

GLOBE CENTER

INDUSTRIAL PARK

9230 GLOBE CENTER DRIVE, SUITE 110 & 115
MORRISVILLE, NC 27560

DISTRIBUTION AND LIGHT MANUFACTURING SPACE FOR LEASE
±17,024 - ±38,912 SF

GLOBE CENTER 3

9230

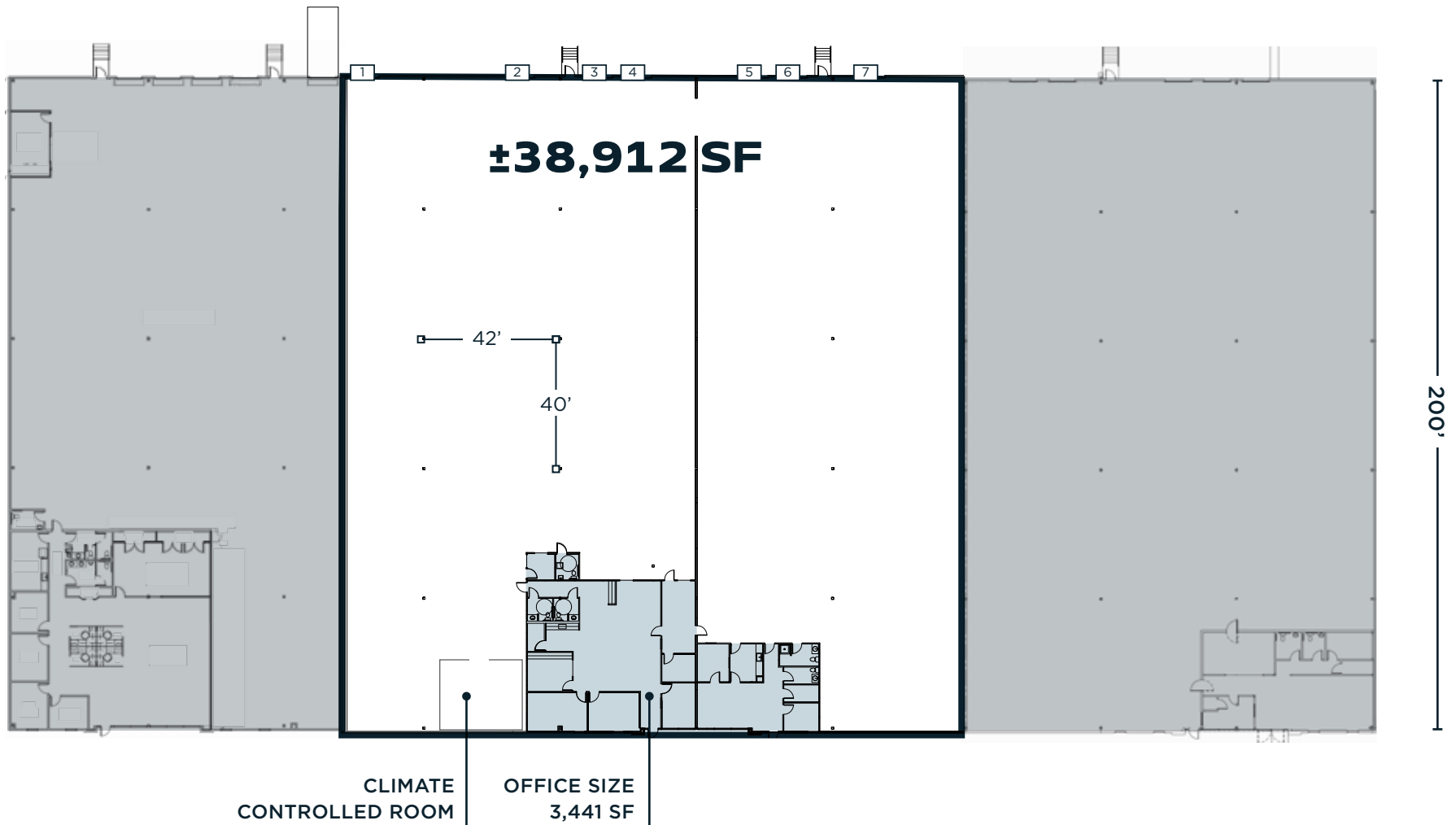


FOUNDRY
COMMERCIAL

BUILDING SPECIFICATIONS

PROPERTY NAME	Globe Center Building 3	ROOFING MATERIAL	Insulated single-ply EDPM roof system
ADDRESS	9230 Globe Center Drive, Suite 115	NO. OF PARKING SPACES	38
CITY	Morrisville	YEAR BUILT	1998
STATE	NC	NO. OF ACRES	6.02
COUNTY	Wake	CEILING HEIGHT	24'
DATE AVAILABLE	04/01/2026	LIGHTING	LED
LEASE RATE	Call for details	COLUMN SPACING	40' x 42'
ESTIMATED TICAM	\$2.85/SF	FLOOR THICKNESS	6"
TAX PARCEL ID #	0768008272	SPRINKLER SYSTEM/TYPE	ESFR
BUILDING TYPE	Industrial (Light Manufacturing)	LOADING DOCK REAR LOADED	7 dock-high doors (9' x 10')
ZONING	Industrial Mixed-Use (IX-3) ZONING INFO	DOCK EQUIPMENT	5 edge-of-dock levelers & shelters
BUILDING DIMENSIONS	200' building depth	ELECTRICAL CAPACITY	277/480V, 3-phase, 225 amp service including a120/208V, 200 amp subpanel
TOTAL SF	±85,592	GAS SERVICE	Propane
AVAILABLE SF SUITE 110 & 115	±38,912 SF with ±3,441 SF office	WATER AND SEWER PROVIDER	City of Raleigh
AVAILABLE SF SUITE 110	±21,888 SF with ±2,421 SF office	WATER LINE	2"
AVAILABLE SF SUITE 115	±17,024 SF with ±1,020 SF office	TELECOM PROVIDER	Frontier Communications
EXTERIOR WALL MATERIAL	Insulated pre-cast concrete panels	ELECTRICAL PROVIDER	Duke Energy



