

# 10315 Chapel Hill Road

Morrisville | For Lease



**NAITRI** PROPERTIES

# BUILDING FEATURES

ADDRESS	10315 Chapel Hill Road, Morrisville, NC 27560
BUILDING SIZE	±24,206 SF
SPACE AVAILABLE	±15,000 RSF
DATE AVAILABLE	Immediately
FIRE PROTECTION	NONE
COLUMN BAY SPACING	25' x 25'
CLEAR HEIGHT	17' - 22' Clear (eaves to front)
ROOF	Metal
LOADING DOCK DOORS	1 dock-high door (14'x14')
DRIVE-IN DOORS	2 grade-level drive-in doors (14'x14' and 20'x14')
ELECTRICAL	120/208 V – 400 AMPS – 3 Phase 120/208 V – 225 AMPS – 3 Phase 120/208 V – 125 AMPS – 3 Phase
PARKING RATIO	1.1:1,000/SF - additional parking and storage behind property
TRUCK COURT	74' from north side to retaining wall 72' along side without dock
HIGHLIGHTS	<ul style="list-style-type: none"><li>• Heated and ventilated with fans in warehouse</li><li>• Office heated and cooled</li><li>• Open Showroom on first floor</li><li>• Skylights</li></ul>

**RENTAL RATE** \$13.95/SF, NNN  
**TICAM** \$2.85/SF

## CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

MICHAEL WALLACE | 919.219.1112 | mwallace@triprop.com

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# ±15,000 SF

## OFFICE/WAREHOUSE LEASE

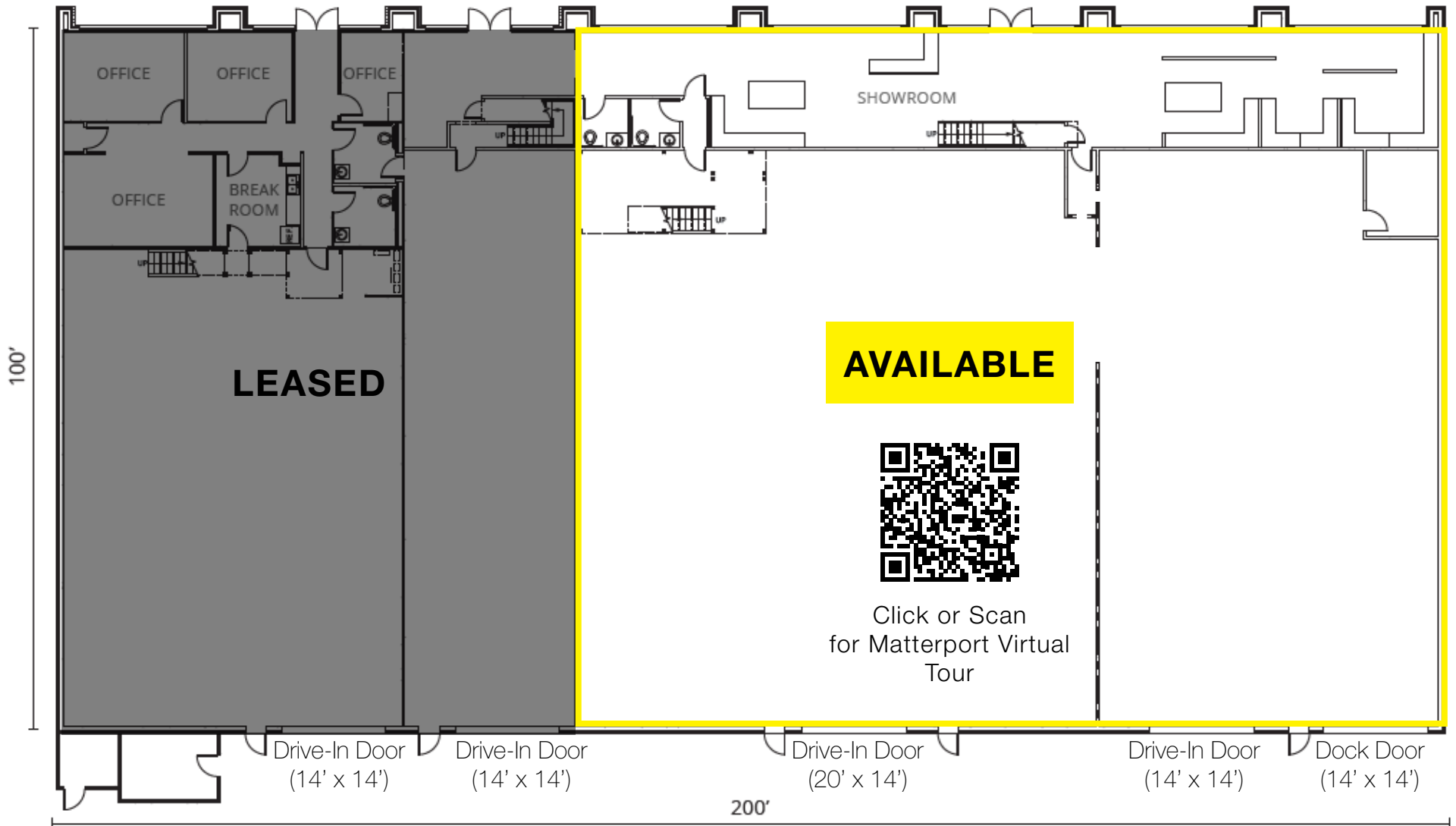


**1 DOCK-HIGH DOOR  
2 DRIVE-IN DOORS**



**17'-22'  
CLEAR HEIGHT**

# FIRST FLOOR



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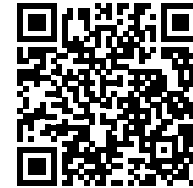
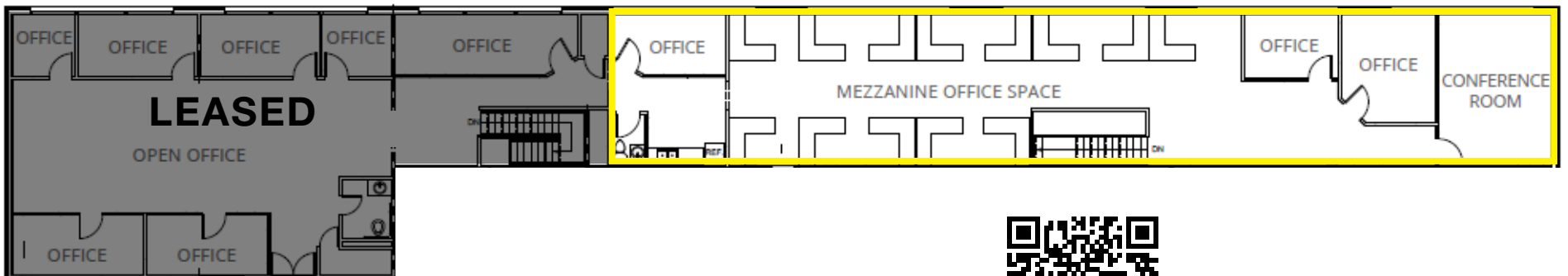
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# SECOND FLOOR

