

Research Triangle Industrial Center

409-A Airport Boulevard
Suite 200
Morrisville, NC 27560

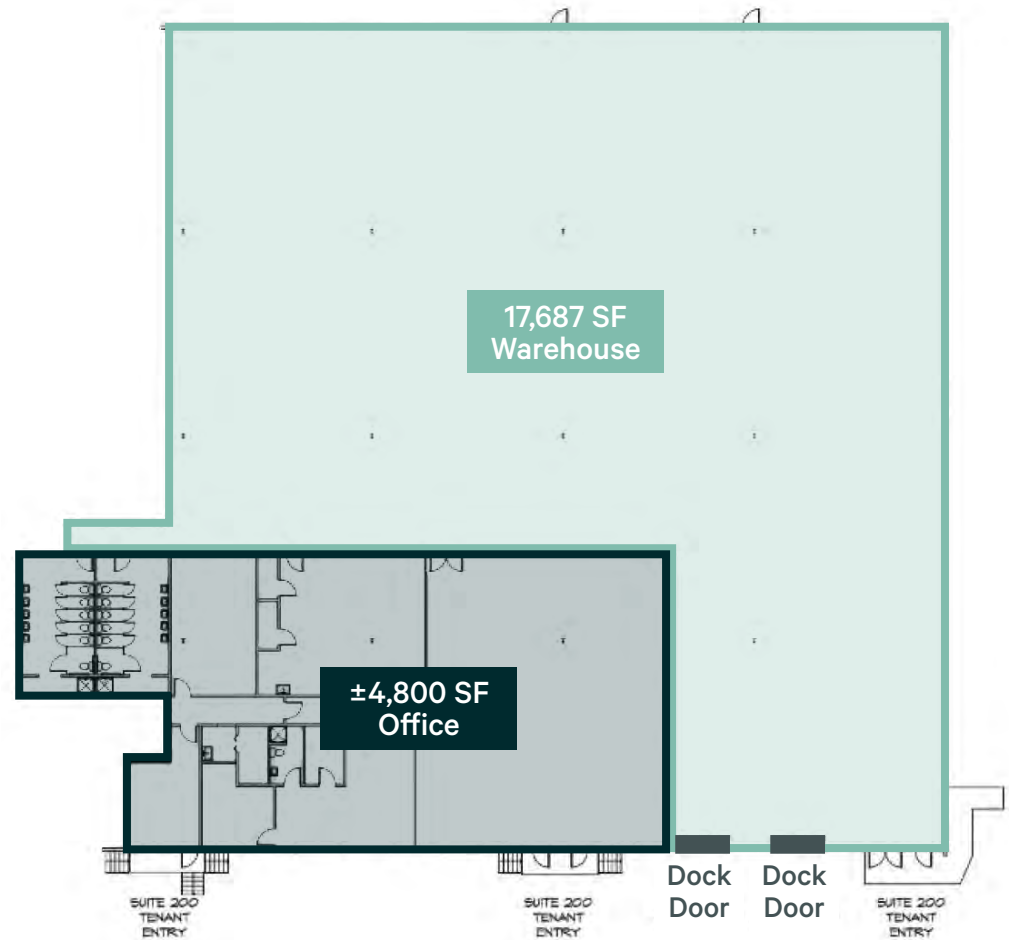
±22,400 SF Warehouse Space Available Near RTP



Property Highlights

Suite 200: 22,487 SF Available

Available SF	22,487 SF
Suite	Suite 200
Office SF	±4,800 SF
Building Size	42,712 SF
Ceiling Height	22' clear
Loading Doors	Two (2) dock-high doors
Sprinkler	Wet
HVAC	100% conditioned
Lighting	LED lighting
Power	800 amps, 277/480v, 3-phase
Timing	Available immediately
TICAM	\$2.89/SF
Lease Rate	\$14.50/SF, NNN



