

1101 Unix Drive



AVAILABLE FOR LEASE
210,000 SF on 31.48 Acres

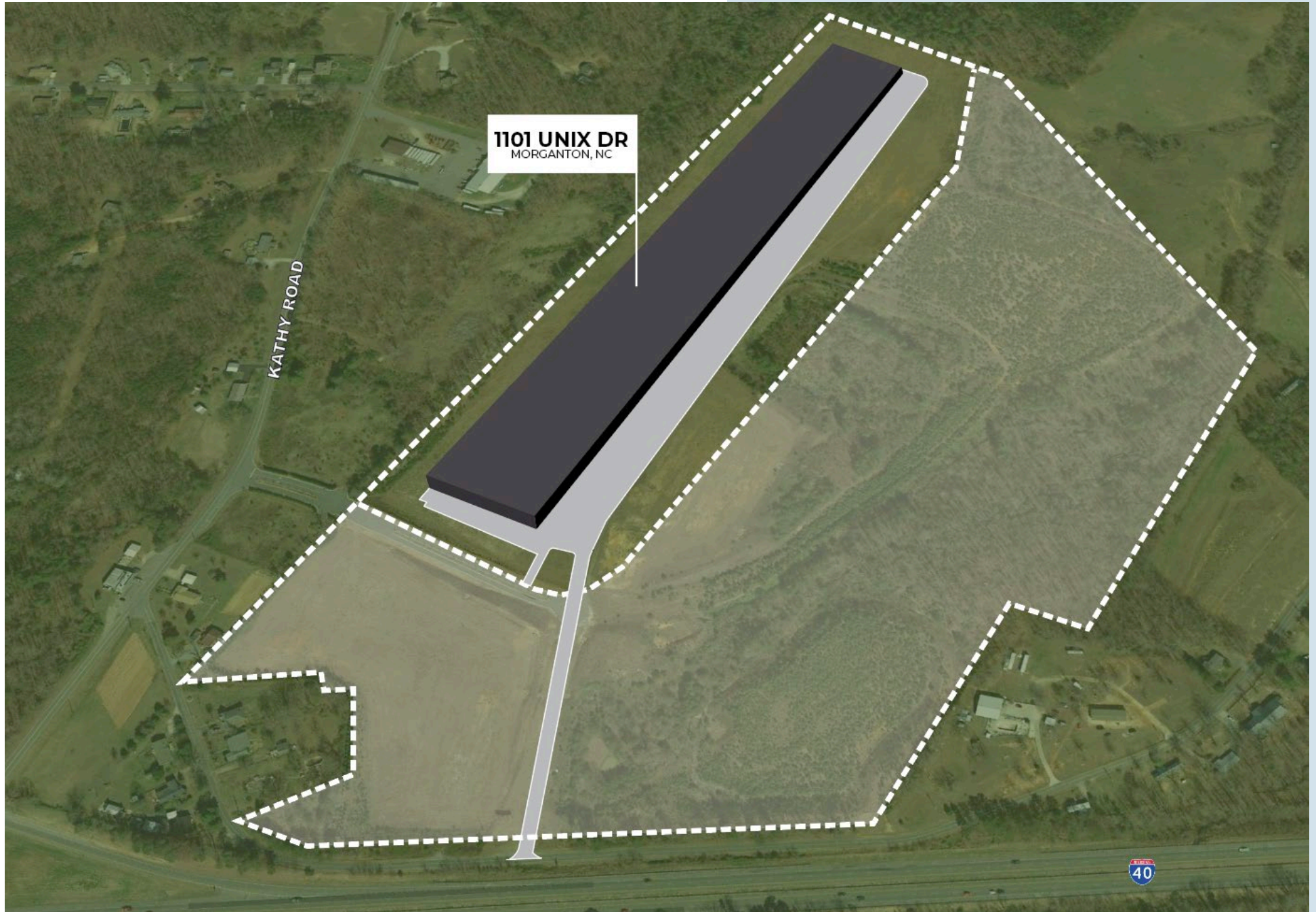
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PROPERTY SPECIFICATIONS

SPACE AVAILABLE	100,000 SF – 210,000 SF (Divisible)
YEAR BUILT	2026
LOT SIZE	31.48 AC
DIMENSIONS	700' x 300'
OFFICE SF	To user's specifications
CEILING HEIGHTS	30' (Min) – 32' (Max)
COLUMN SPACING	50' X 50'
LOADING	(20) - 8' X 9' dock high insulated overhead doors 125' truck court depth
FLOOR	8" concrete floor slab at 4,000 psi on 6 mil polyethylene vapor barrier over 4" aggregate base
LIGHTING	Orion LED demonstration lighting (4,000 K, 32976 lumens)
SPRINKLERS	ESFR fire suppression system with K-19 factor sprinkler heads
PARKING	South Wall: designed for 60 paved, marked and lighted spaces.
HEAT	Ceiling-hung propane gas-fired unit heaters
UTILITIES	<p><u>Power:</u> City of Morganton</p> <ul style="list-style-type: none"> Primary Line: 12.47kv grounded Wye Transformer: (2) 1,500 KVA transformers onsite; one servicing these suites Interior Switchgear: 2,500 amps at 480Y/277v, 3-phase, 4-wire <p><u>Water:</u> Burke County – 12" main; 2" domestic</p> <p><u>Sewer:</u> Burke County – 8" main; 6" lateral</p> <p><u>Gas:</u> Natural gas to be delivered Q32026 (currently serviced by 30,000-gallon liquid propane tank)</p> <p><u>Fiber:</u> Available</p>