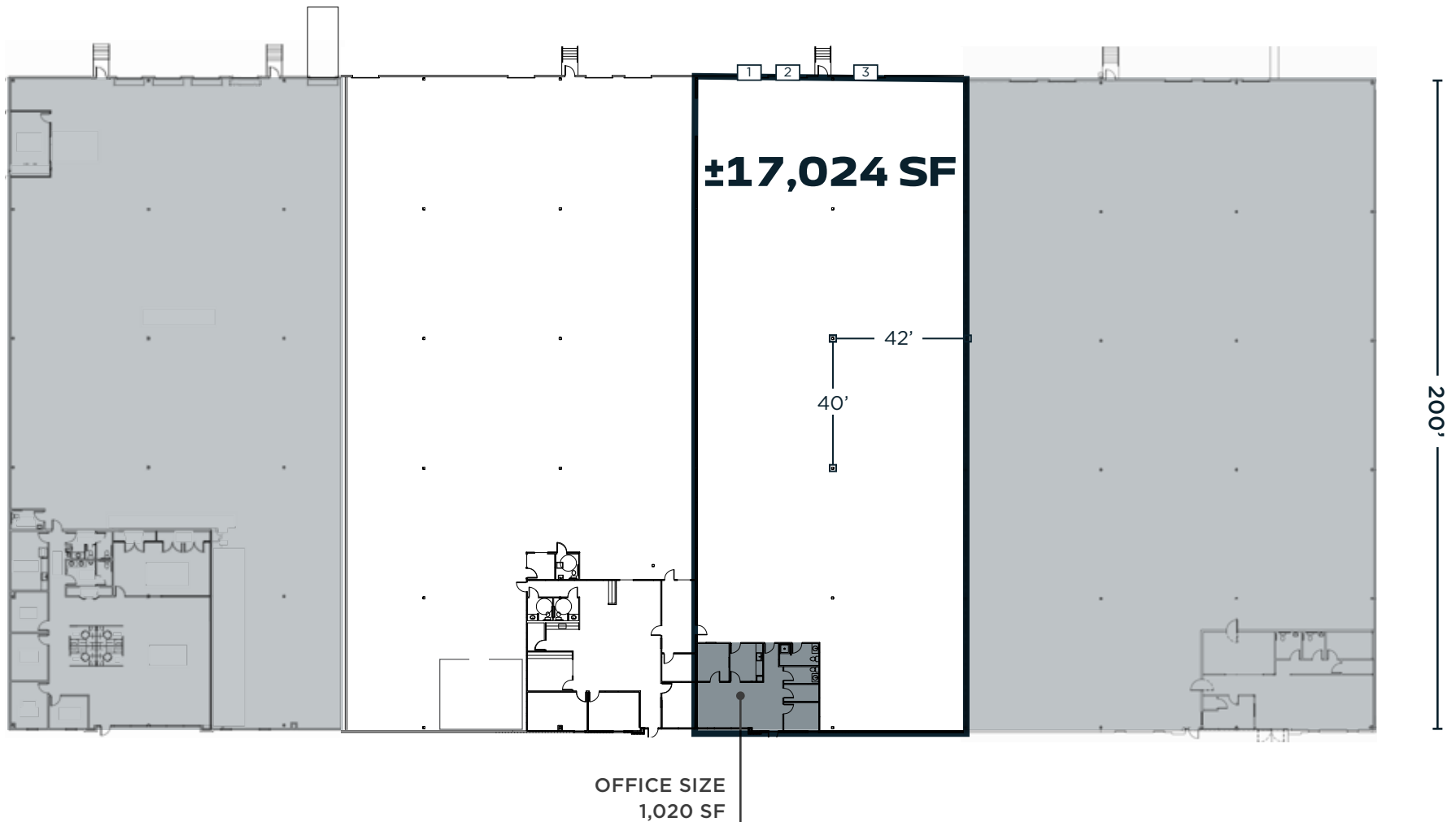


FLOOR PLAN

SUITE 110 & 115

±38,912 SF WITH ±3,441 SF OFFICE



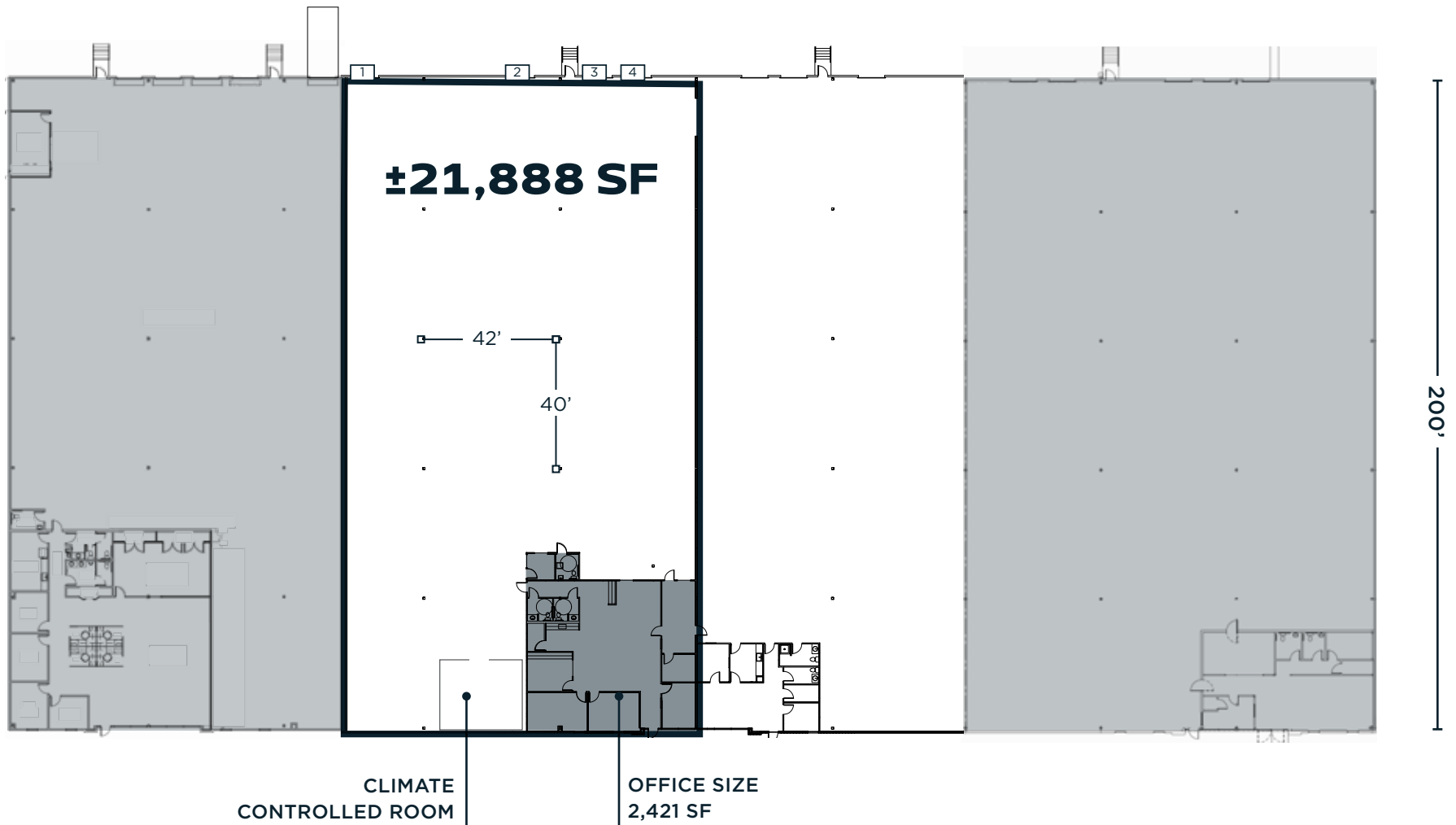


FLOOR PLAN

SUITE 110

$\pm 17,024$ SF WITH $\pm 1,020$ SF OFFICE





FLOOR PLAN

SUITE 115

±21,888 SF WITH ±2,421 SF OFFICE



NEARBY AMENITIES



Harris Teeter **ORANGE THEORY FITNESS**
FIRST WATCH
MATTRESS Warehouse **YOUR DREAM**

KOHL'S **Walmart**
petco **24/7 FITNESS**
Panera BREAD **Starbucks** **RED ROBIN**

BRIER CREEK COMMONS

Target **HomeGoods** **TJ-MAXX**
BARNES & NOBLE BOOKSELLERS **Total Wine & MORE** **STAPLES**
Party City **PETSMART** **lash**
REGAL **Caribou COFFEE**
DICK'S SPORTS GOODS **Brixx wood fired pizza** **BJ'S** **EUROPEAN WAX CENTER**