MEZZANINE OFFICE

**AVAILABLE**



Click or Scan  
for Matterport Virtual  
Tour

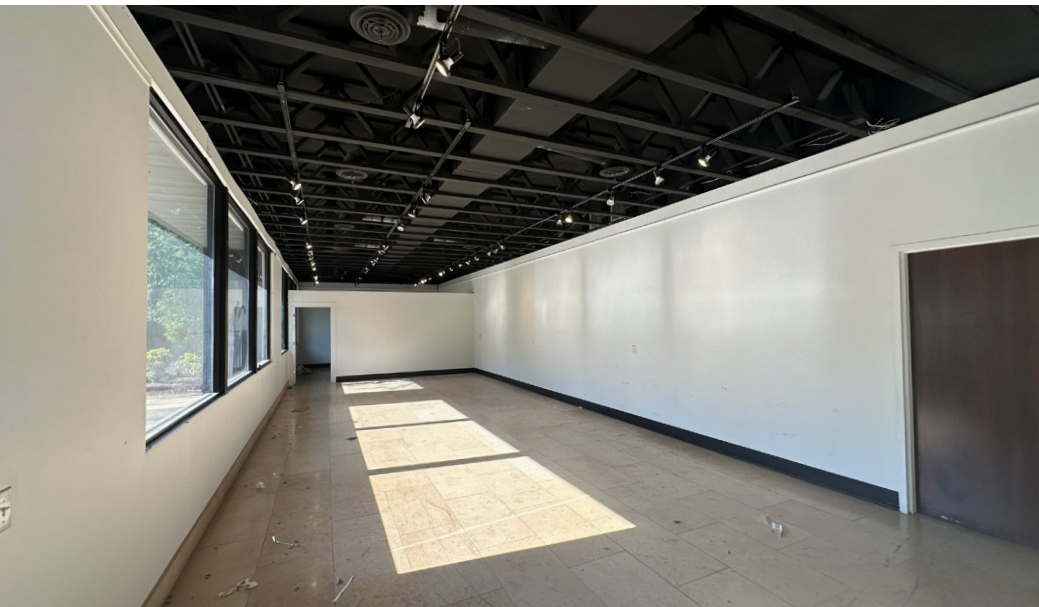
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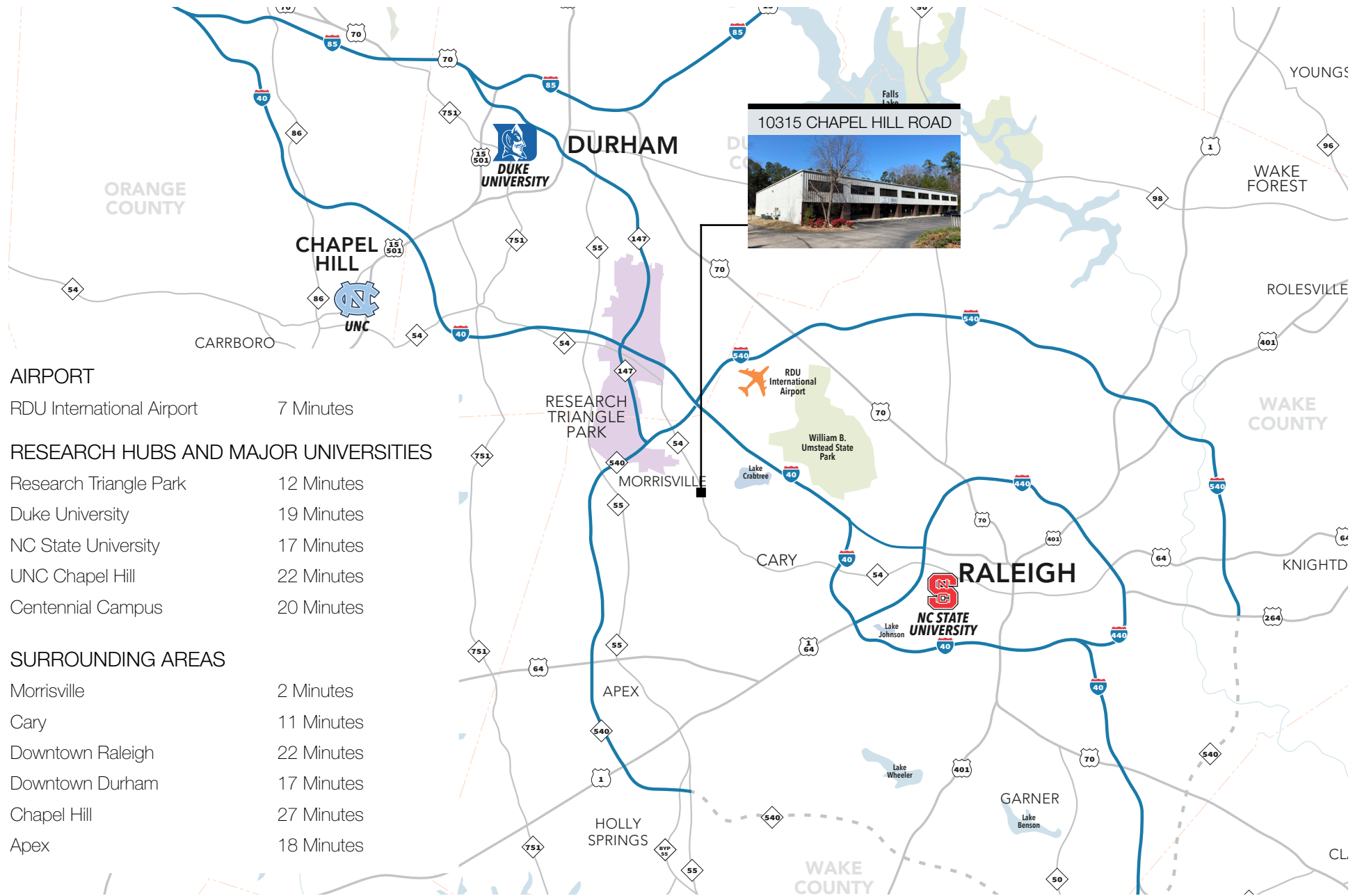
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# THE TRIANGLE AREA



