

FLEX FOR LEASE

# 10404 CHAPEL HILL RD

SUITE 101 | MORRISVILLE, NC 27560

lab  
WORKS  
International Inc  
CONTROLLED ENVIRONMENTS

# PROPERTY OVERVIEW

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

## CONTACT

ED BROWN | 919.345.5939 | ebrown@triprop.com



# AERIAL

Bryant Industrial



Adams Products Company

Iron Mountain

Chapel Hill Road

Aviation Parkway

Wake Competition Center

10404 CHAPEL HILL RD



Cedar Fork Elementary School

Sterling Montessori Academy and Charter School

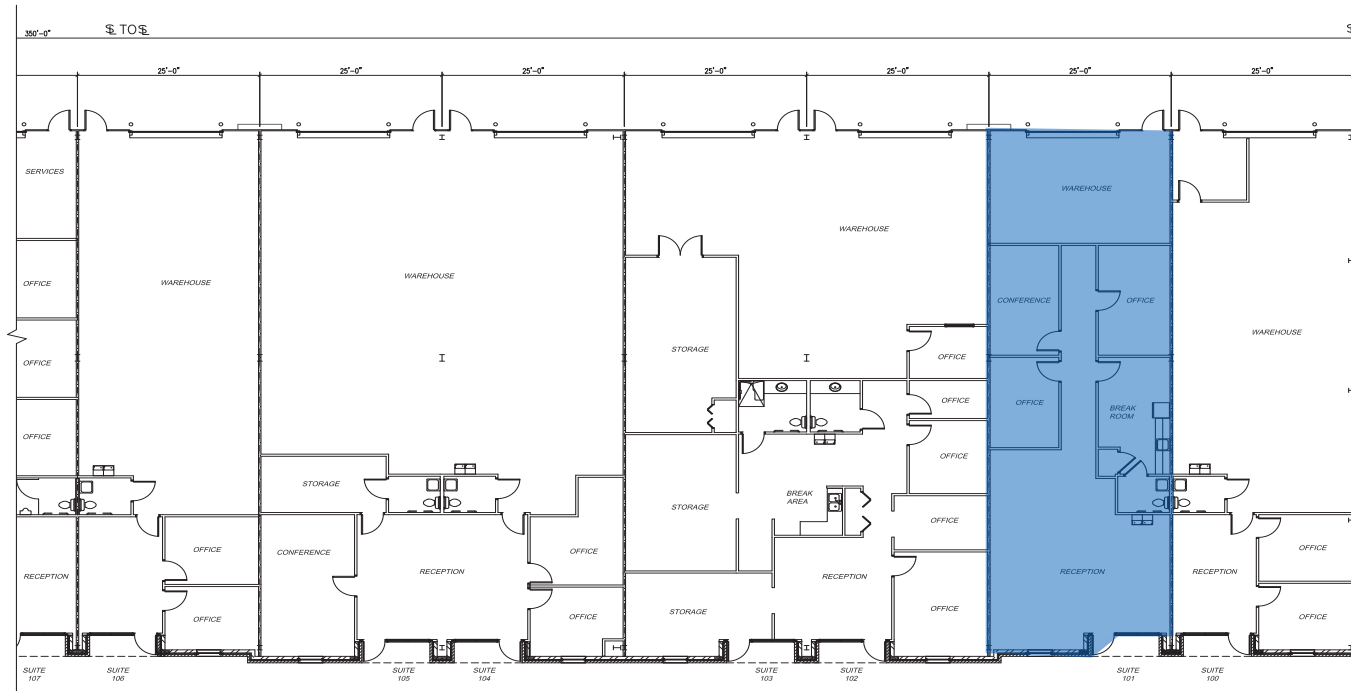
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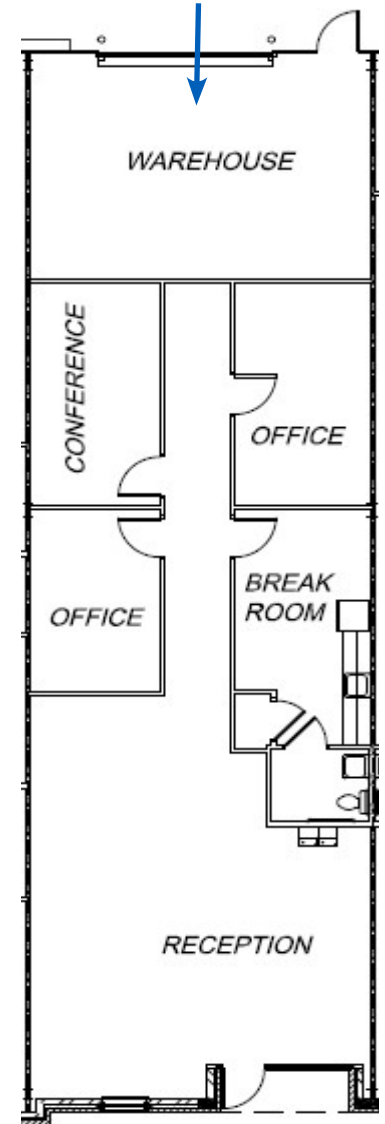
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# FLOOR PLAN