Property Photos

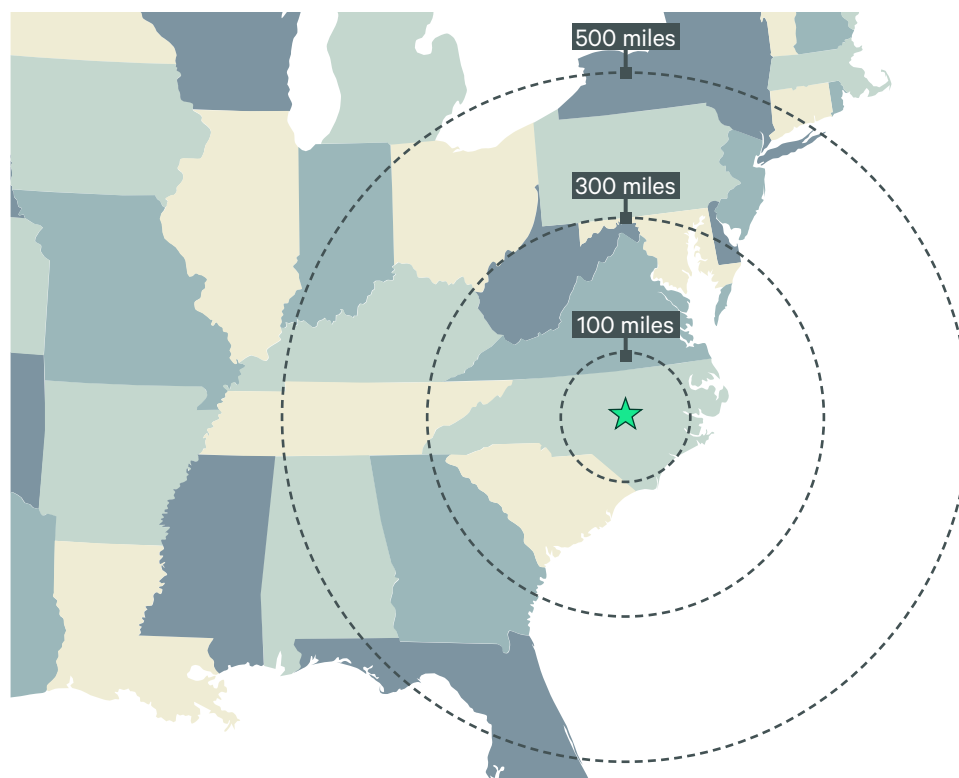
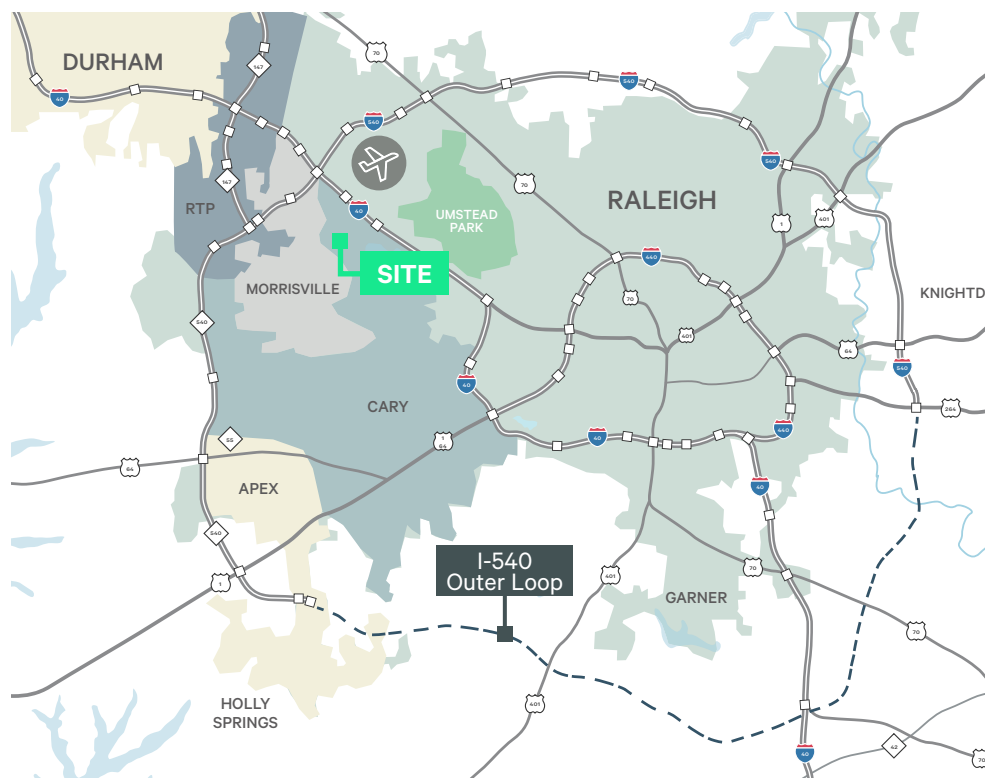




