

# 144 Lystra

144 Old Lystra Road,  
Chapel Hill, NC 27517



# 143,800 SF

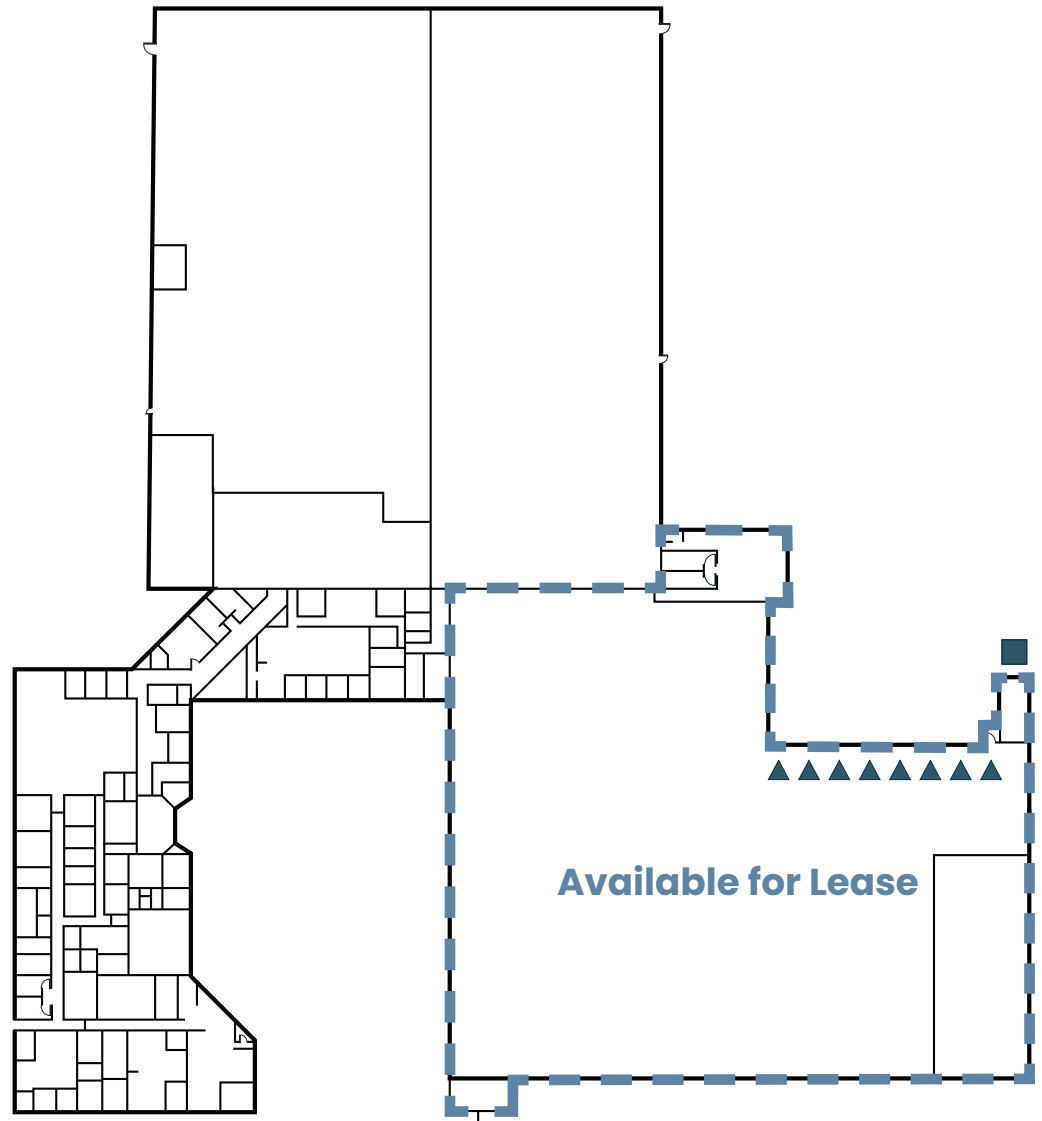
For Sale and Lease



# PROPERTY SPECS

<b>Building area</b>	143,800 SF
<b>Available space for lease</b>	55,000 SF
<b>Year built</b>	1986
<b>Construction</b>	Pre-cast concrete
<b>Office area</b>	25,000 SF
<b>Warehouse area</b>	118,800 SF
<b>Grade-level doors</b>	One (1)
<b>Dock-high doors</b>	Nineteen (19)