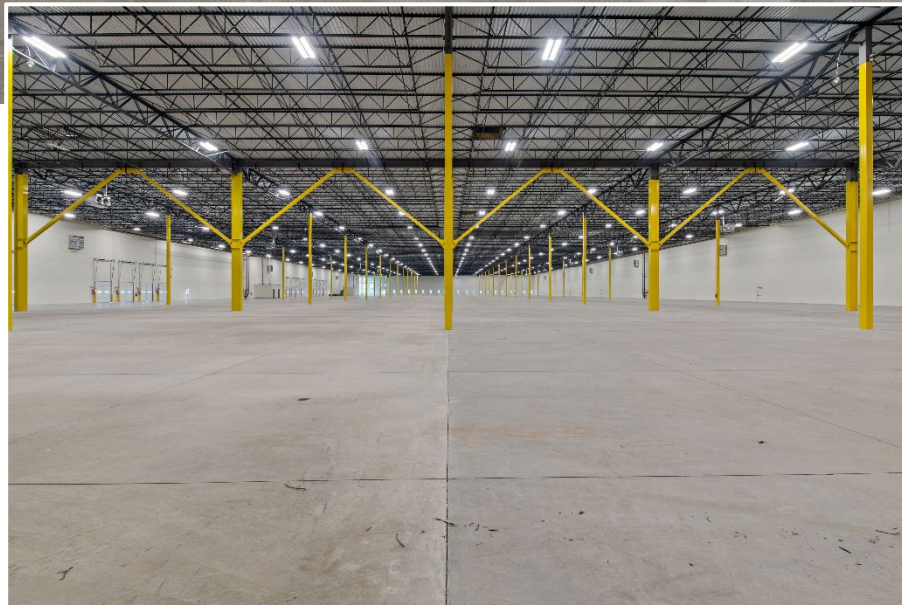
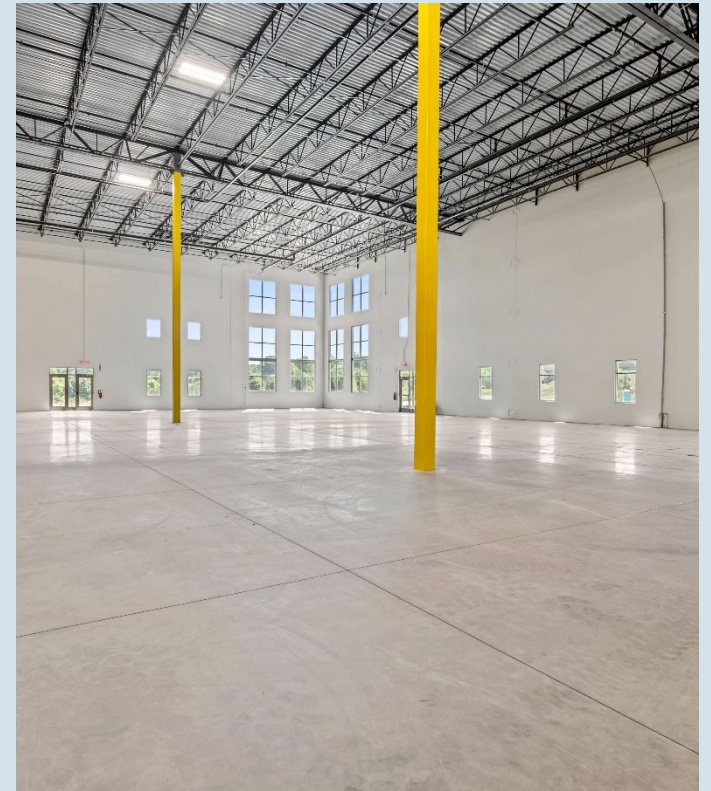
Property Location

1101 Unix Dr, Morganton, NC



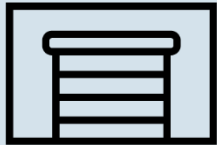
Interior Photos

1101 Unix Dr, Morganton, NC



Exterior Photos

1101 Unix Dr, Morganton, NC



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DOCK DOORS



————— 1101 Unix Drive —————

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