## AIRPORT

RDU International Airport 7 Minutes

## RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 12 Minutes  
 Duke University 19 Minutes  
 NC State University 17 Minutes  
 UNC Chapel Hill 22 Minutes  
 Centennial Campus 20 Minutes

## SURROUNDING AREAS

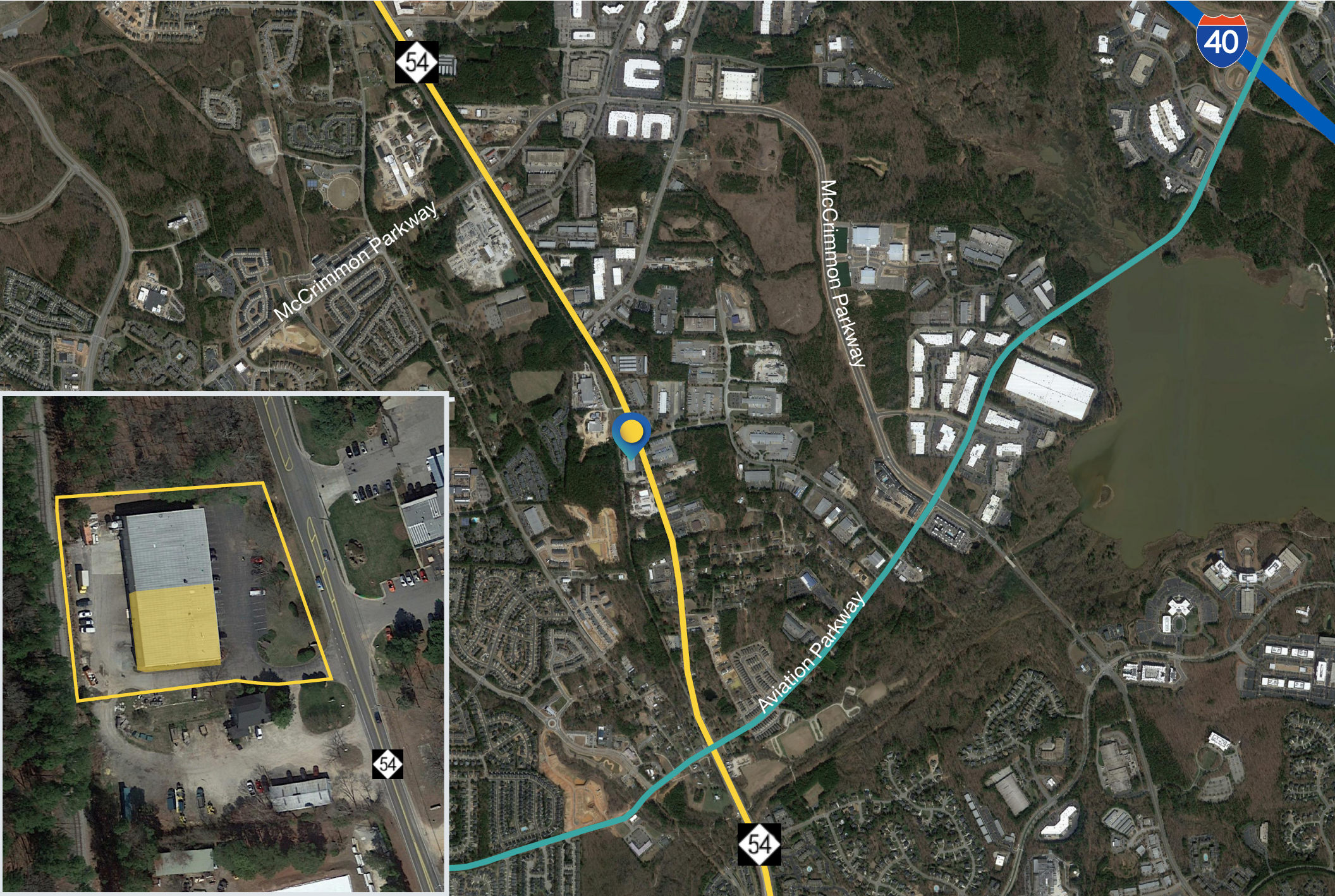
Morrisville 2 Minutes  
 Cary 11 Minutes  
 Downtown Raleigh 22 Minutes  
 Downtown Durham 17 Minutes  
 Chapel Hill 27 Minutes  
 Apex 18 Minutes