Research Triangle Industrial Center

- + Total RSF: 153,629 SF
- + Acreage: 10.44 Acres
- + Year Built: 1983/2000
- + Ceiling Height: 20' to 22' clear
- + Column Spacing: Various
- + Sprinkler System: Fully Sprinklered
- + Exterior Construction: Precast concrete and steel
- + Parking: 0.8/1,000 SF parking ratio
- + Located 1.5 miles from I-40, 2.0 miles from I-540, 2.0 miles from Research Triangle Park and 2.5 miles from RDU International Airport

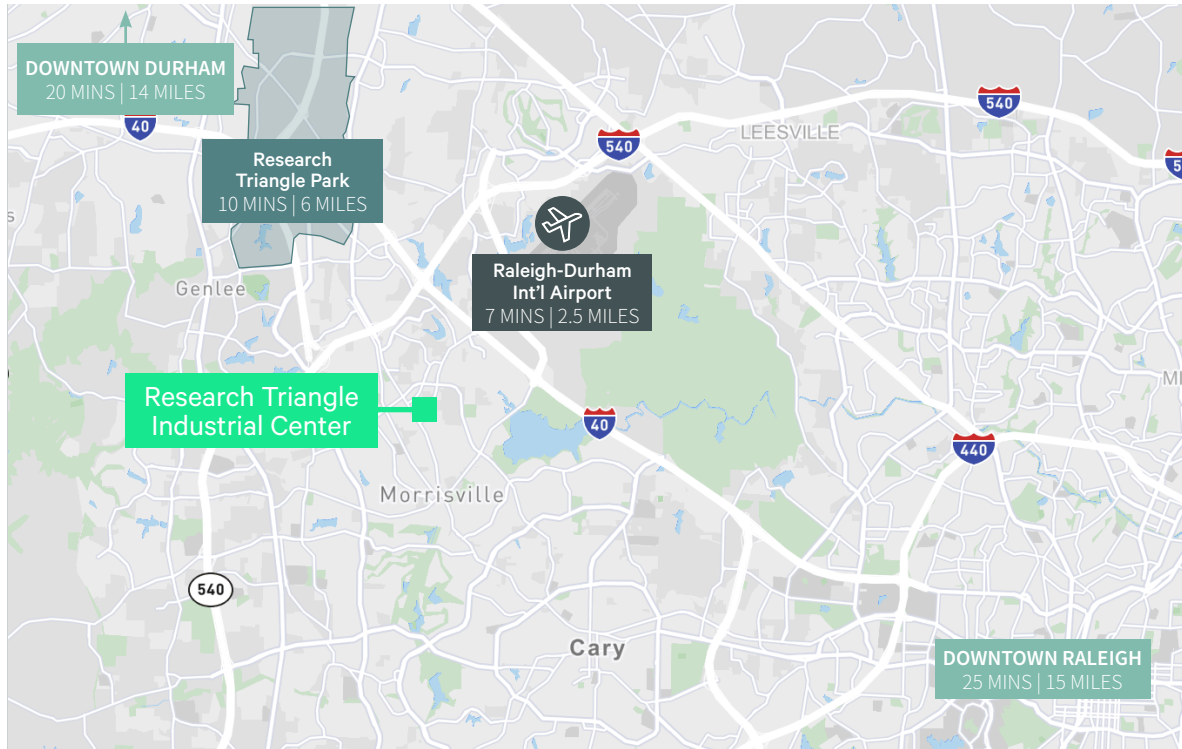
Location & Access



Interstates	Miles
+ Interstate 40	1.5 Miles
+ Interstate 540	2.0 Miles
+ US Highway 147	4.0 Miles
+ US Highway 70	8.0 Miles

Airports	Miles
+ Raleigh-Durham International	2.5 Miles
+ Piedmont Triad International	79 Miles
+ Charlotte Douglas International	159 Miles

Sea Ports	Miles
+ Wilmington, NC	150 Miles
+ Morehead City, NC	171 miles
+ Norfolk, VA	201 Miles
+ Charleston, SC	293 Miles



Contact Us

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