

BLAIR COMMERCIAL REALTY

919-601-3289 ~ EddieBlairCommercial@gmail.com

For Lease

**1212-1214 Copeland Oak Center
Hwy. 54, Morrisville, NC**

2,250 SF or 4,500 SF flex condo

Property consists of two adjacent 2,250 SF flex condos, connected by a personnel door at the **Copeland Oak Center** on Hwy 54, west of Airport Blvd. and east of Perimeter Park Dr. **Lease one or both.**

Each condo has a unique open showroom / warehouse plan featuring:

- *100% HVAC*
- *1 Grade level roll up door*
- *1 Bathroom and kitchenette*
- *Sprinkler system*
- *Brick and glass front, metal rear*
- *Ample parking with tractor-trailer access*

Corridor Commercial Zoning (CC) allows many uses including office, flex, wholesale, assembly, distribution, light manufacturing.

Lease: \$18.50 PSF, NNN



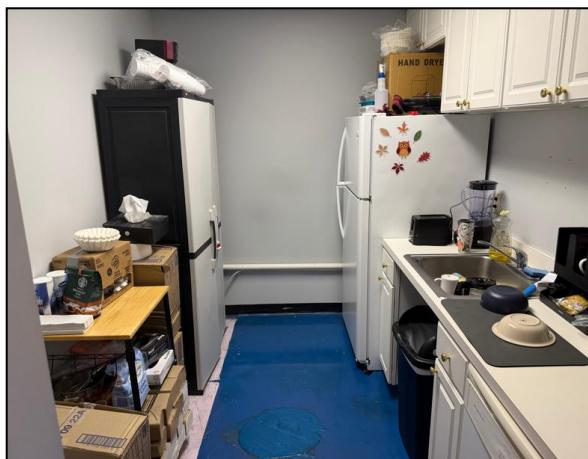
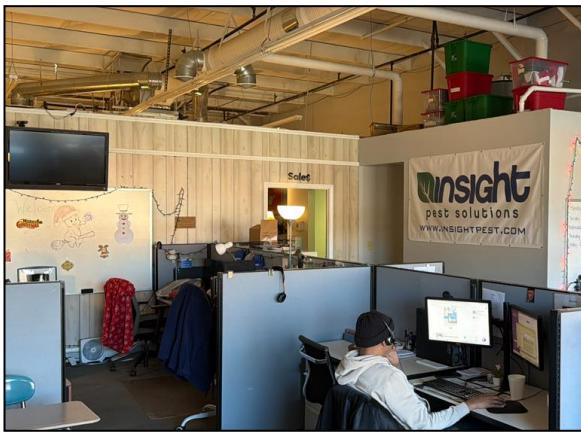
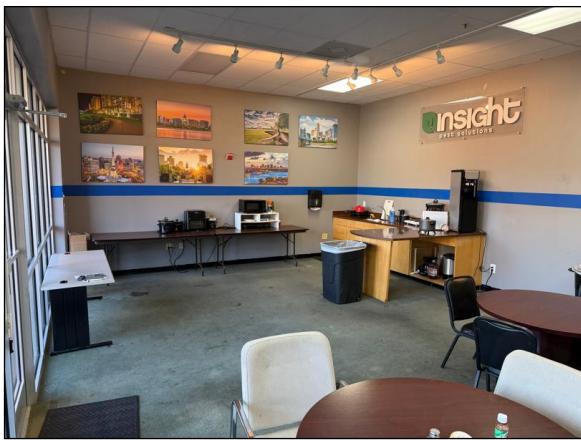
Additional Information:

