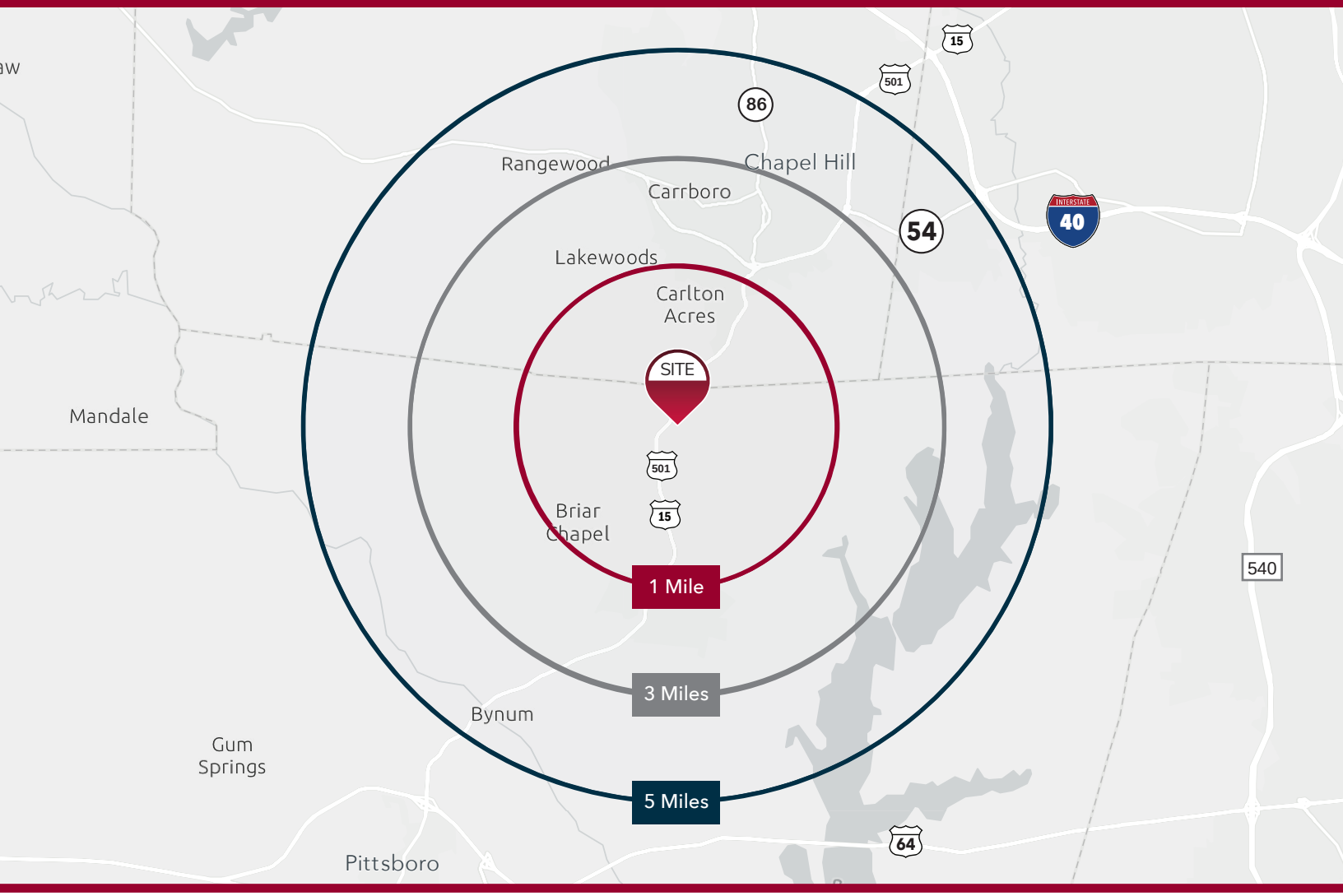
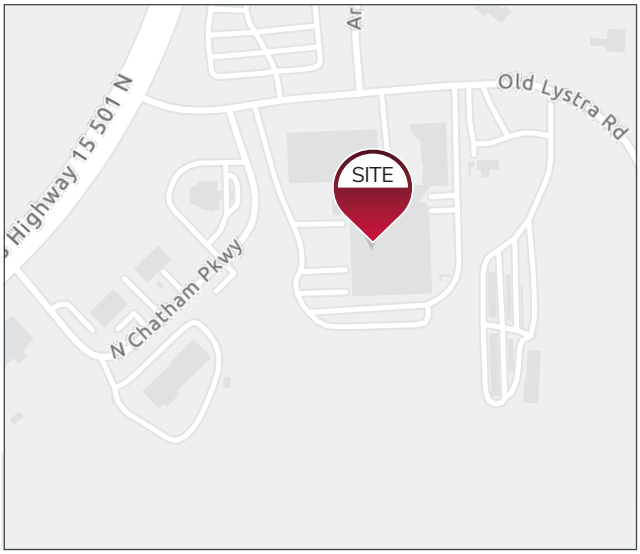



## DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 21,956 | 67,126 | 107,800 |
| Avg. HH Income | $191,935 | $150,289 | $159,505 |
| No. of Businesses | 544 | 2,299 | 3,923 |
| No. of Employees | 4,517 | 29,674 | 60,382 |
| Total Daytime Population | 17,571 | 70,859 | 125,141 |

*Source ESRI 2025*



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Unit 6 Warehouse

Unit 6 Break Room

Unit 6 Office Area

## Presented by:

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