

FLEX FOR LEASE

10404 CHAPEL HILL RD

SUITE 101 | MORRISVILLE, NC 27560



NAITRI PROPERTIES

PROPERTY OVERVIEW

ADDRESS	10404 Chapel Hill Rd, Suite 101 Morrisville, NC 27560
BUILDING	Suite 101: ±2,025 RSF Available 75% office and 25% warehouse
RENTAL RATE	\$5,105/Month (includes TICAM & HVAC maintenance) <u>Rent Breakdown (tenant responsible for utilities)</u> \$4,375/month net rent \$650/month TICAM \$80/month HVAC maintenance for 2 units
PARKING	Abundant employee parking
ZONING	IM (Click here for Table of Permitted Uses)
WATER/SEWER	Town of Morrisville
UTILITIES	Electric - Duke Progress Energy (120/240 V, 10kW) Piedmont Natural Gas (Space individually metered)
FEATURES	Building signage Fronting Hwy 54 4.3 miles to RDU International Airport
HIGHLIGHTS	<ul style="list-style-type: none">• 100% HVAC• Suite includes 2 offices, conference and break room, open reception area, private restroom and warehouse space• Warehouse has 16' clear ceiling height• 1 drive in door• Shared scissor lift• LED lights• 2 hour firewall

CONTACT

ED BROWN | 919.345.5939 | ebrown@triprop.com



AERIAL



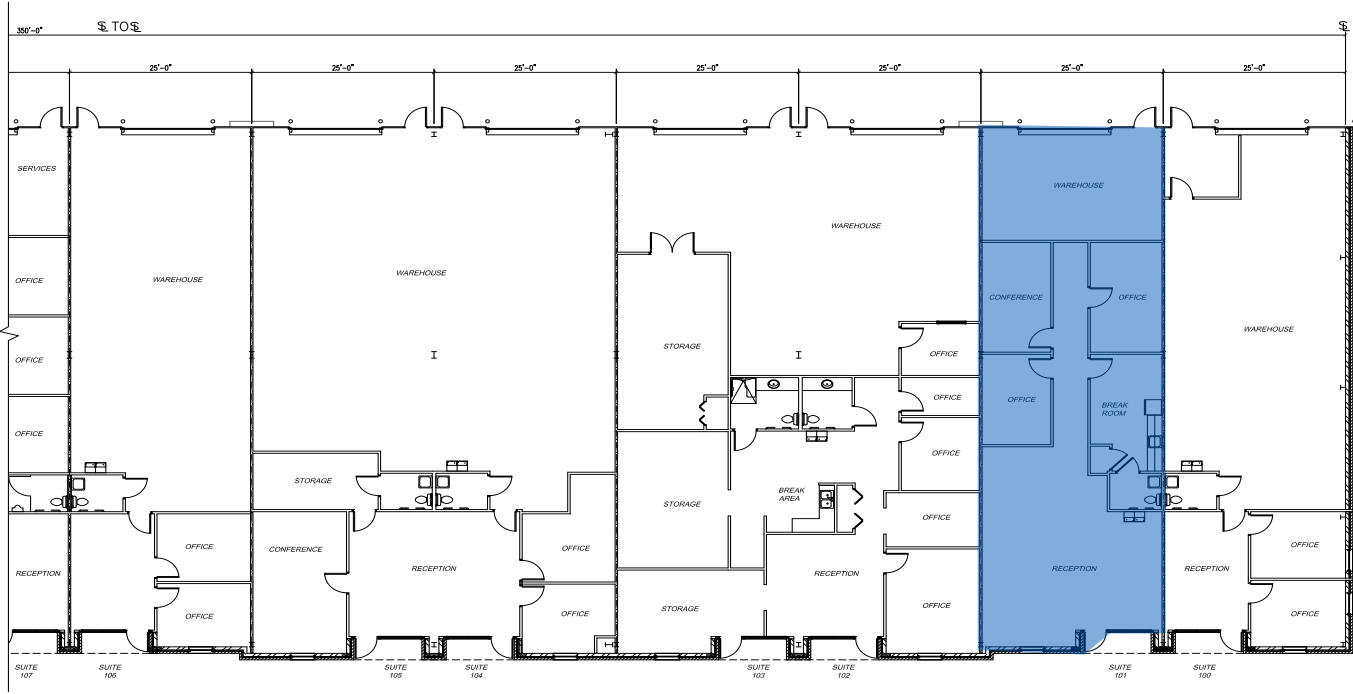
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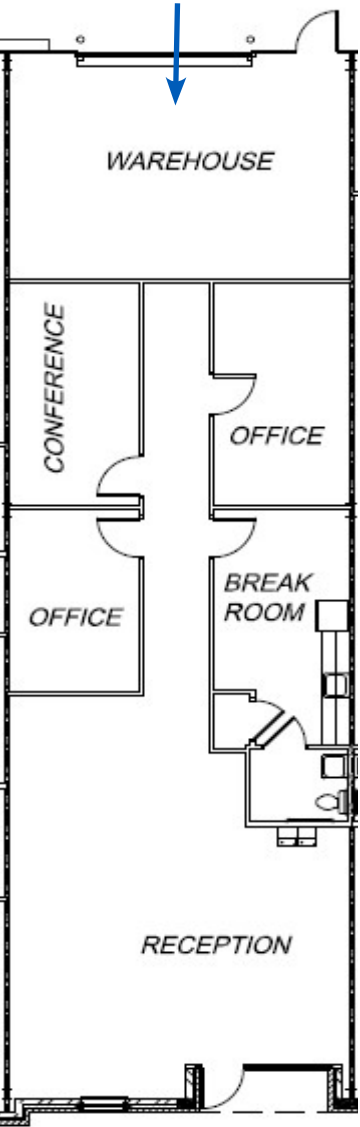
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FLOOR PLAN



