



# For Sale - \$4,600,000

**Concourse Business Center**

200 Sorrell Grove Church Rd. Morrisville, NC

24,766 RSF Building



# About Concourse Business Center

**Concourse Business Center** is conveniently located in Morrisville, right at the entrance to Raleigh Durham International Airport, just off the I-40 and Airport Boulevard exit, one exit east of I-540. The center offers a total of 24,766 square feet of space. A portion of the available space is currently being used as a data center, complete with raised flooring and backup generators. Parking is plentiful, with a generous ratio of 4 parking spaces per 1,000 square feet. Concourse Business Center is a prime location that offers a versatile space configuration, convenient access to transportation, ample parking, and a variety of nearby amenities, making it the ideal choice for businesses looking for a professional and strategically located space.



**Office**  
Building Type



**1 Story**  
Building Height



**102**  
Surface Parking Spaces



**2000**  
Year Built



**A**  
Building Class



**4/1000**  
Parking Ratio



# Property Highlights

|                            |                                                    |
|----------------------------|----------------------------------------------------|
| Address                    | 200 Sorrell Grove Church Rd. Morrisville, NC 27560 |
| Submarket                  | RTP/I-40 Corridor                                  |
| Size (SF)                  | 24,766 RSF                                         |
| % Leased                   | Vacant                                             |
| Stories                    | 1                                                  |
| Site Area (acres)          | 2.48                                               |
| Parking Ratio              | 102 spaces, 4:1,000                                |
| Year Built                 | 2000                                               |
| County   Real Estate Pin # | Wake County                                        |
| Zoning                     | GB                                                 |
| Structure                  | Masonry                                            |
| Exterior                   | Brick                                              |
| Building Height            | 16'                                                |

