

FLEX FOR LEASE

10404 CHAPEL HILL RD

SUITE 100 | MORRISVILLE, NC 27560



lab
WORKS
International Inc
CONTROLLED ENVIRONMENTS

101

1010

PROPERTY OVERVIEW

ADDRESS

10404 Chapel Hill Rd, Suite 100
Morrisville, NC 27560

BUILDING

Suite 100: ±2,025 RSF Available
75% warehouse and 25% office
Lease ends October 2026 (Tenant may move out earlier)

RENTAL RATE

\$5,145/month plus utilities
Rent Breakdown (tenant responsible for utilities)
\$4,415/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
Piedmont Natural Gas (Space individually metered)

FEATURES

Building signage
Fronting Hwy 54
4.3 miles to RDU International Airport

HIGHLIGHTS

- **100% HVAC**
- Suite includes 2 offices, open reception, 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, SIOR, CCIM | 919.345-5939 | ebrown@triprop.com

NAITRI PROPERTIES



AERIAL

Bryant
Industrial



Adams
Products
Company

Iron
Mountain

Cedar Fork
Elementary
School

Sterling Montessori
Academy and
Charter School

Aviation Parkway

Chapel Hill Road

Wake
Competition
Center

10404 CHAPEL HILL RD



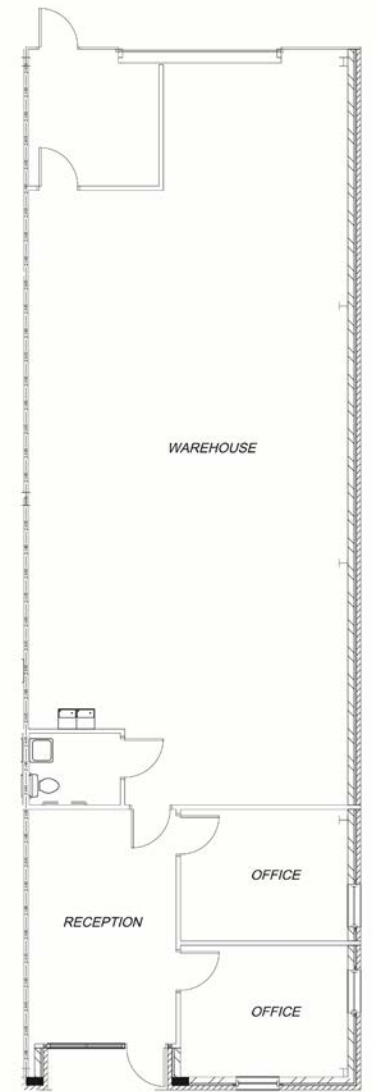
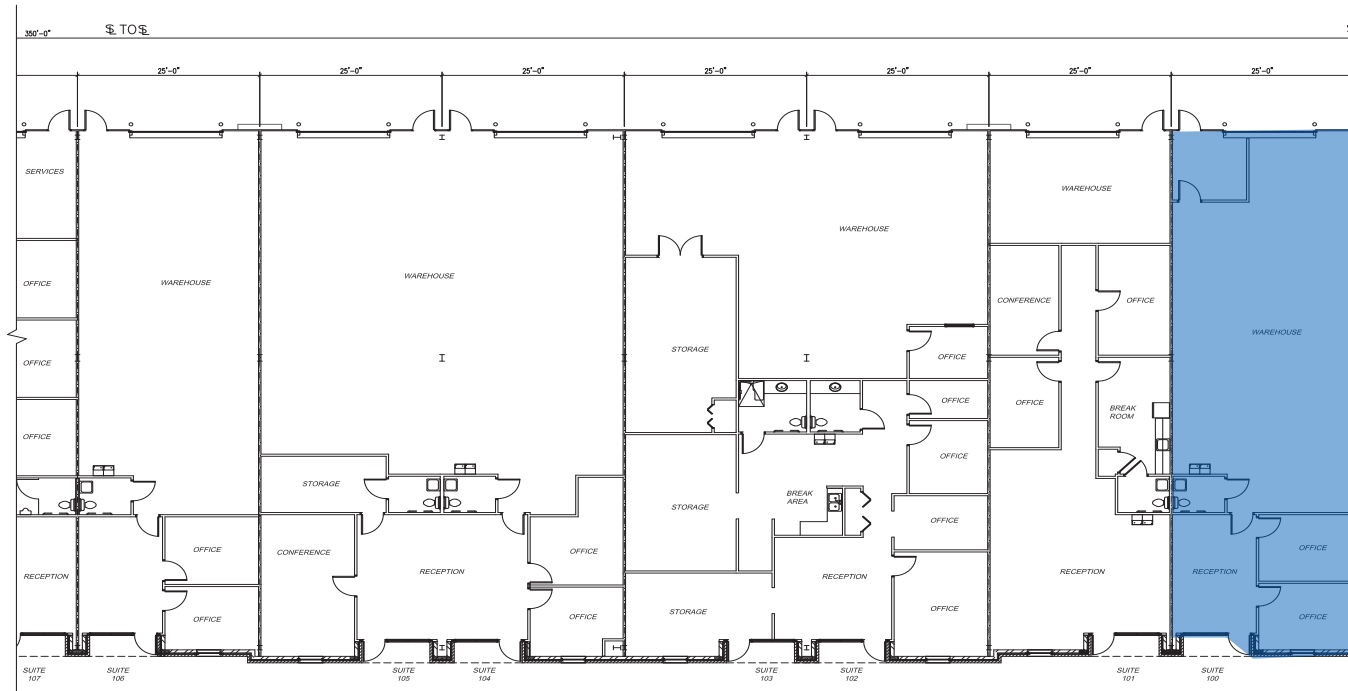
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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