EDDIE BLAIR, CCIM

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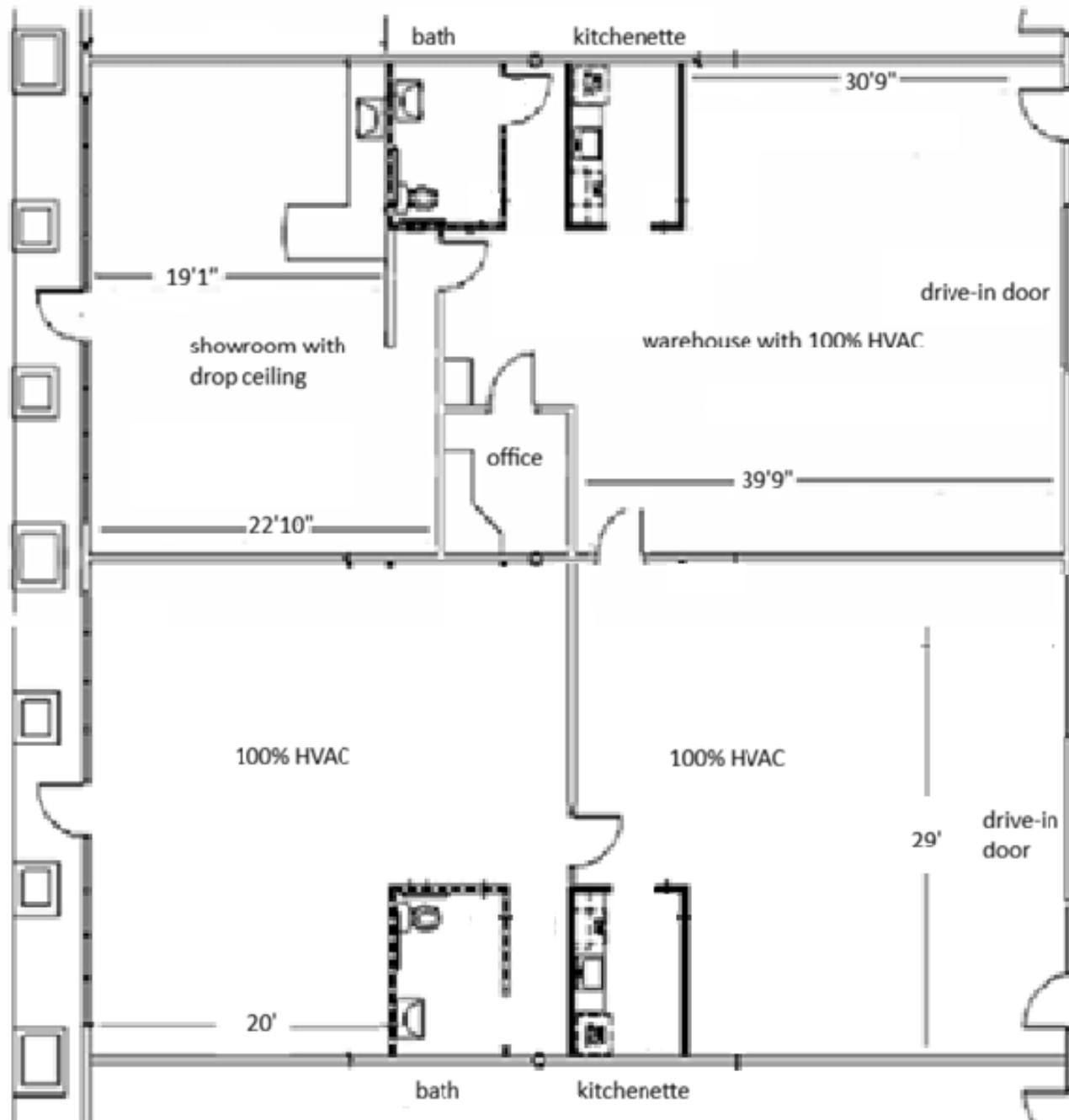
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Disclaimer: While the above facts are believed to be true, no warranty or representation, express or implied is made as to the accuracy of the information contained herein



Each condo has a unique floorplan with 100% HVAC, front office area, bathroom, kitchenette, and warehouse with a grade level roll-up door. The condos are connected by a door in the warehouse.

1214 Copeland Oak Center



1212 Copeland Oak Center

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