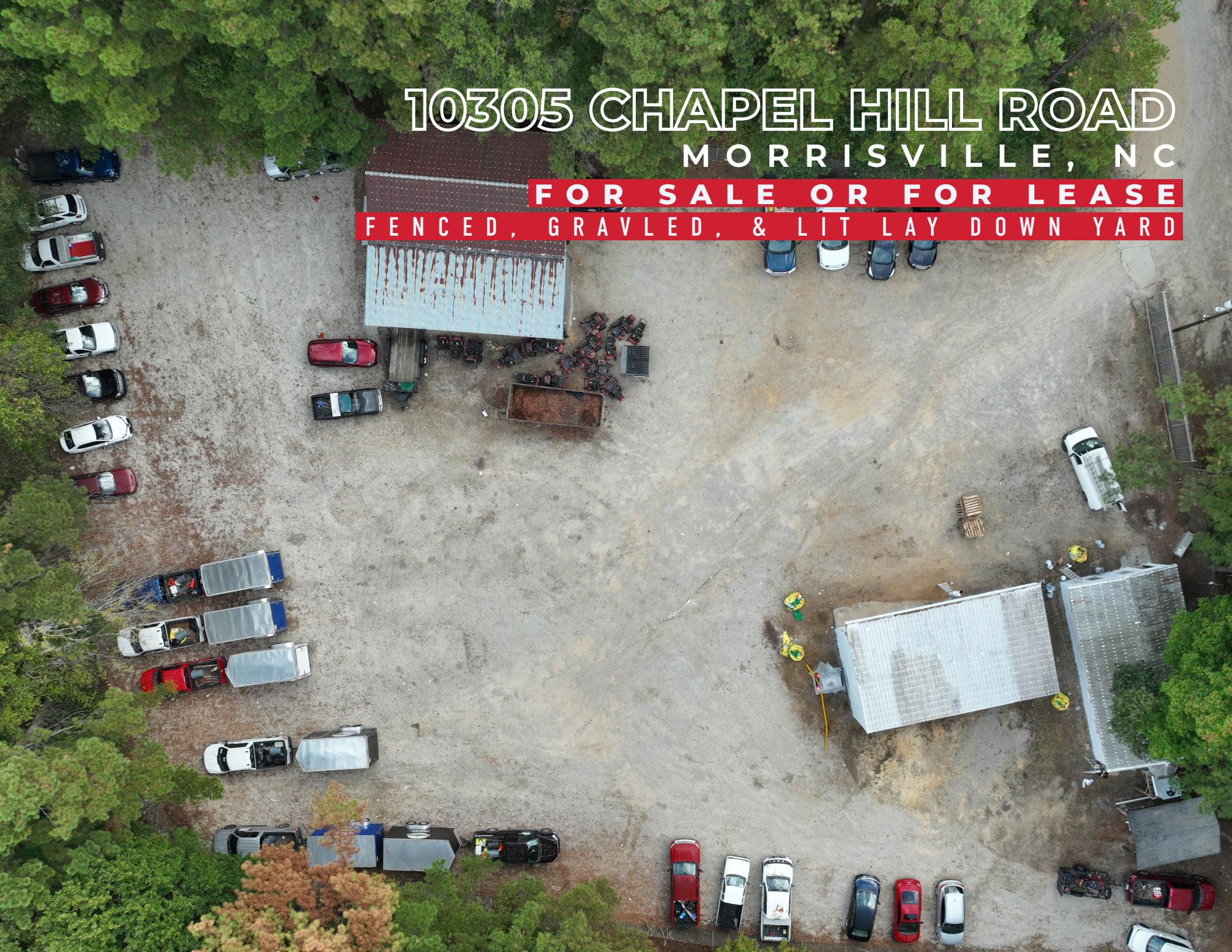


# 10305 CHAPEL HILL ROAD

MORRISVILLE, NC

**FOR SALE OR FOR LEASE**  
**FENCED, GRAVLED, & LIT LAY DOWN YARD**



# PROPERTY DETAILS

Address	10305 Chapel Hill Road, Morrisville, NC
Lease Rate	Call for Pricing
Sale Price	Call for Pricing
Celing Height	14'8"-18'
Availability	10/15/2025
Acres	+/- 1.3 Acre of IOS
Zoning	TCC
Signage	Opportunity for Road Signage

