



WORLD TRADE PARK FLEX  
3411 PAGE ROAD  
MORRISVILLE, NC 27560

FLEX BUILDING FOR PURCHASE OR LEASE  
±60,053 SF

**FOUNDRY**  
COMMERCIAL

# WORLD TRADE PARK

## FLEX BUILDING FOR PURCHASE OR LEASE

### AMENITIES



**JIM ALLAIRE, SIOR**  
Principal  
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2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

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### SITE PLAN



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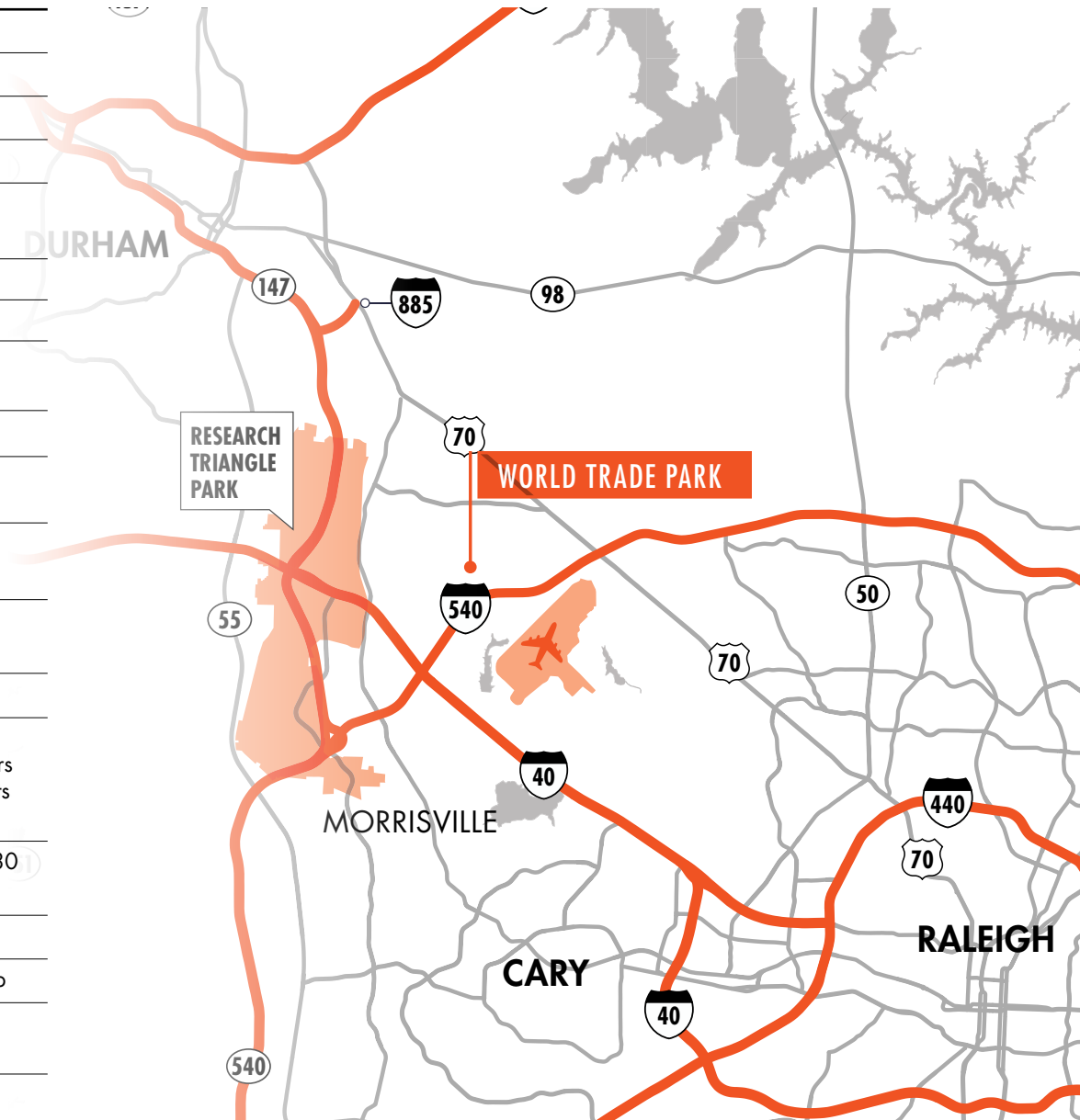
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# WORLD TRADE PARK