Suite 101



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INTERIOR



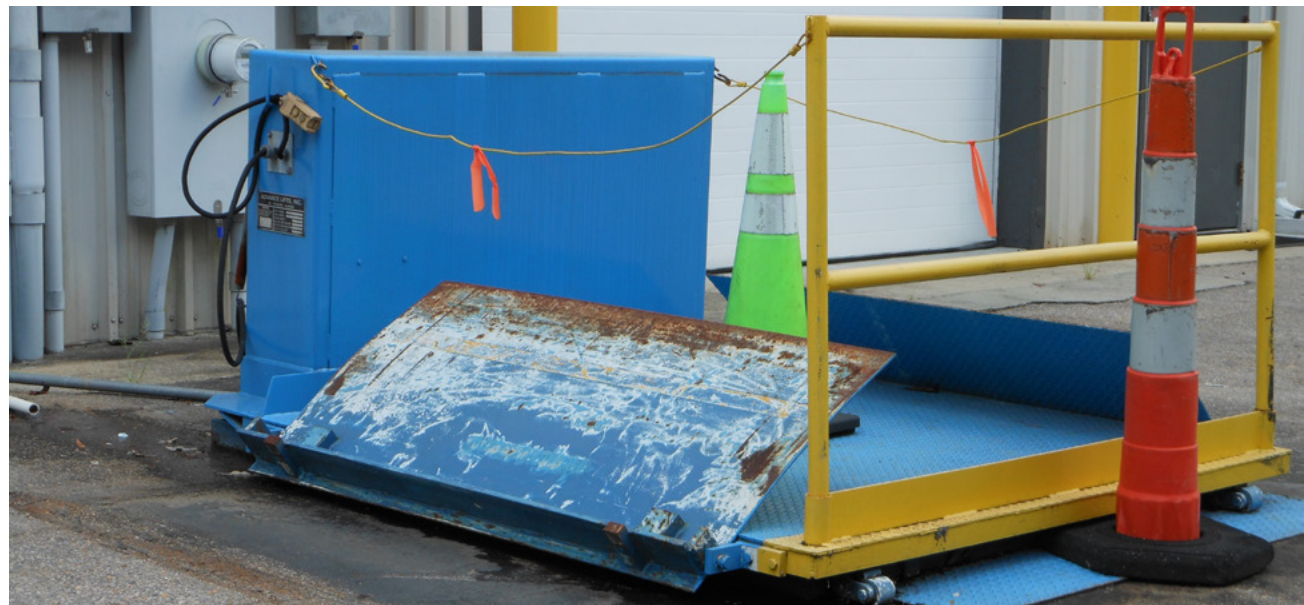
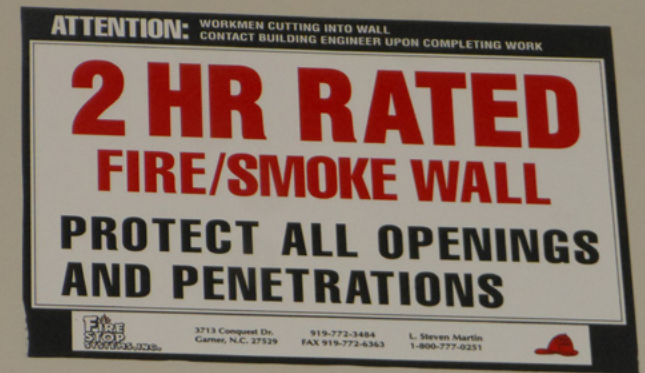
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FEATURES