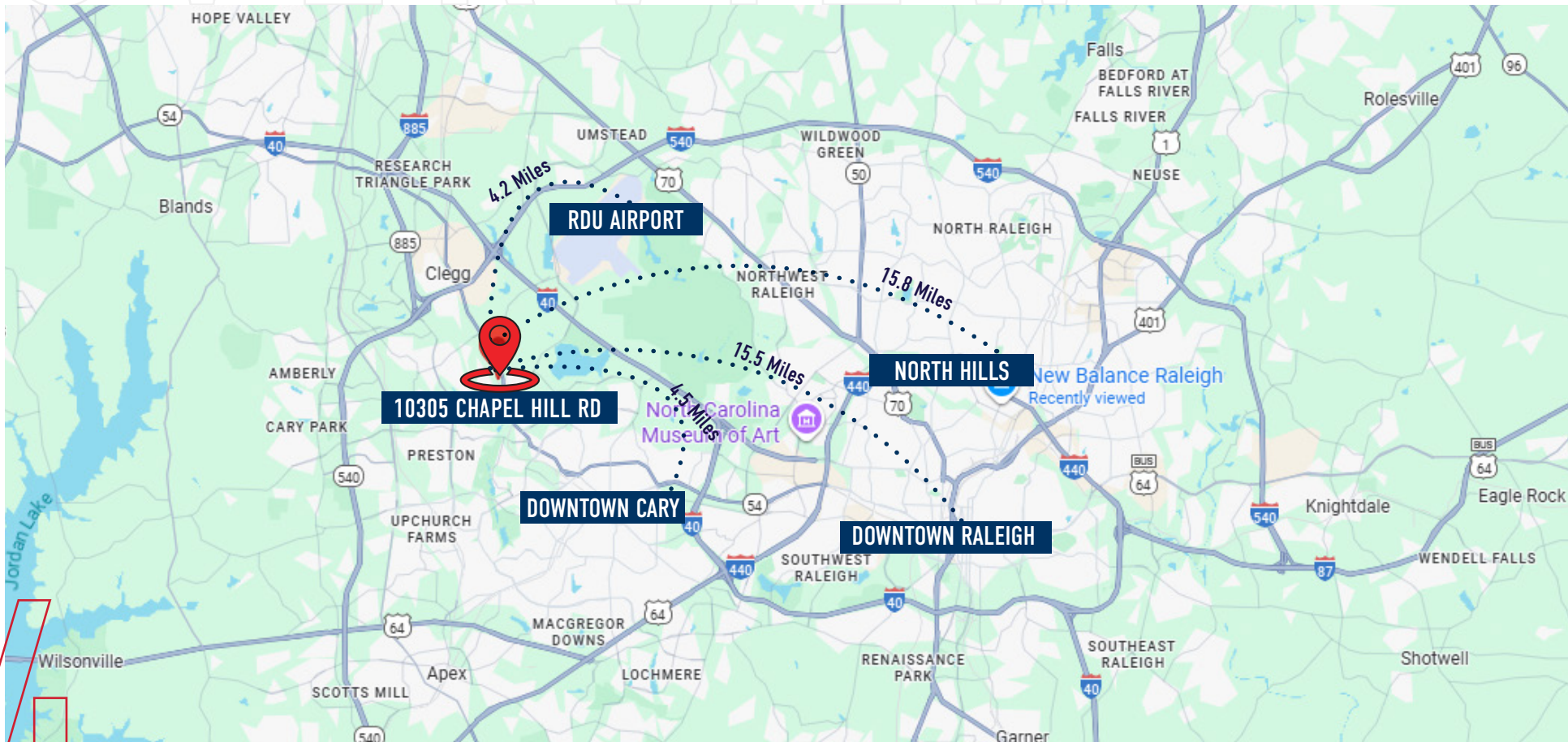


Located in the thriving Morrisville submarket, this ±1.3 acre Industrial Outdoor Storage (IOS) site offers a rare opportunity for users seeking a secure, functional, and well-positioned laydown yard in the heart of the Triangle. The property is fully fenced, graveled, and equipped with site lighting, making it ideal for material storage and industrial users. The TCC zoning allows for a wide range of uses including flex space (minor), mini-storage, light industrial assembly, custom manufacturing, minor automobile repair, car detailing, landscaping, and garden centers, among others. On-site improvements include a fully renovated ±800 SF office building (2025) featuring a new HVAC system. Additionally, there are two large storage sheds ideal for covered material storage. The surrounding area is home to a mix of light industrial and flex users. With immediate access to major highways and the Triangle's robust transportation network, this property is perfectly positioned for businesses seeking convenience and efficiency.

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# LOCATION OVERVIEW





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**DISCLAIMER:**

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