Suite 101



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# INTERIOR



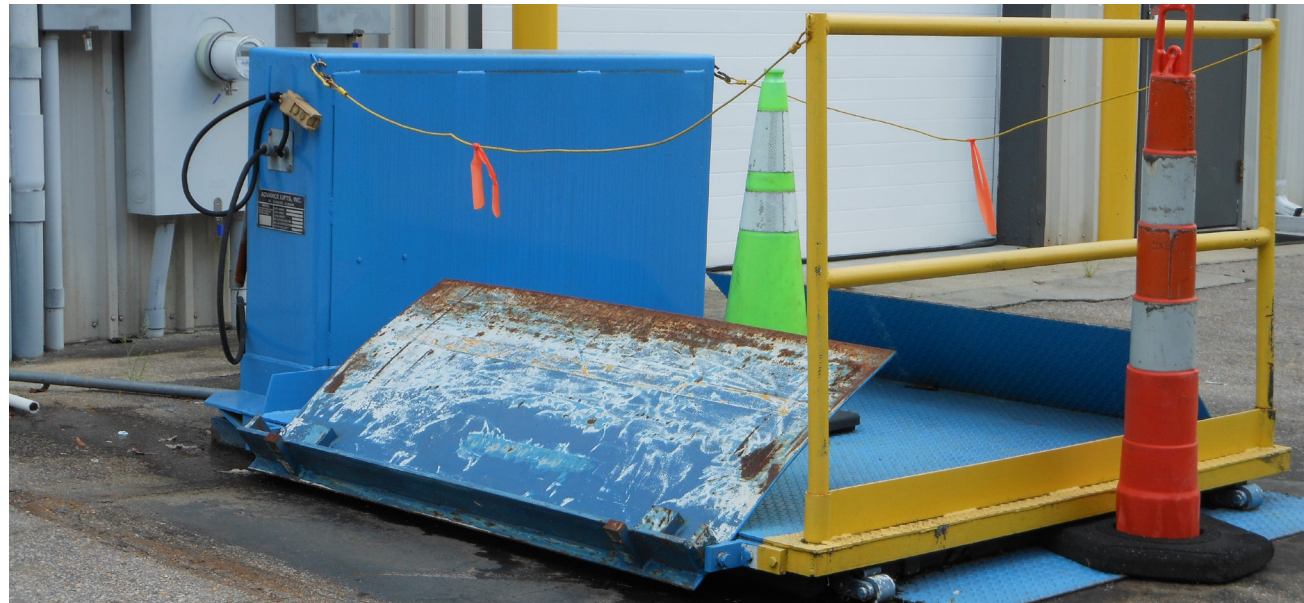
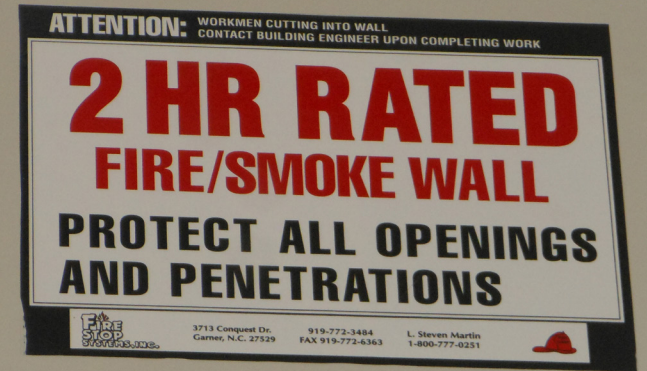
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# FEATURES