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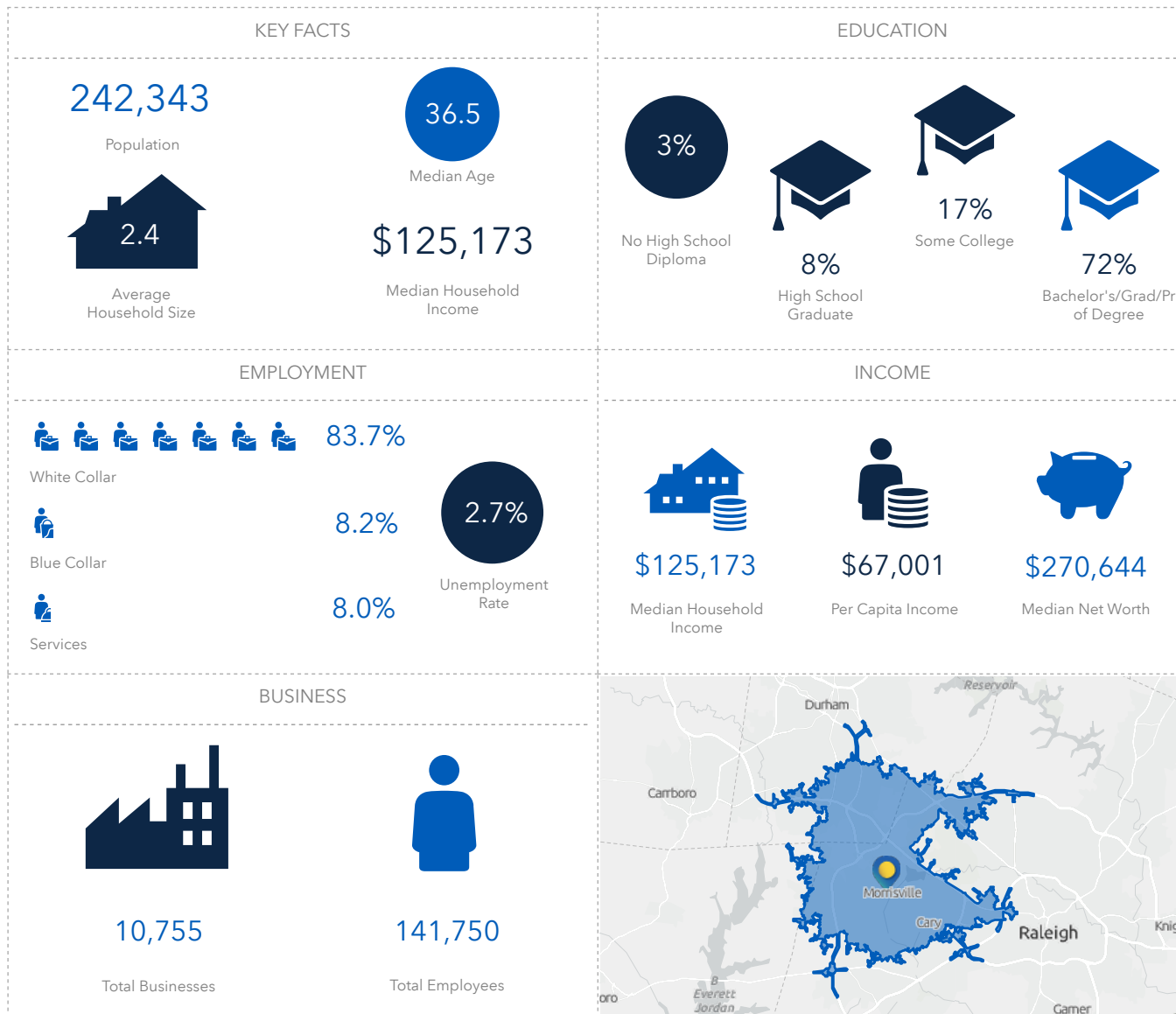
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DEMOGRAPHICS

15 MINUTE AVERAGE COMMUTE



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