<b>Clear height</b>	22' - 35'
<b>Column spacing</b>	30' x 40' 50' x 40'
<b>Truck court</b>	160' with 100' apron
<b>Parking</b>	90 spaces
<b>Warehouse lighting</b>	T5
<b>HVAC</b>	Partially conditioned
<b>Electric</b>	Three-phase power (600V)
<b>Sprinkler</b>	ESFR and wet system
<b>Water</b>	City of Chapel Hill
<b>Sewer</b>	Septic system

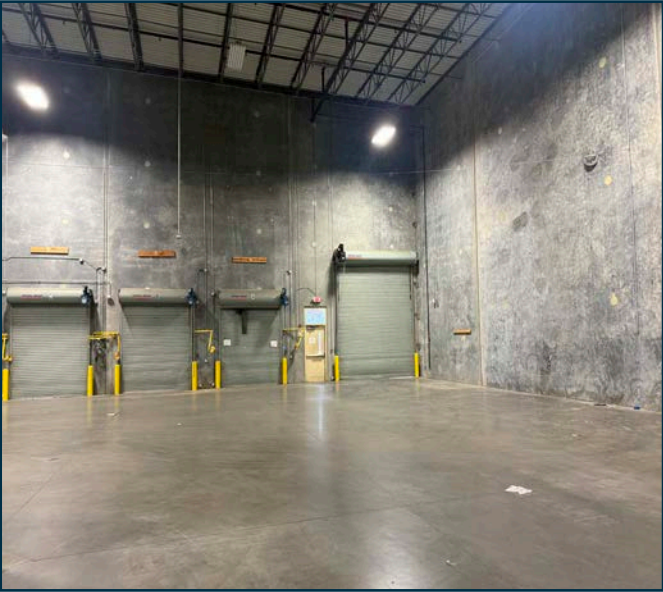
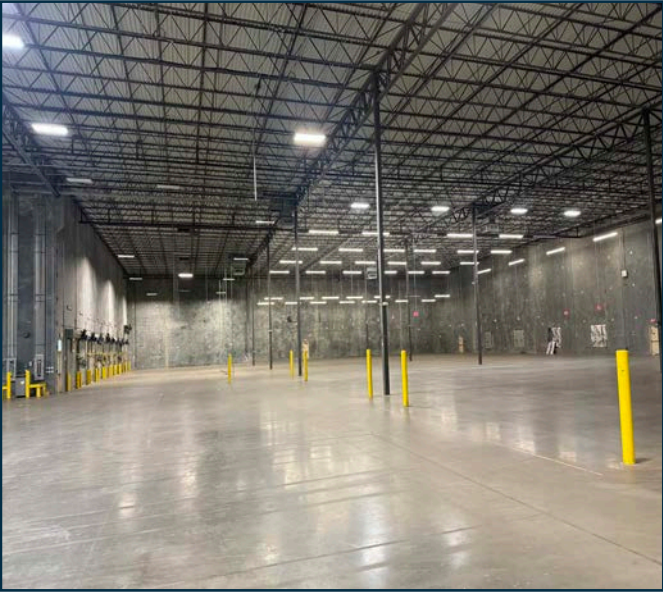
*Contact for pricing!*