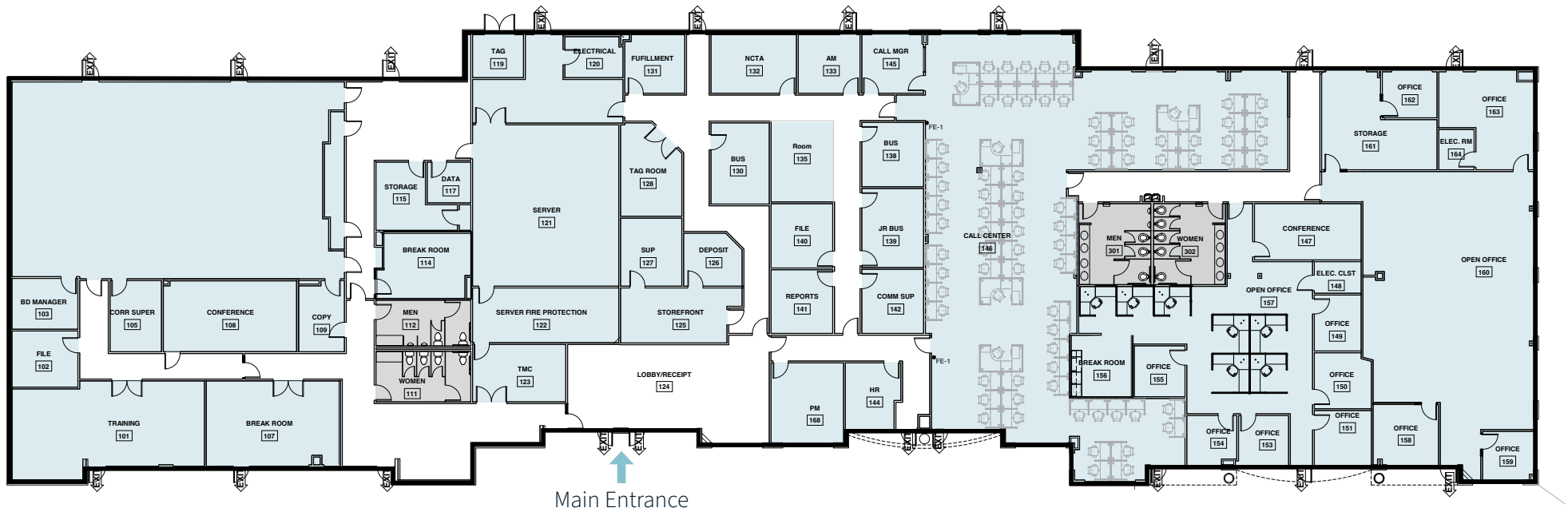


# Generator Specs

|                       |                                        |
|-----------------------|----------------------------------------|
| Generator Type:       | Caterpillar 3306 DITA Diesel Generator |
| Package Manufacturer: | Caterpillar                            |
| Engine Manufacturer:  | Caterpillar                            |
| Engine Model:         | 3306 DITA                              |
| Manufacture Date:     | 2001                                   |
| HP:                   | 320 Hp                                 |
| Governor:             | Hydra-mechanical governor              |
| Starter:              | Electric starter                       |
| Engine RPM:           | 1800                                   |
| Cooling Method:       | Radiator                               |
| Generator S/N:        | 6YR02622                               |
| Leads:                | 12                                     |
| Voltage:              | :480V                                  |
| Power Factor:         | 0.8                                    |
| kW Prime:             | 210 kW Prime                           |
| kVA:                  | 263 kVA                                |
| Phase:                | 3 Phase                                |
| Hz:                   | 60 Hz                                  |