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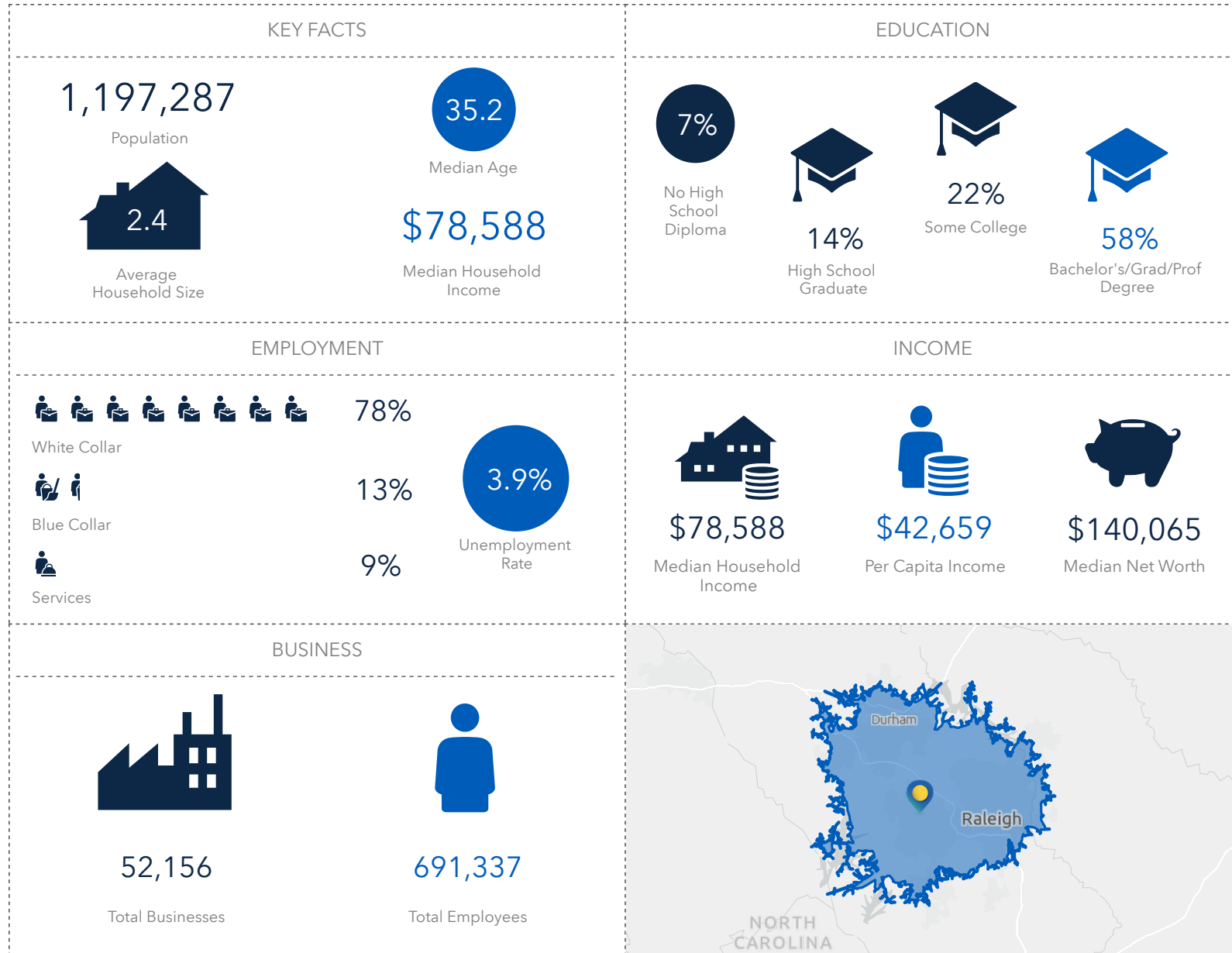
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# DEMOGRAPHICS

27 Minute Drive Time



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