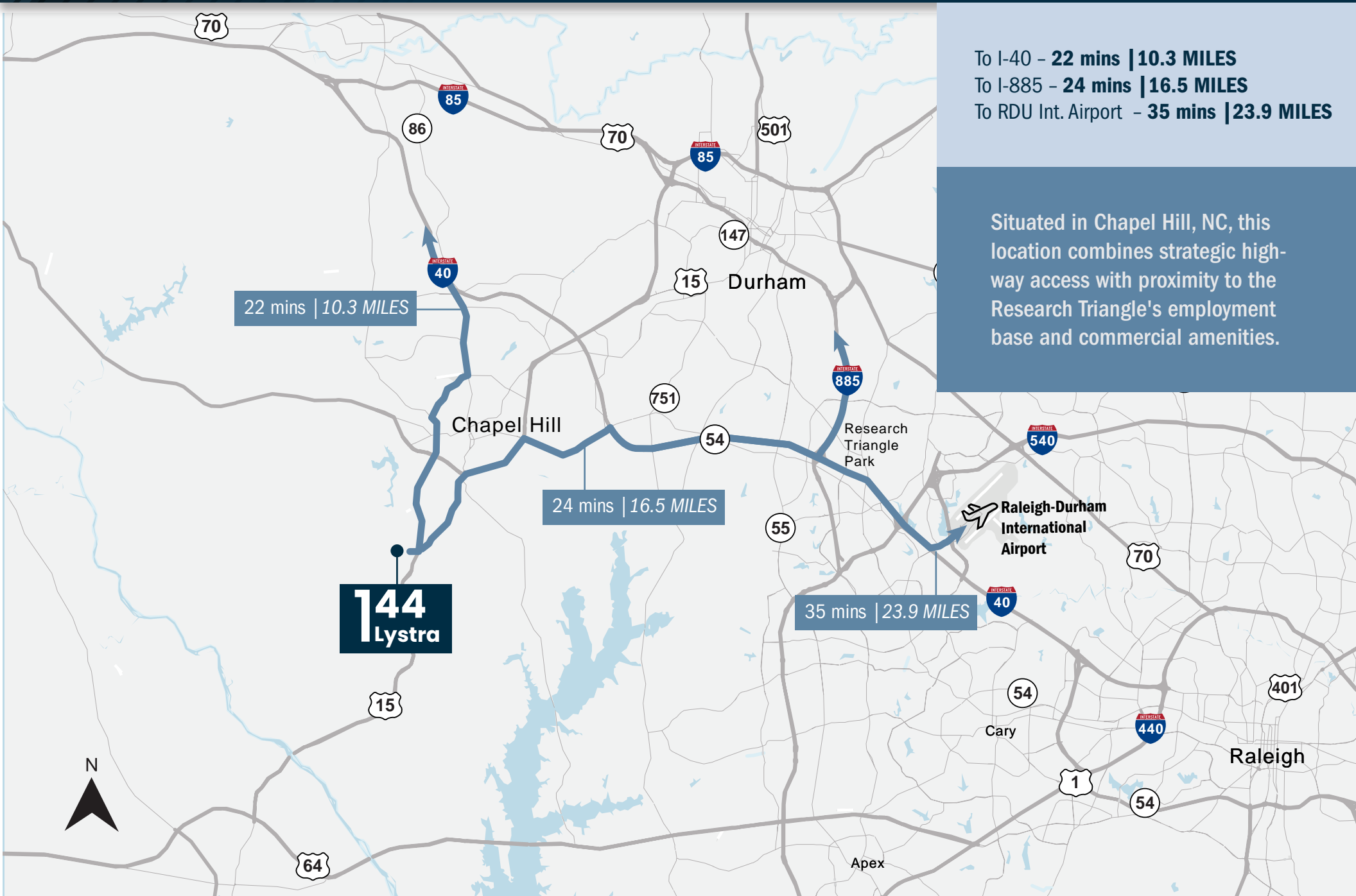
▲ Dock High Door

■ Drive-In Door

# PROPERTY PHOTOS



# LOCATION OVERVIEW



To I-40 - **22 mins | 10.3 MILES**  
To I-885 - **24 mins | 16.5 MILES**  
To RDU Int. Airport - **35 mins | 23.9 MILES**

Situated in Chapel Hill, NC, this location combines strategic highway access with proximity to the Research Triangle's employment base and commercial amenities.

**144**  
**Lystra**





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