FLOOR PLAN



Suite 100

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LOADING



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NAITRI PROPERTIES

POWER



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WAREHOUSE



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NAITRI PROPERTIES

OFFICE



CONTACT

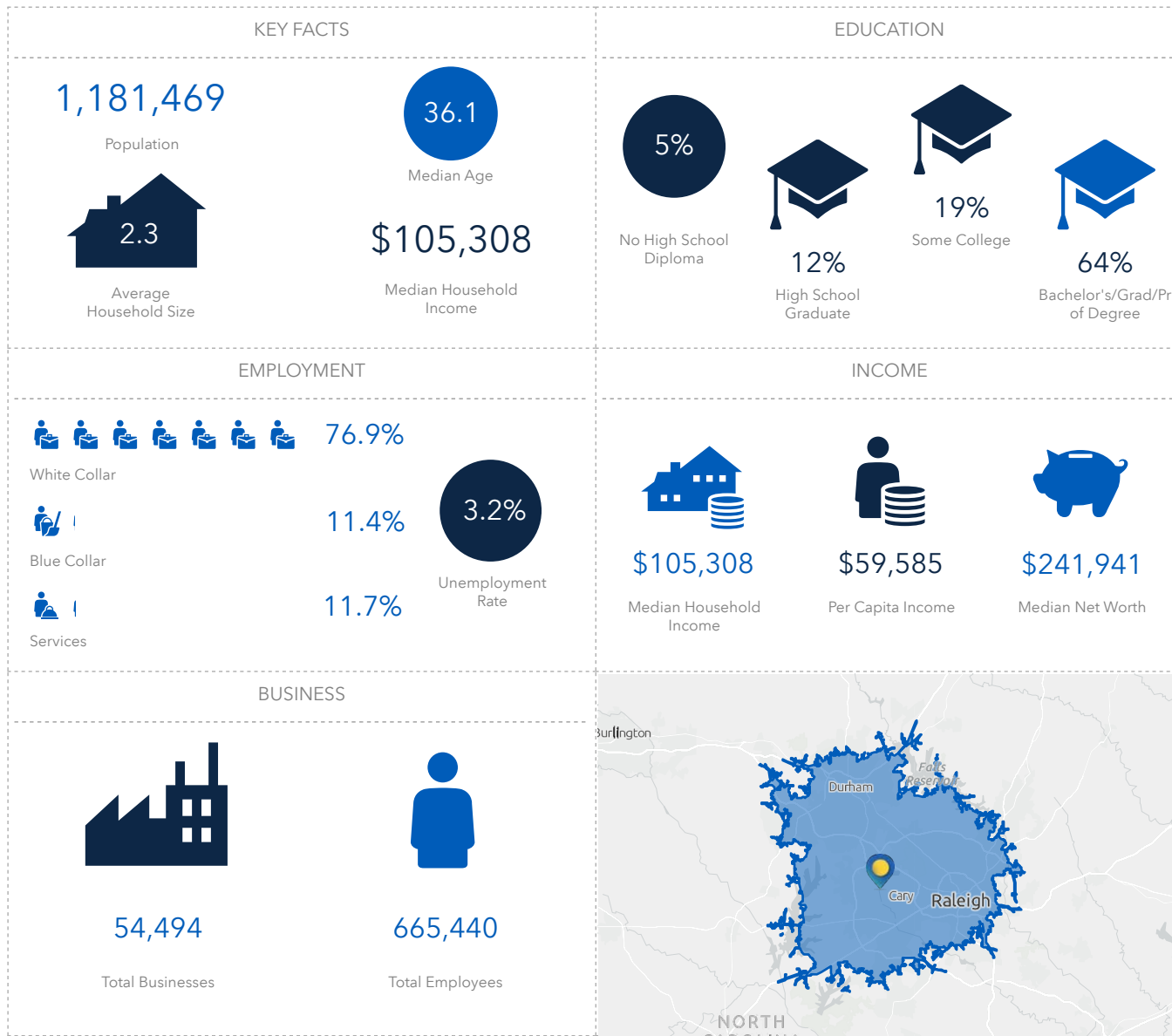
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NAITRI PROPERTIES

DEMOGRAPHICS

27 MINUTE DRIVE TIME



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