

DELIVERING 3Q 2024



WORLD TRADE PARK FLEX
3503 PAGE ROAD
MORRISVILLE, NC 27560

FLEX BUILDING FOR SALE OR LEASE
±57,000 SF

FOUNDRY
COMMERCIAL

WORLD TRADE PARK

FLEX BUILDING FOR SALE OR LEASE

AMENITIES



JIM ALLAIRE
Principal
(919) 576 2691
jim.allaire@foundrycommercial.com

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2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

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SITE PLAN



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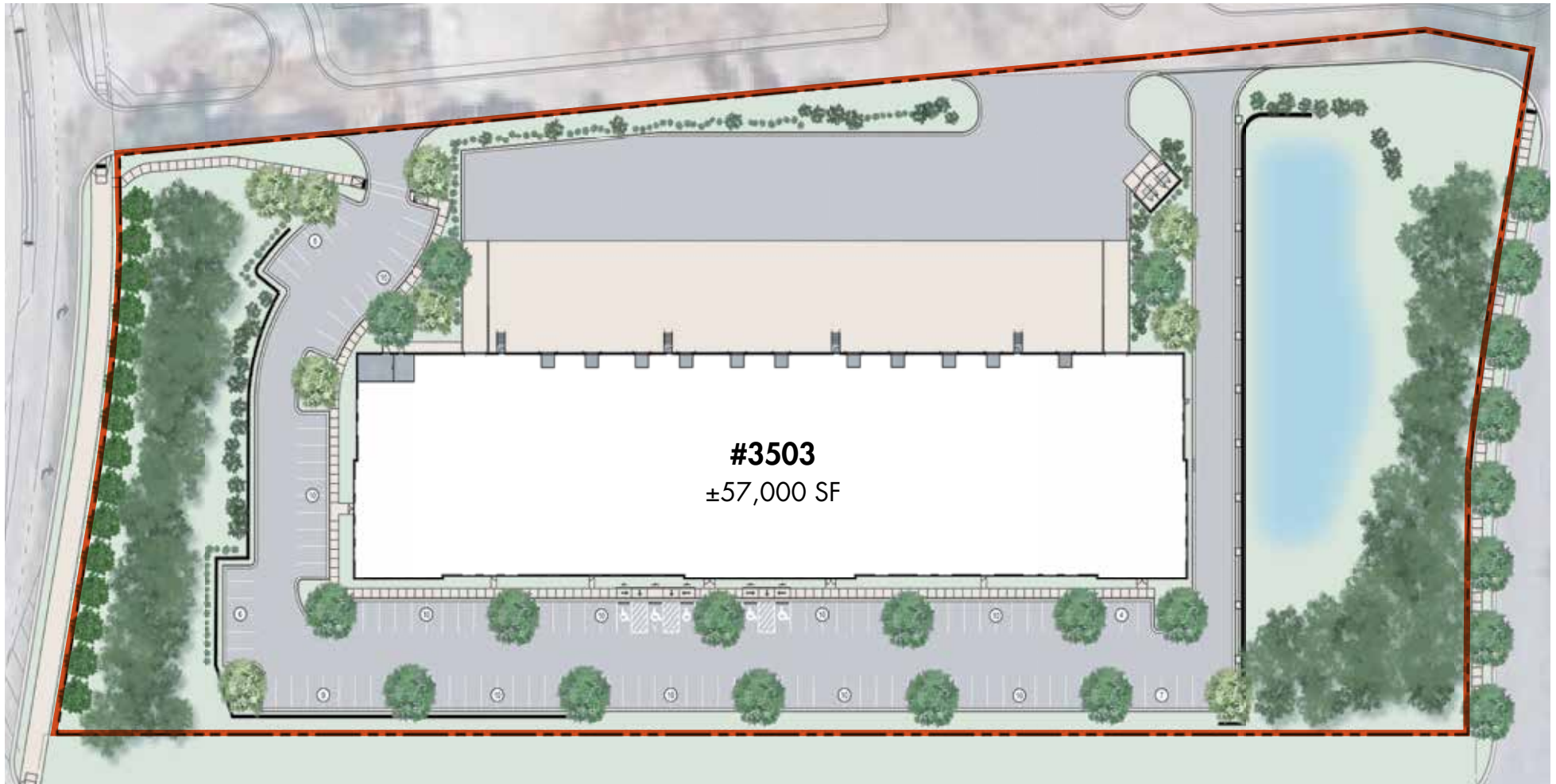
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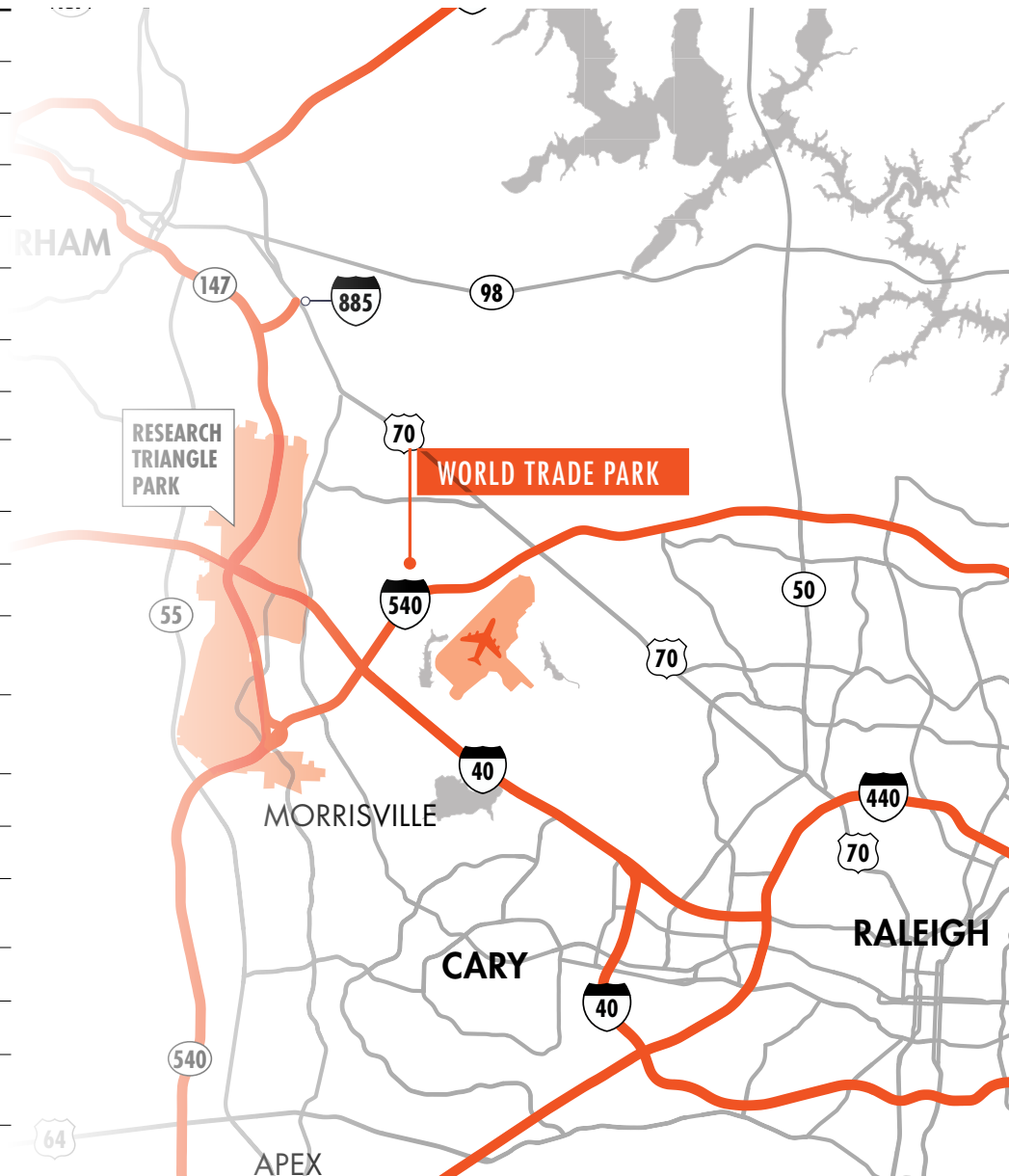
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BUILDING FEATURES

