

10404 Chapel Hill Rd. Ste 101

FLEX FOR LEASE | MORRISVILLE,



PROPERTY OVERVIEW

Zaytoun 54 Center | Flex Space for Lease

ADDRESS	10404 Chapel Hill Rd, Suite 101 Morrisville, NC 27560
SUITE 101	±2,025 SF Available 75% office and 25% warehouse 100% HVAC
HIGHLIGHTS	Office area includes: reception area, conference room, 2 offices, breakroom and 1 restroom Warehouse has 16' clear ceiling height 1 drive in door Shared scissor lift LED lights 2 hour firewall Building signage
PARKING	Abundant employee parking
ZONING	IM (Click here for Table of Permitted Uses)
WATER/SEWER	Town of Morrisville
UTILITIES	Electric - Duke Progress Energy (120/240 V, 10kW) Piedmont Natural Gas (Space individually metered)
RENTAL RATE	\$5,105/Month (includes TICAM & HVAC maintenance) RENT BREAKDOWN (tenant responsible for utilities) \$4,375/month net rent \$650/month TICAM \$80/month HVAC maintenance for 2 units

CONTACT

ED BROWN | 919.345.5939 | EBROWN@TRIPROP.COM

NAITRI PROPERTIES

Zaytoun 54 Center

OFFICE/WAREHOUSE



**\$5,225/Month +
TICAM & HVAC
Maintenance**



**120/240 volt
10 kW**



**4.3 miles
to RDU
International**



**Fronting
Hwy 54**



BRYANT INDUSTRIAL

ADAMS PRODUCTS COMPANY

USPS

IRON MOUNTAIN

CEDAR FORK ELEMENTARY SCHOOL

STERLING MONTESSORI ACADEMY AND CHARTER SCHOOL

FUTURE LIFE SCIENCE

WAKE COMPETITION CENTER

SITE

Chapel Hill Road

Aviation Parkway

McCrimmon Parkway

CONTACT

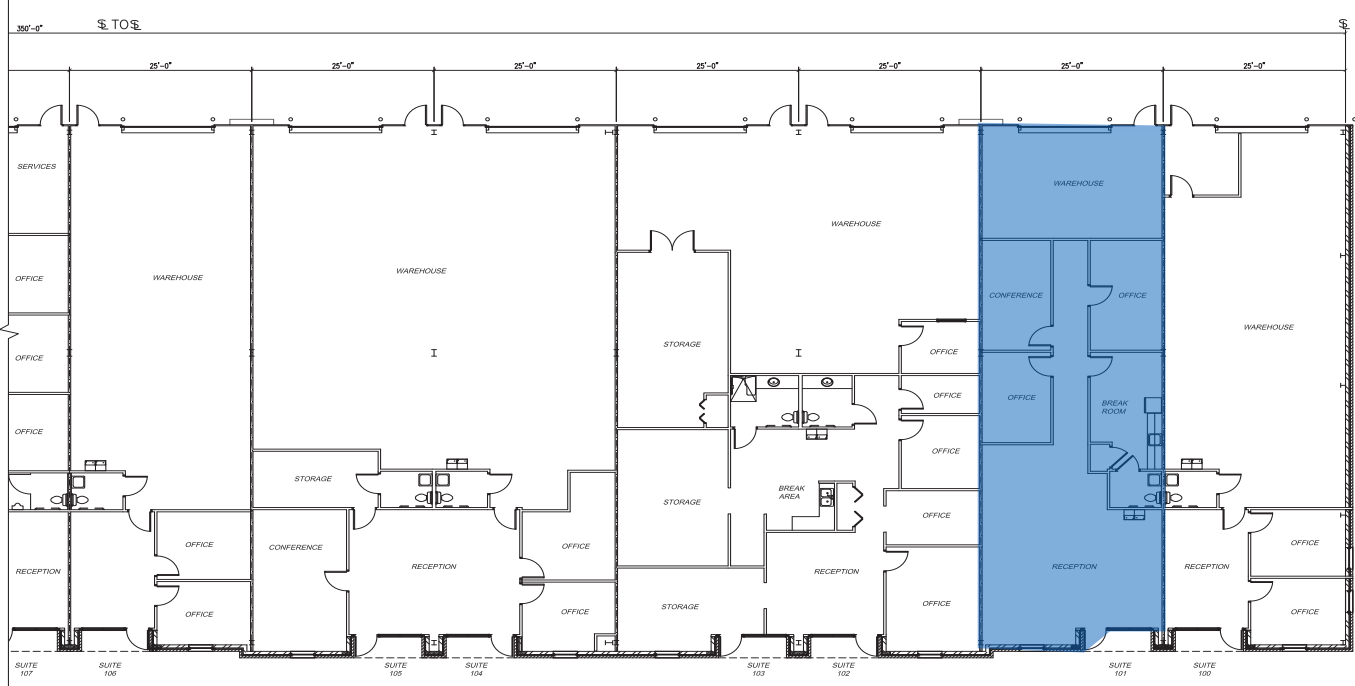
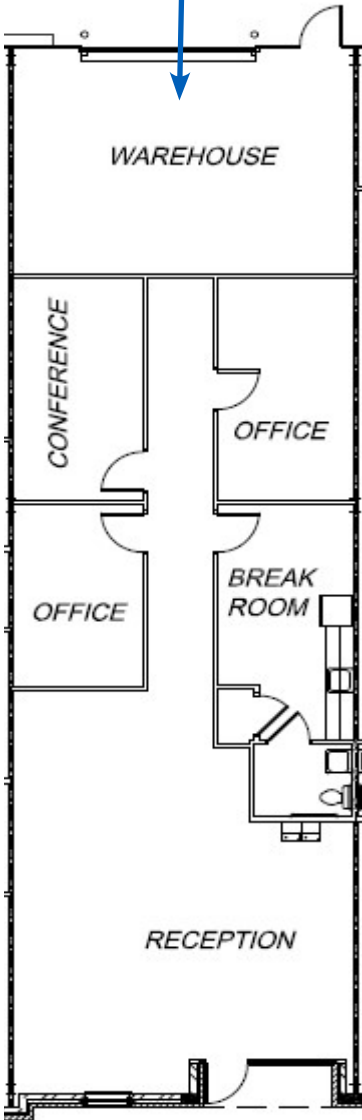
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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



