

**CLASS A LIGHT
INDUSTRIAL FLEX**

HANGAR ONE FIFTY

150 KITTY HAWK DRIVE | MORRISVILLE, NC 27560



**CONSTRUCTION UNDERWAY | FOR SALE OR LEASE
±7,000 - 30,000 SF AVAILABLE**

ANTICIPATED DELIVERY — Q3 2027

**TRINITY
PARTNERS**

**rendering, subject to change*

CONSTRUCTION UNDERWAY

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30,000 SF CLASS A FLEX INDUSTRIAL BUILDING

Hanger One Fifty is a highly appointed, versatile building optimized for the demands of the modern market. From the high-performance structural system to the thoughtful site layout, every detail has been refined to balance maximum utility with a high-quality aesthetic.

Situated on 4.87 acres within the established Kitty Hawk Business Park, the property offers immediate proximity to RDU International Airport and the region's primary transit corridors (I-40, I-540, and US-70). This central location ensures seamless connectivity for logistics, employee commutes, and client access.

HIGHLIGHTS

- » **Versatile ORD Zoning:** Supporting a dynamic mix of light industrial and commercial service uses—from specialized warehousing and trade contractors to advanced manufacturing and technical R&D.
- » **Premium Design:** Features a high-performance structural system with a premium masonry and brick facade on three sides.
- » **Operational Flow:** Engineered with 360-degree site access and underground stormwater controls to maximize functional space and accessibility.
- » **Strategic Proximity:** Positioned at the heart of the Triangle's most critical logistics and transit corridors.

**AVAILABLE
FOR LEASE**

±7,000 - 30,000 SF

**FOR SALE
OR LEASE**

Call for pricing



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NEIGHBORS CORPORATE & INDUSTRIAL

All within ±1 mile

- » Lenovo HQ
- » Cisco Systems
- » Biogen
- » FUJIFILM Diosynth Biotechnologies
- » UPS & FedEx distribution centers



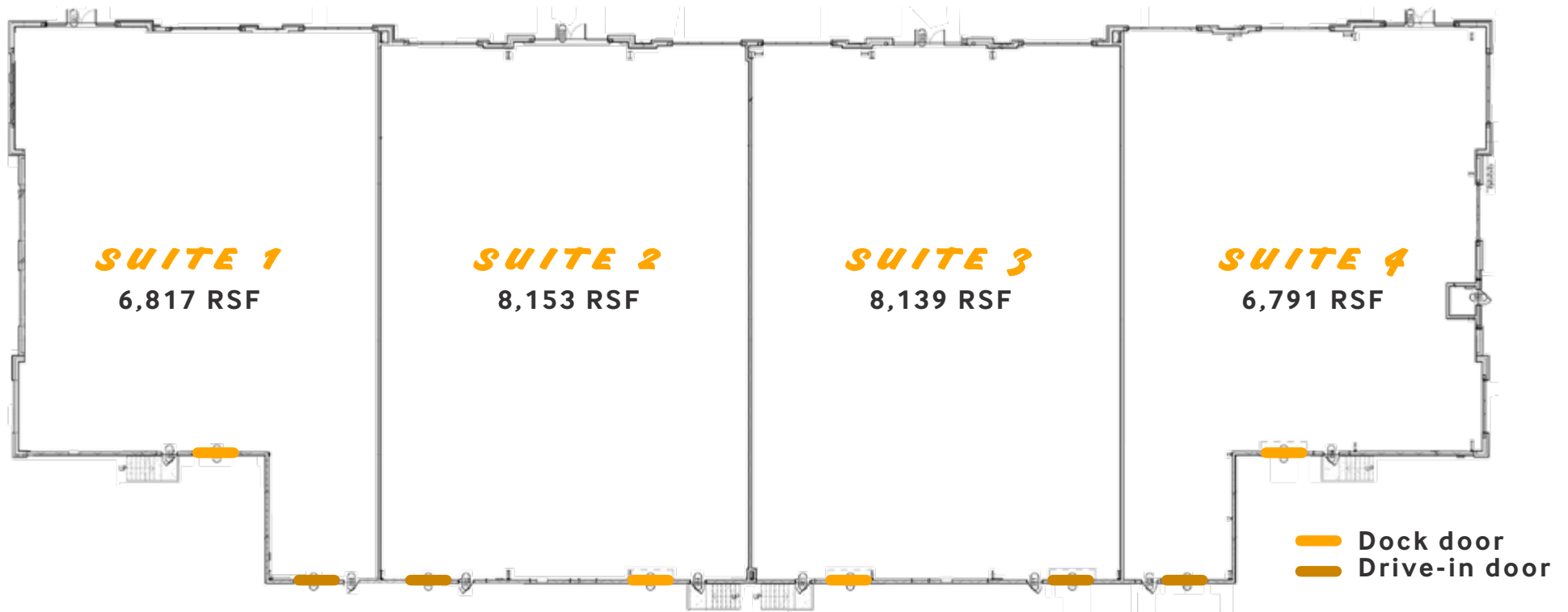
DISTANCES

BRIER CREEK	5 minutes
RDU INTERNATIONAL	5 minutes
PARK WEST VILLAGE	14 minutes
DOWNTOWN DURHAM	20 minutes
DOWNTOWN RALEIGH	25 minutes

AVAILABILITIES

Proposed suites and square footage, subject to change based on need.

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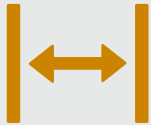


BUILDING ELEVATIONS

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**CLEAR SPAN
CONSTRUCTION**
optimized for racking and
equipment layout



**ESFR
& FACP**
FIRE & LIFE SAFETY
CAPABILITY



**3-PHASE
400 AMP (MIN)**
ELECTRICAL SERVICE
expandable

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**360° SITE
ACCESS**

THREE INGRESS/
EGRESS POINTS

**Q3 2027
DELIVERY**

BUILDING SHELL



PERMITTED USES

SECTOR	PERMITTED HIGH-DEMAND USES
Precision Trades	Mechanical, Plumbing, Electrical Contractors
Life Sciences	Research & Development Laboratories (R&D), Biotech, Medical Labs
Advanced Mfg	High-Tech Assembly, Systems Engineering, Electronics Production
Logistics	Micro-Fulfillment, E-commerce Last-Mile, Warehouse & Distribution
Technology	Data Centers, Tech-Flex, Software Development

THE SPECS

DEVELOPER	Lock7 Development
PROJECTED DELIVERY	Q3 2027
ARCHITECTURAL DESIGN	HagerSmith
GENERAL CONTRACTOR/BUILDER	Focus Design Build
BUILDING SIZE	30,000 SF
CIVIL ENGINEER	The Site Group
SLAB FLOOR	6" reinforced concrete slab (4,000 PSI) with sealed finish
EXTERIOR CONSTRUCTION	Palmetto & Triangle brick and modular masonry (3 sides); Rear PEMB metal wall panel
STRUCTURAL	Ascent Metal Building System - pre-engineered metal building
CLEAR HEIGHT	18' - 22'
LOADING CONFIGURATION	Dock-high and drive-in doors (per suite); 70' truck court depth
BUILDING DIMENSIONS	283' wide by 106' deep; efficient shallow-bay design
TENANT ELECTRICAL LOAD CAPACITY	400 Amp, 3-phase power (expandable)
PARKING	58 personnel parking spaces (approx. 2.0/1000 per SF)
EXTERIOR SIGNAGE & BRANDING	Building & Monument
IT	Fiber-ready infrastructure (high-speed providers available)



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**TRINITY
PARTNERS**



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