

62,400 SF

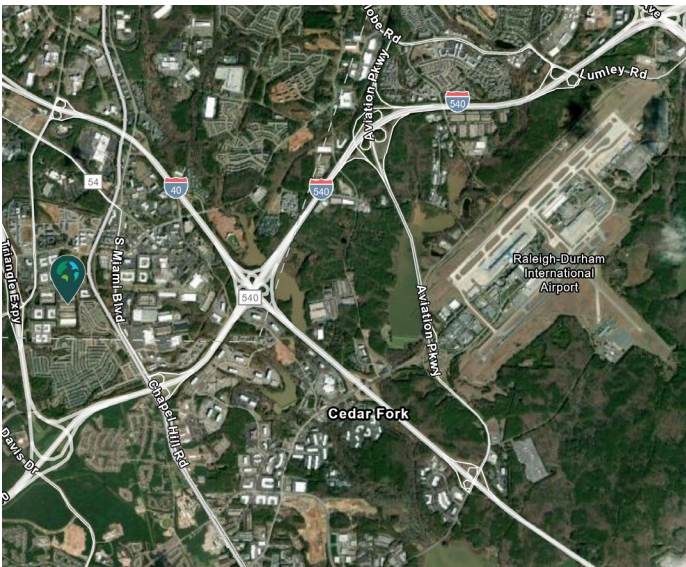
Industrial Space For Lease



Prologis Keystone Business Park 619



619 Distribution Drive, Suite A
Morrisville, NC 27560 USA



Your single-source service for efficient move-in and operations: prologisessentials.com

LOCATION

- 2.5 miles from the I-40 & I-540 Interchange
- 3 miles from Raleigh-Durham International Airport
- Located in the Research Triangle Park Submarket

FACILITY

- 136,000 total building SF
- 62,400 available SF
- 1,428 office SF
- 24' clear height
- 8 dock doors with pit levelers
- 2 drive-in doors
- 40' x 40' column spacing
- 200' building depth
- ESFR sprinkler system
- LED lighting upgrade available
- 800 amps

ADVANTAGES AND AMENITIES

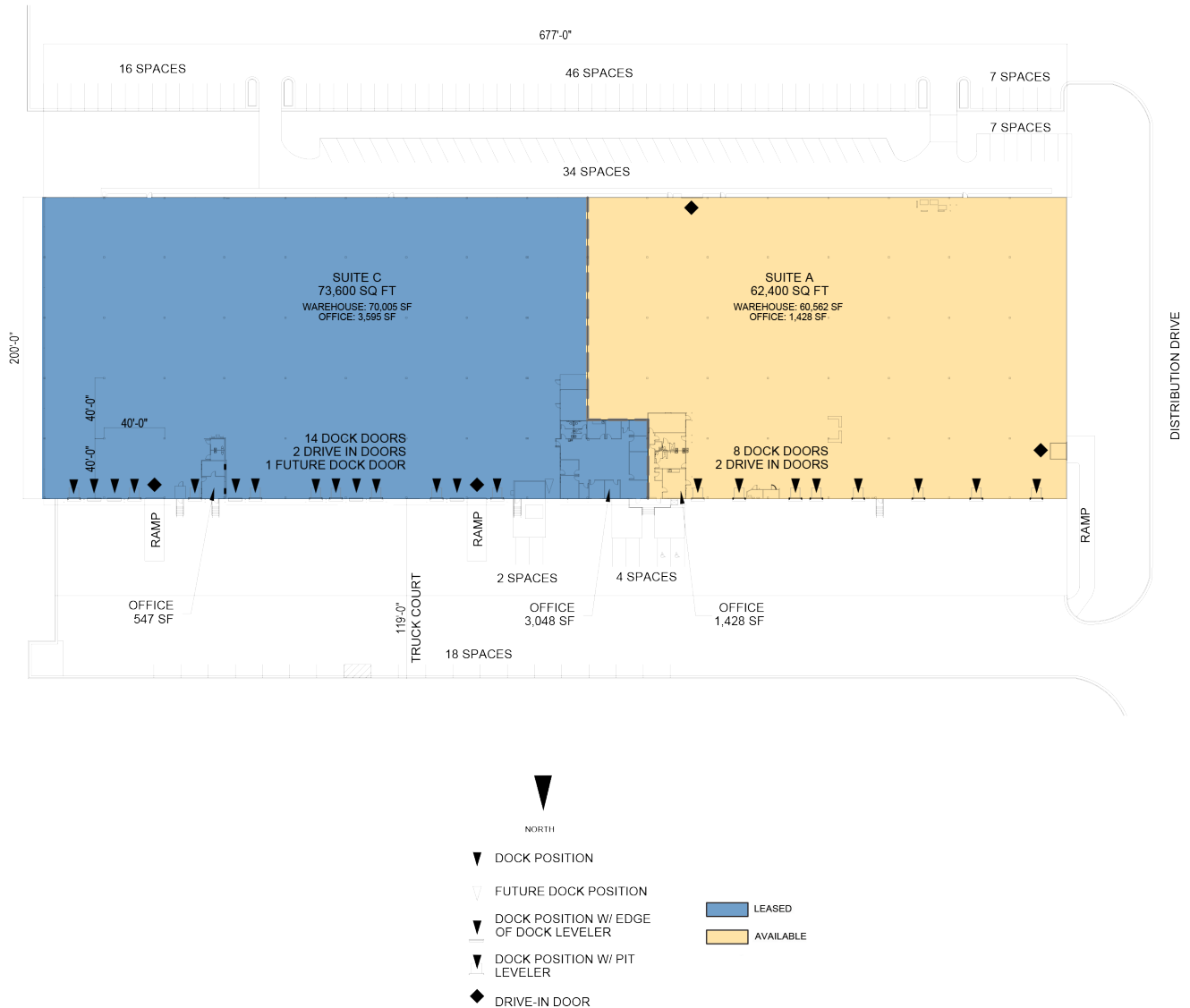
- Professionally landscaped, controlled environment
- Prologis Clear Lease - a simplified lease that fixes operating and capital expenses for the entire lease term
- Efficient and cost-effective warehouse solutions through Prologis Essentials