FLOOR PLAN

Suite 101



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INTERIOR IMAGES



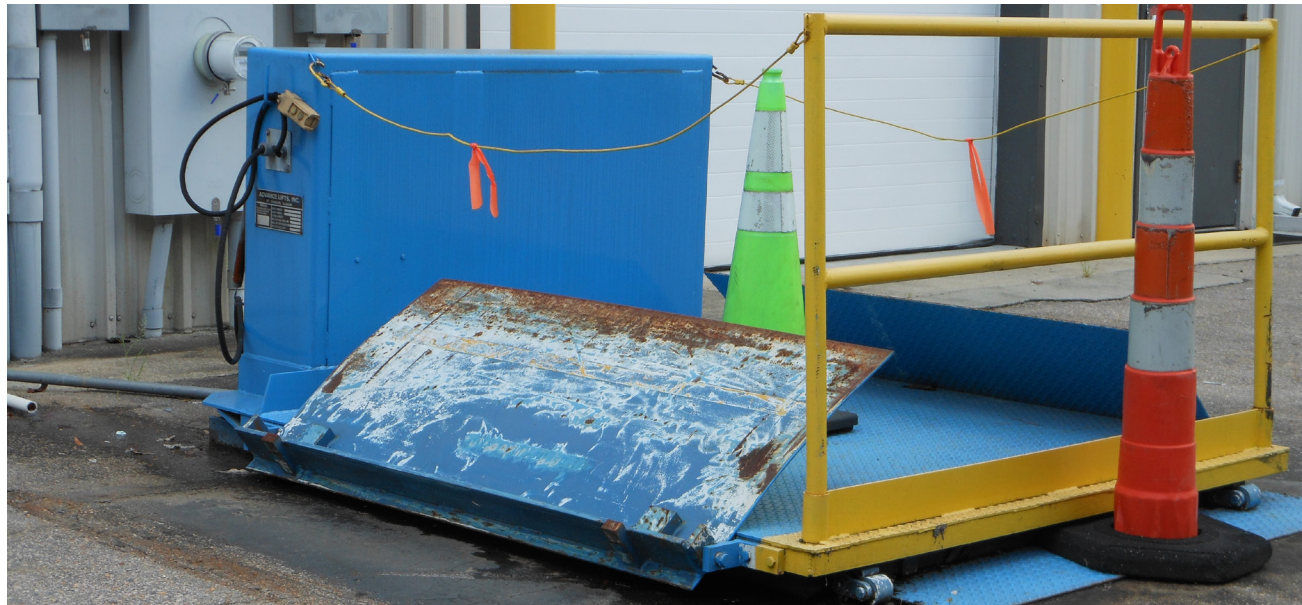
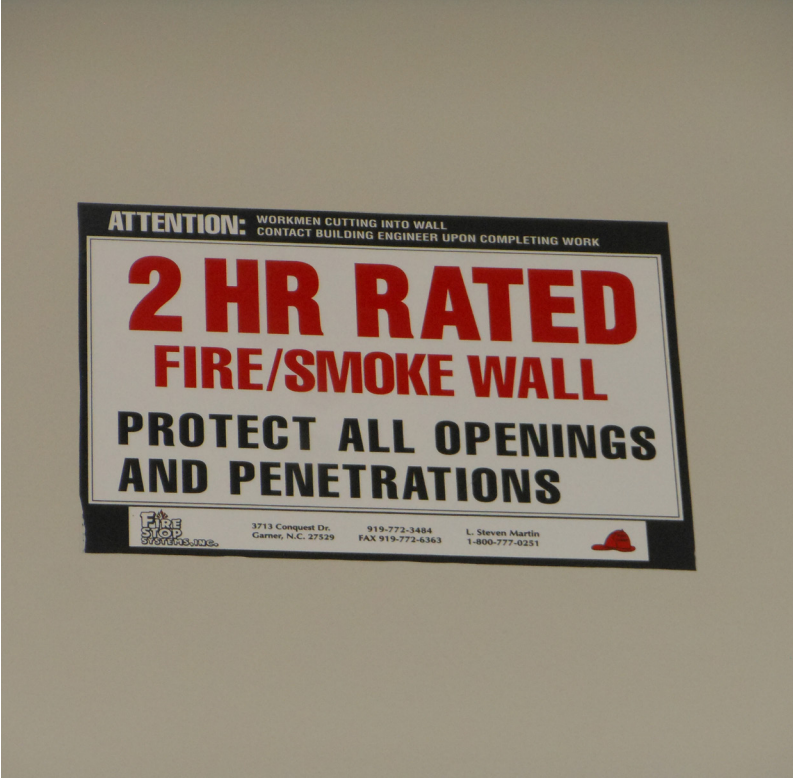
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INTERIOR IMAGES