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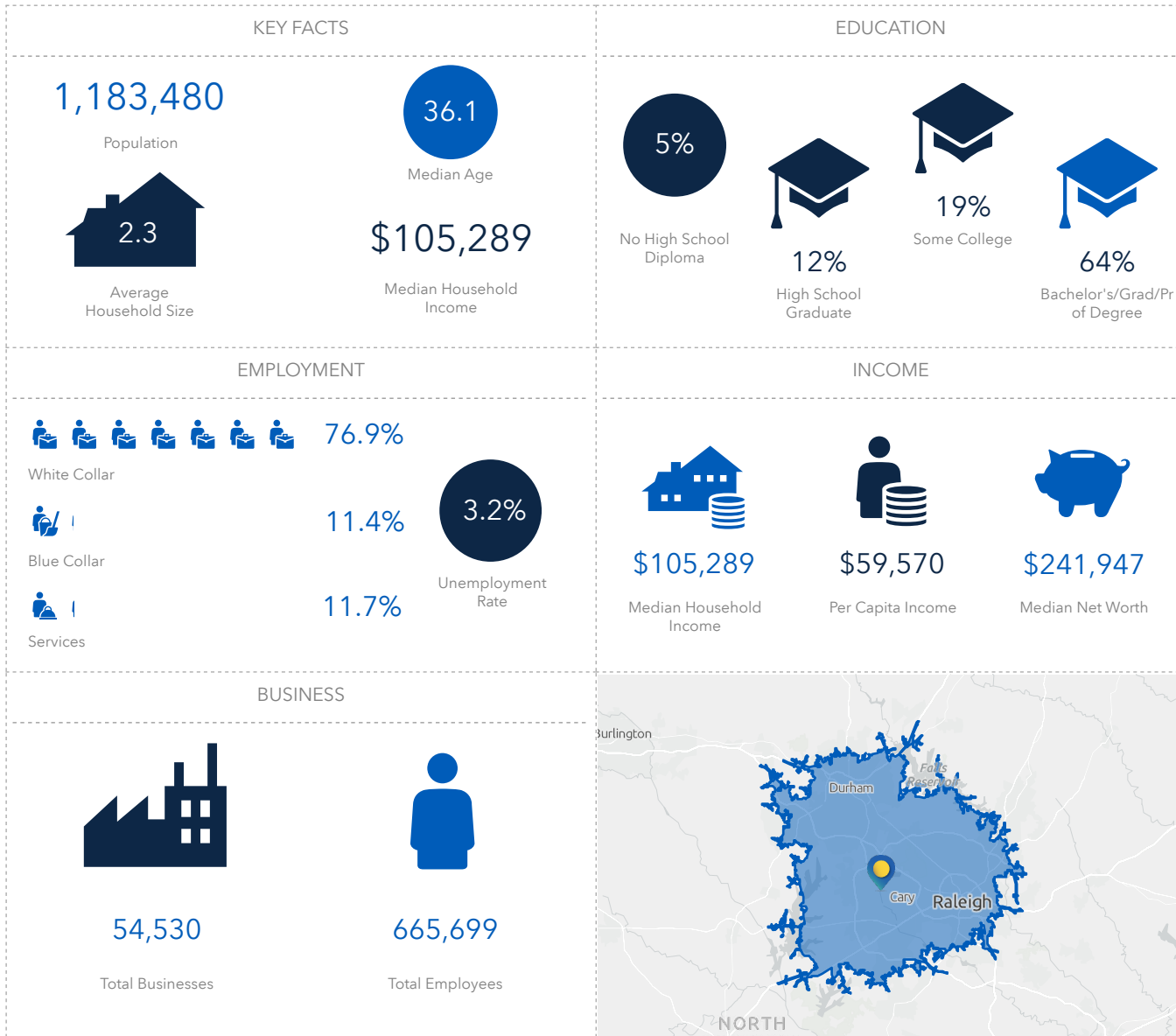
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# DEMOGRAPHICS

## 27 MINUTE DRIVE TIME



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