Residence Inn **Holiday Inn Express & Suites** **COURTYARD**

Lowe's

BRIERDALE SHOPPING CENTER

Chick-fil-A **Dominos** **WELLS FARGO**

aloft HOTELS **HYATT house** **Fairfield**

GLOBE CENTER
INDUSTRIAL PARK

RALEIGH-DURHAM INTERNATIONAL AIRPORT

Hampton **EMBASSY SUITES**








AUGUS BARR

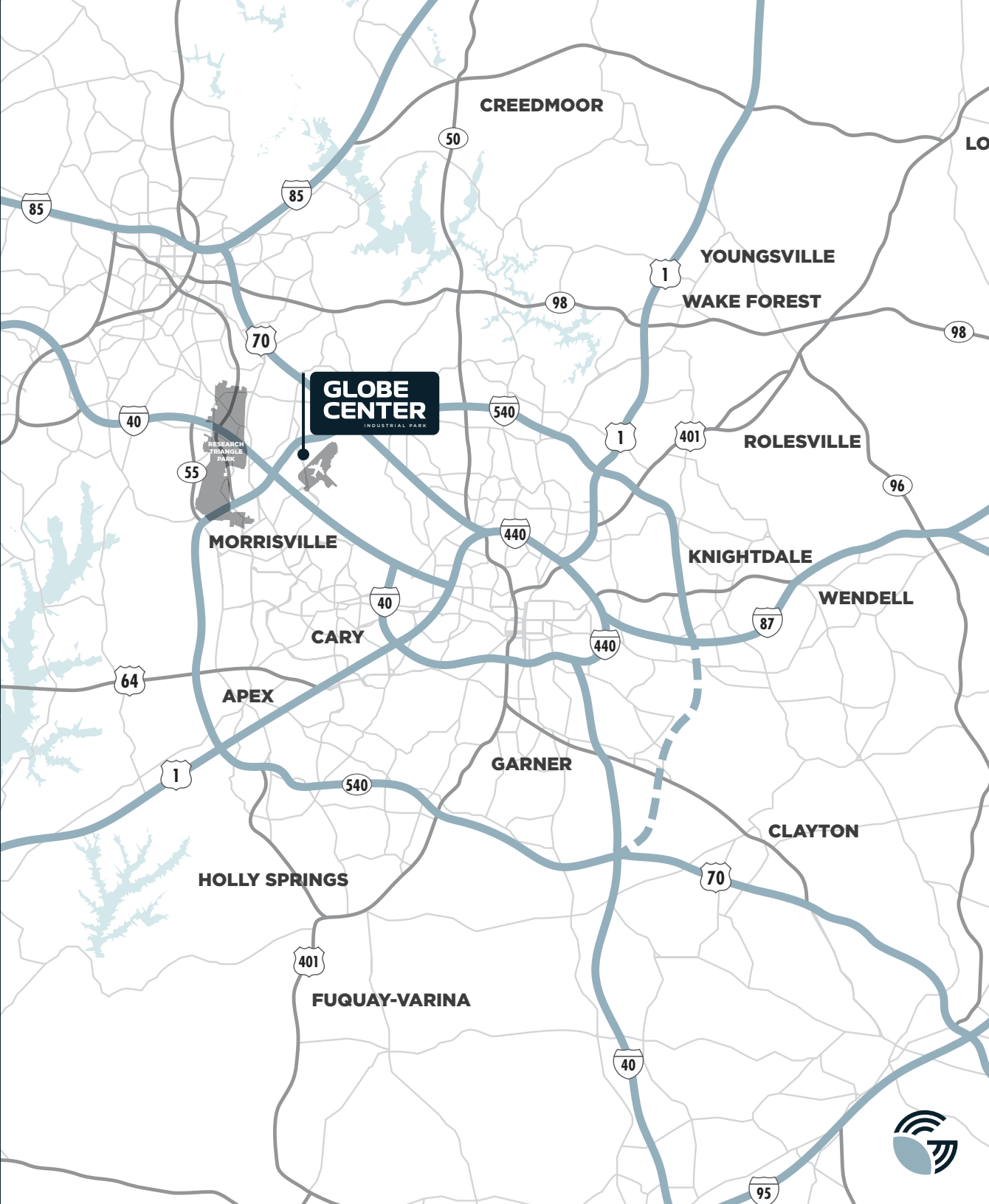


LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States.

	Interstate 540	1 mile
	Interstate 70	2 miles
	Interstate 40	4 miles
	Highway 147	7 miles
	Interstate 85	10 miles
	Interstate 440	12 miles
	Interstate 95	49 miles



LOCATION & ACCESS



AIRPORTS

1	Raleigh-Durham International	2 miles
2	Fayetteville Regional	88 miles
3	Piedmont Triad International	80 miles
4	Charlotte Douglas International	158 miles



SEAPORTS

1	Wilmington, NC	152 miles
2	Morehead City, NC	167 miles
3	Norfolk, VA	204 miles
4	Charleston, SC	290 miles
5	Savannah, GA	332 miles
6	Jacksonville, FL	463 miles

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