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The Essentials Platform

Advanced, end-to-end solutions across every touchpoint of today's supply chain.



Operations

Our turnkey warehouse solutions get you operational quickly and keep your product moving efficiently.

- Turnkey warehouse solutions
 - Move in + setup
 - Renewal + optimization
 - Relocation
- Racking systems
- Forklifts and industrial trucks
- Network infrastructure and security
- Automation solutions
- Other ancillary solutions

Energy + Sustainability

Join us—your partner on the journey to decarbonization and net zero.

- Clean energy solutions
- Energy storage
- Lighting and electrical
- Energy-efficiency solutions
- Backup power generators
- Power purchase agreements
- Renewable energy credits
- Carbon credits

Mobility

Turbocharge your drive to zero emissions with our comprehensive suite of mobility solutions.

- Fleet electrification for depots and hubs
- Temporary power
- Hydrogen fueling
- Workplace charging

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

Turnkey Warehouse Solutions

Game-changing warehouse solutions that streamline your operations.



Take your logistics facility to the next level: Introducing our Turnkey Warehouse Solutions, where operational readiness meets unmatched efficiency. From planning to installation, we ensure a seamlessly integrated, customized and well-designed layout that drives productivity and success.

**Minimize downtime and
get operational quickly.**

**Simplify operations to
optimize efficiency.**

**Ensure reliability,
convenience and adaptability.**

**Preserve capital with
flexible financing options.**

Warehouse Readiness Reimagined

Prologis Essentials provides turnkey solutions for the complex phases of your warehouse experience.

Turnkey move-in + setup solutions

Experience a hassle-free move-in and setup experience. Our custom solutions integrate seamlessly to ensure a well-designed layout and rapid operational readiness.

Turnkey renewal + optimization solutions

Unleash the full potential of your operations by investing in cutting-edge technology updates and optimizing your warehouse at every touchpoint. Prologis turnkey solutions improve material flow and throughput for maximum performance and efficiency.

Turnkey relocation solutions

Minimize disruption and production downtime while remaining operational in your space up to lease end. We provide a simplified warehouse relocation, so you can resume operations quickly and maintain business continuity.



Accelerate your operational readiness today.

prologis.com/operations

Every detail makes the difference.

Everything you need to set up and run a logistics facility seamlessly.



Racking systems

Maximize storage capacity and SKU velocity.



Material handling equipment

Optimize your operations and throughput.



Network Infrastructure and Security

Enhance security, automation and data-driven decision-making.



Lighting and Electrical

Lower energy consumption and increase employee wellbeing.



Automation solutions

Streamline your processes and boost productivity.



Generators

Ensure uninterrupted operations.

2,600+

warehouse relocations since 2018

200+

Strategic Alliance Partners®