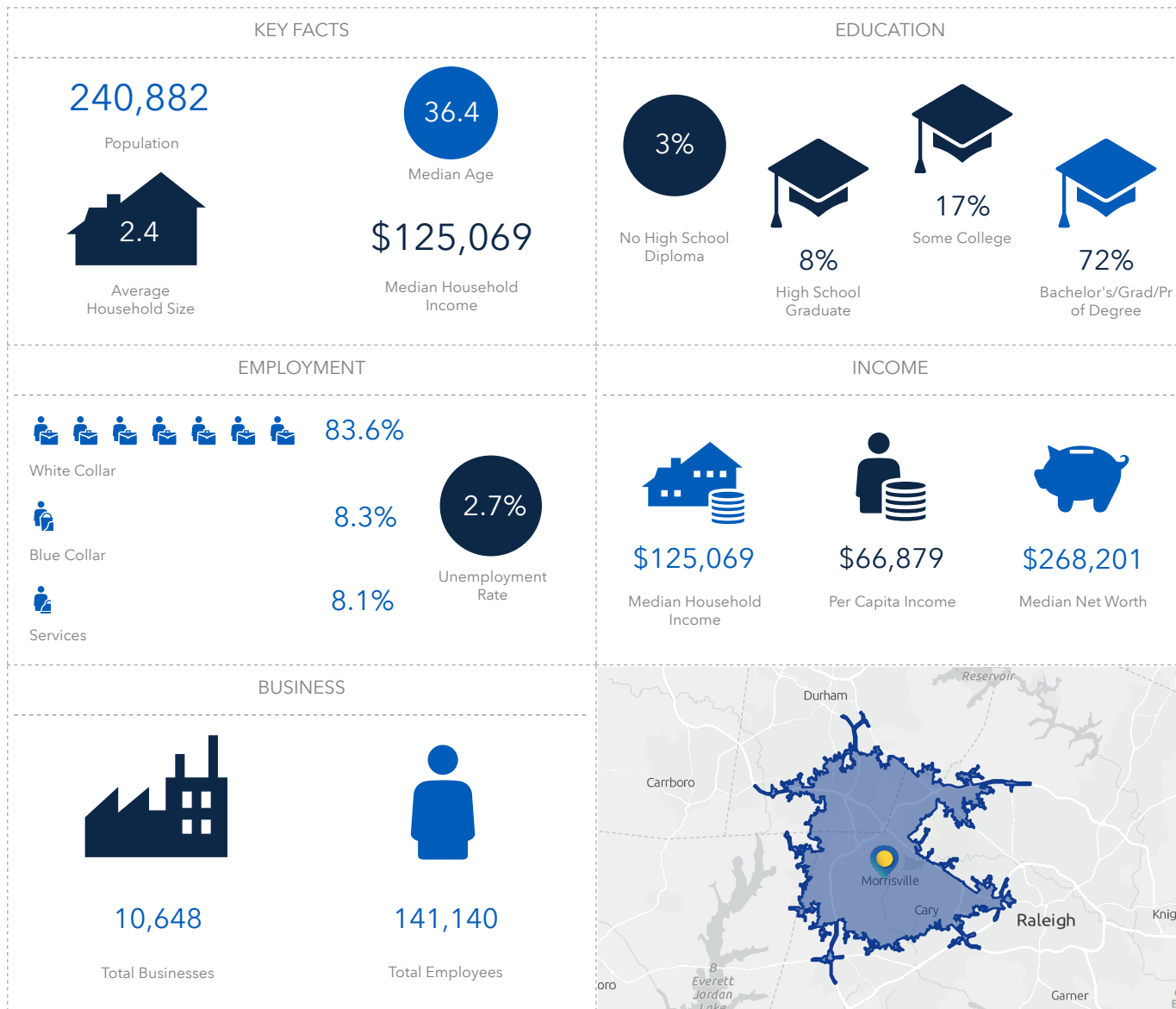
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DEMOGRAPHICS - 15 Minutes



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