## FLEX BUILDING FOR PURCHASE OR LEASE

### BUILDING FEATURES

PROPERTY NAME	World Trade Park Flex
ADDRESS	3411 Page Road, Morrisville, NC 27560
DATE AVAILABLE	Delivering May 2023
BUILDING DIMENSIONS	121'8" X 504'4"
ZONING	Industrial Mixed-Use (IX-3-CU) - Raleigh <a href="#">ZONING INFO</a>
CLEAR HEIGHT	24'
AUTO PARKING	137 auto spaces
TRUCK COURT	120' total depth; 60' concrete apron; 60' heavy duty asphalt
EXTERIOR WALLS	Precast insulated wall panels
STRUCTURAL STEEL	Steel joist and joist girders supporting white roof deck
SLAB CONSTRUCTION	6" un-reinforced, 4,000psi concrete on 4" aggregate base
DOCK DOORS	Ten (10) 9' x 10' manual overhead doors, twenty (20) knockouts available
OVERHEAD DOORS	Two (2) 12' x 14' motorized roll-up doors
DOCK EQUIPMENT	<ul style="list-style-type: none"><li>• Eight (8) 35,000 LB pit levelers</li><li>• Two (2) 20,000 LB edge-of-dock levelers</li><li>• Ten (10) track guards &amp; electrical outlets between the dock doors</li></ul>
ROOFING	Mechanically attached .45 mil TPO with R-30 insulation
HVAC	Heat for freeze protection (to 49°)
FIRE PROTECTION	ESFR sprinkler system with fire booster pump
ELECTRICAL SERVICES	One (1) 480v/277, 1,200 amp service (expandable by Duke Energy)
LIGHTING	LED high bay fixtures, stumble lighting

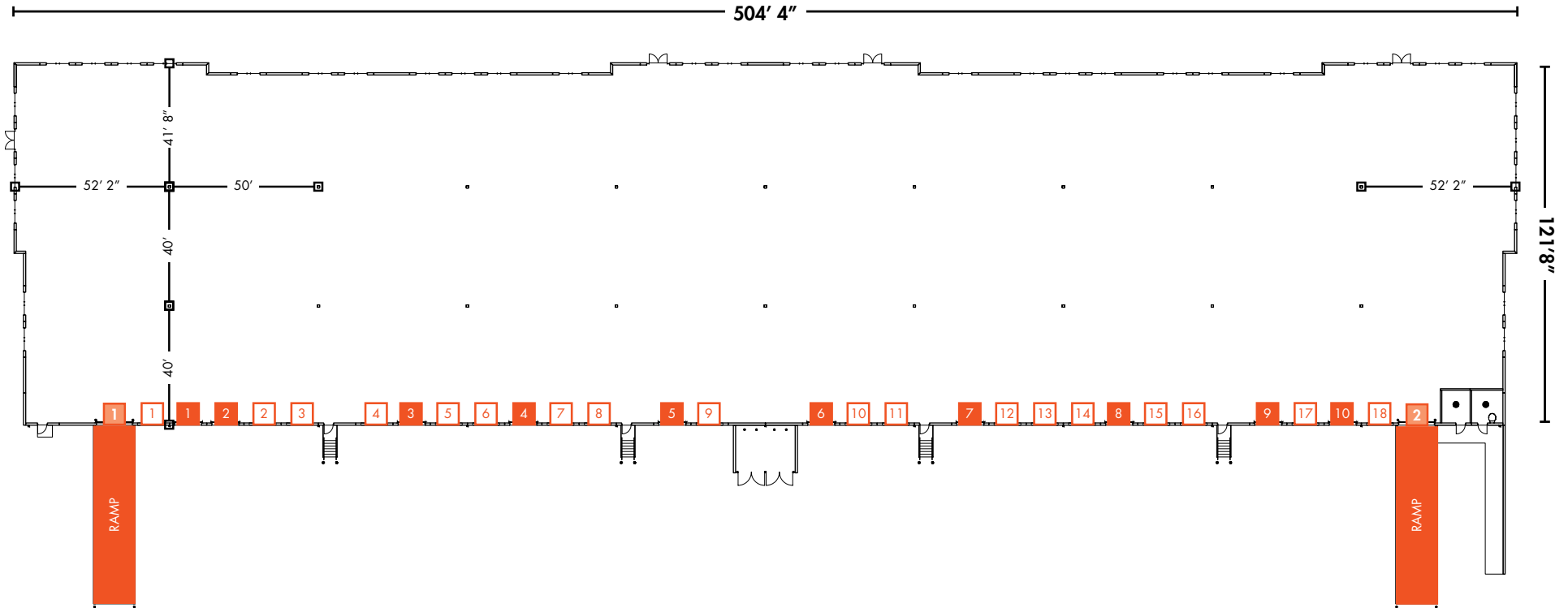


# WORLD TRADE PARK

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### FLOOR PLAN

#### TOTAL SF



**LEGEND**

- D** DOCK DOOR
- K** KNOCK OUT PANEL 9'x10'
- DD** DRIVE-IN DOOR 12'x14'

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