# Property Floorplan



# Exterior Photos



⚡ On-site Generator



Multiple Entrances



Ample Parking

# Convenient Triangle Location

**40+**

Dining Options  
Within 10 Minutes

**30+**

Nearby  
Hospitality Options

**5-Min**

Drive to RDU  
International Airport

Located Next to  
Interchanges

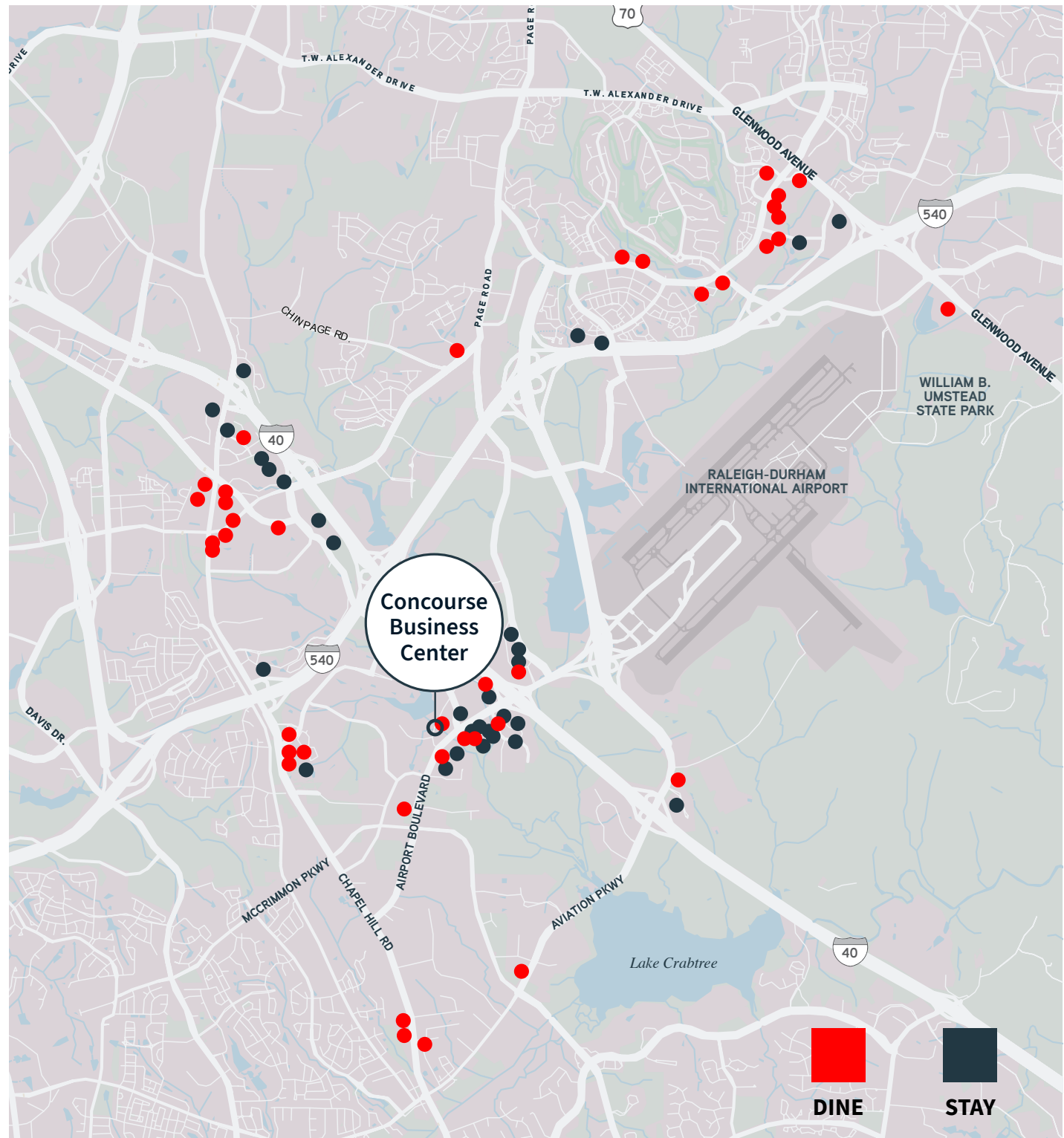
**I-40 and I-540**

**7-MIN**

from Lake  
Crabtree

**10-MIN**

from Umstead  
Park Lake



# Why The Triangle?

**#1**

State for Prosperity  
Cup Awards

SITE SELECTION, 2021,  
2022 & 2023

**#1**

Best State for  
Business

CNBC, 2022 & 2023

**#1**

State of the Year for  
Economic  
Development

BUSINESS FACILITIES, 2023

**#1**

Big City for Career  
Growth

moveBuddha, 2024

**#2**

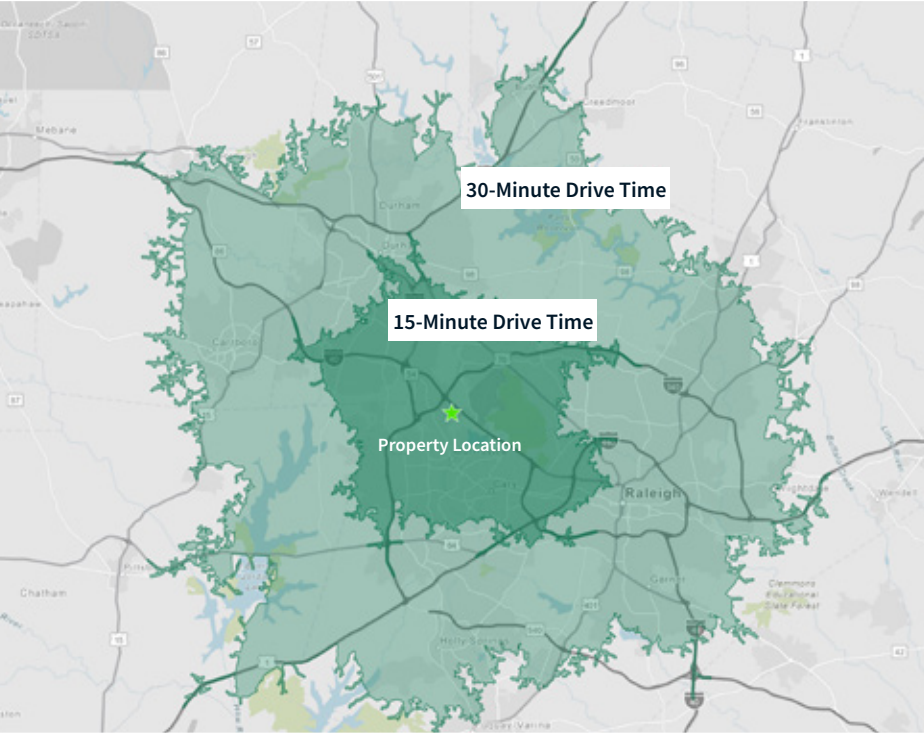
Hottest Real Estate  
Market in 2024

U.S. News & World Report  
February 2024

**#3**

Top Growth State  
in US

U-Haul Growth Index, 2024



Total Population  
**615,442**  
2023 10-Mile  
Radius

Avg. Household  
Income  
**\$117,098**  
2023 10-Mile  
Radius

Number of  
Households  
**192,060**  
2023 10-Mile  
Radius



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