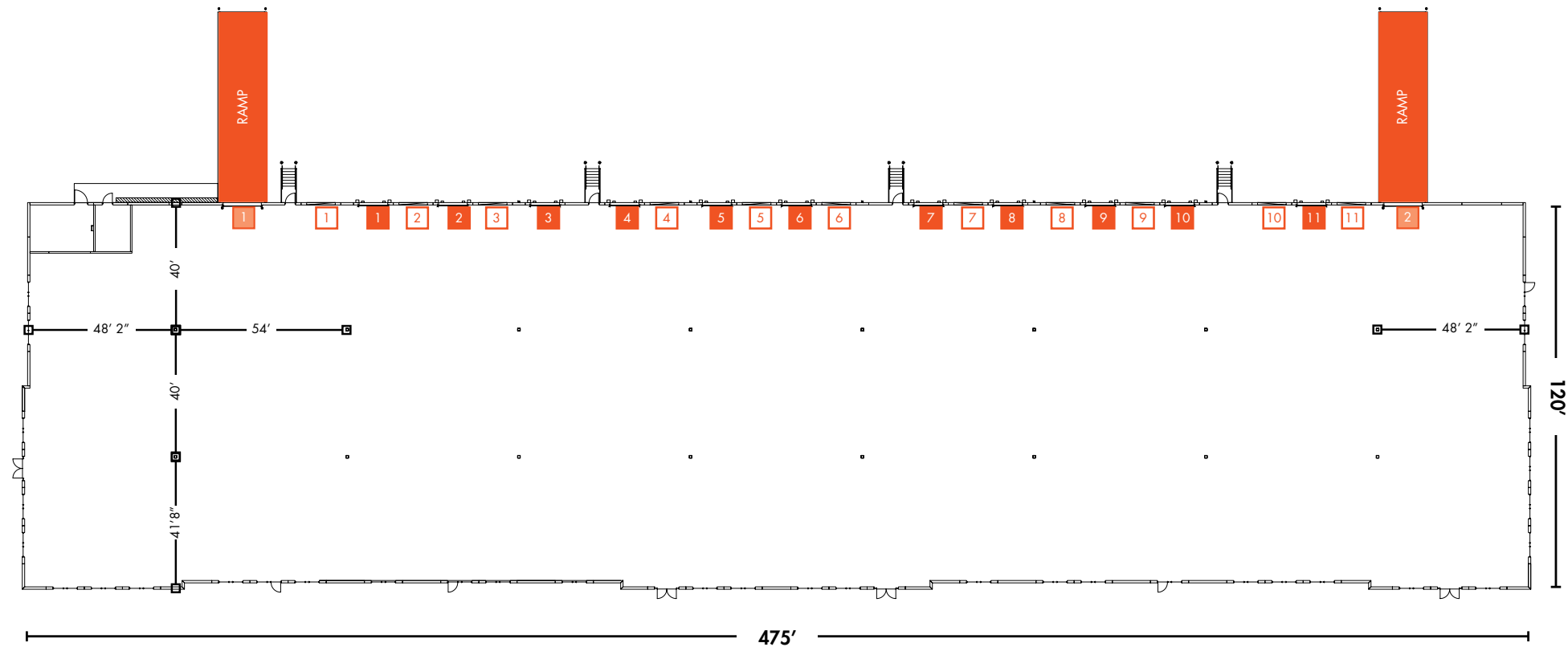
PROPERTY NAME	World Trade Park Flex
SQUARE FOOTAGE	57,000 SF
ADDRESS	3503 Page Road, Morrisville, NC 27560
DATE AVAILABLE	Delivering 3Q 2024
BUILDING DIMENSIONS	120' X 475'
ZONING	Industrial Mixed-Use (IX-3-CU) - Raleigh ZONING INFO
CLEAR HEIGHT	24'
AUTO PARKING	133 auto spaces
TRUCK COURT	118' total depth; 60' concrete apron; 58' 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	Eleven (11) 9' x 10' manual overhead doors Eleven (11) knockouts available
OVERHEAD DOORS	Two (2) 12' x 14' motorized roll-up doors
DOCK EQUIPMENT	Four (4) 35,000 LB pit levelers
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, 1,600 amp service (expandable by Duke Energy)
LIGHTING	LED High Bay Fixtures at 25 fc avg. 36" AFF



WORLD TRADE PARK

FLEX BUILDING FOR SALE OR LEASE

FLOOR PLAN
57,000 SF



LEGEND

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

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