

FOR LEASE

Owned and Operated by



AIRPORT DISTRIBUTION CENTER

5101 Nelson Road, | Suite 200 | Morrisville NC 27560



±17,257 SF



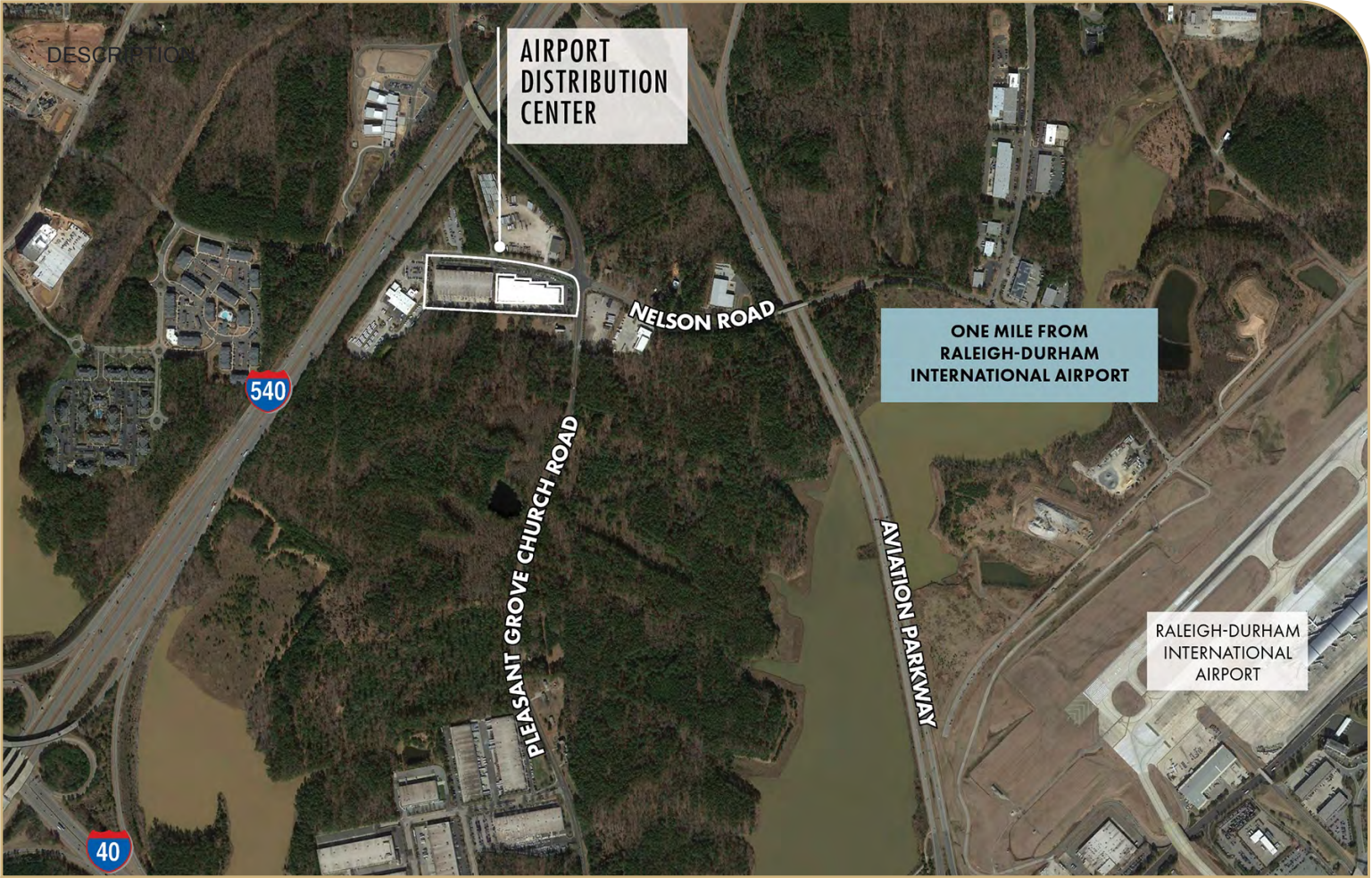
LEASING INFO & CONTACT

Alexis Lambeth
Partner, Industrial Services

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FOUNDRY
COMMERCIAL

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

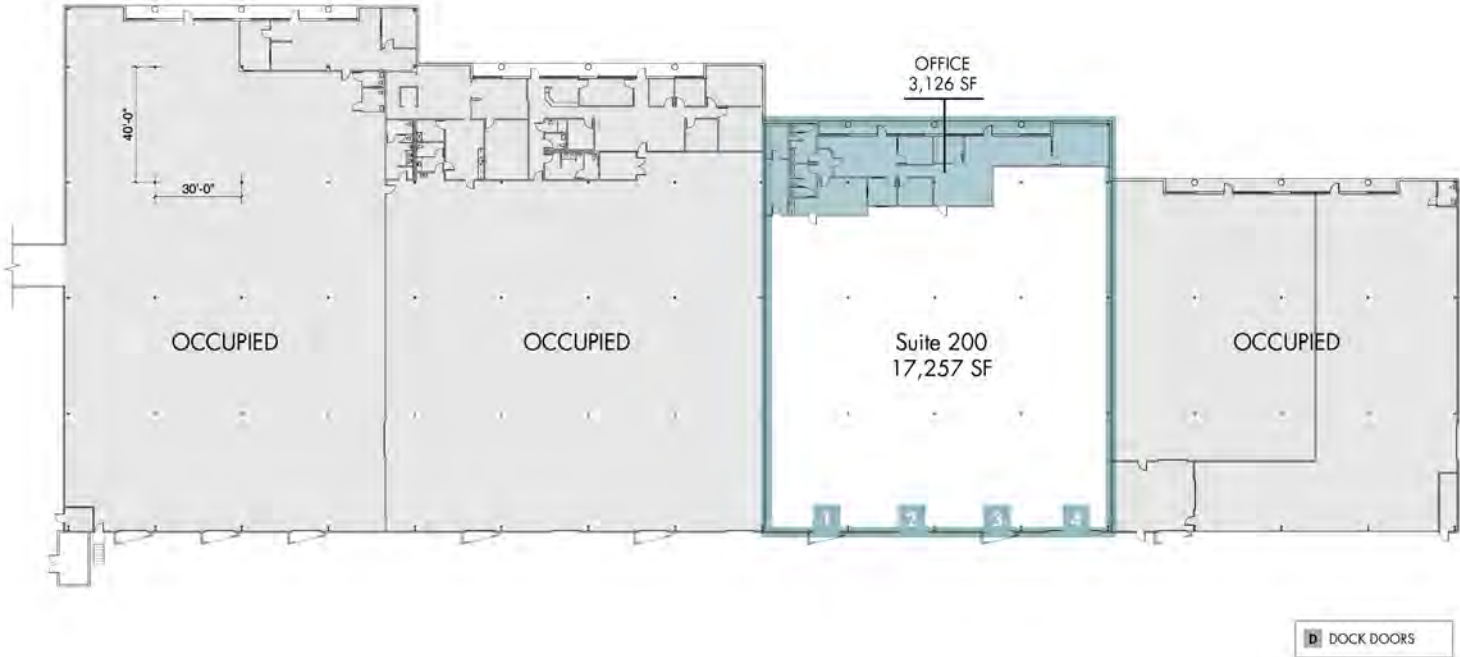
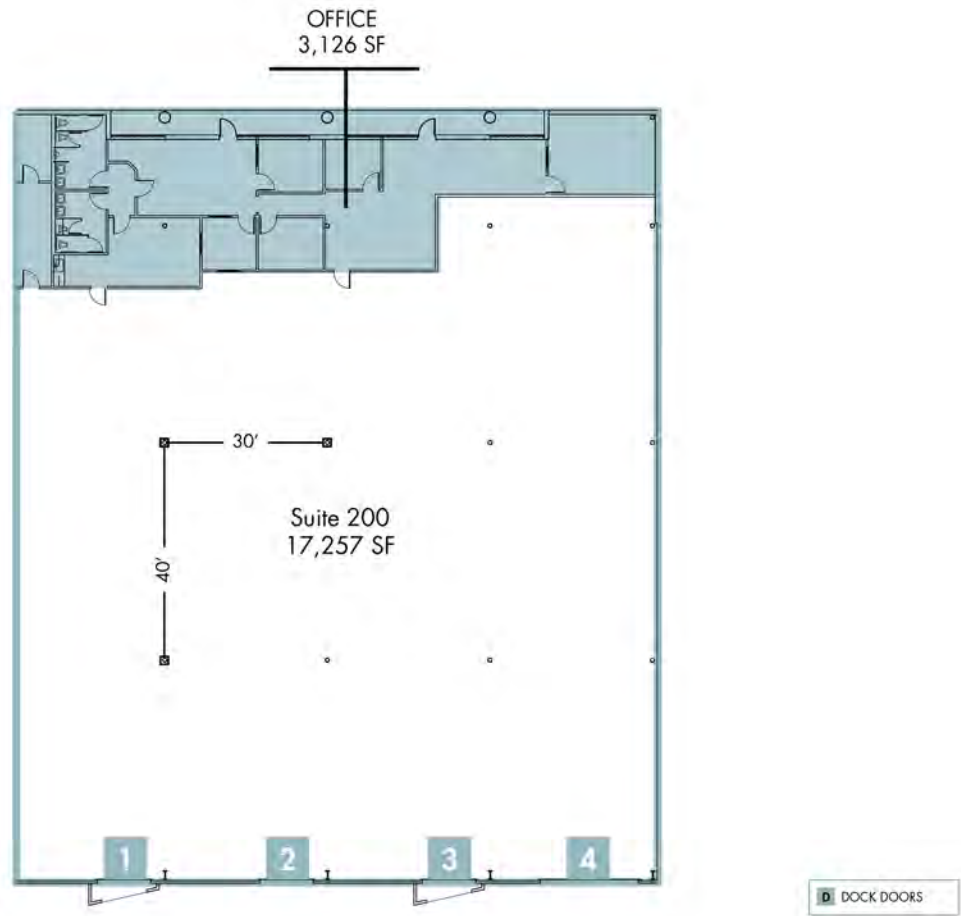


BUILDING FEATURES

CITY/COUNTY	Morrisville/Wake County
DATE AVAILABLE	July 1, 2024
LEASE RATE	Call for details
ZONING	ORD
TOTAL SF	74,738 SF
AVAILABLE SF	17,257 SF
OFFICE SF	3,126 SF
WAREHOUSE SF	14,131 SF
EXTERIOR WALLS	Insulated pre-cast concrete

ROOFING	TPO membrane - 2015
PARKING	1:1,000 SF
YEAR BUILT	1990
CEILING HEIGHT	24'
LIGHTING	LED
COLUMN SPACING	40' x 30'
SPRINKLER	ESFR
LOADING DOCK	4 dock-high doors
ELECTRICAL	240/480 volt, 3-phase, 4-wire system

FLOOR PLAN
Suite 200 ±17,257 SF










LOCATION & ACCESS



INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 540	<1 mile
	Interstate 40	2 miles
	Interstate 70	4 miles
	Durham Freeway	5 miles
	Interstate 440	9 miles
	Interstate 85	10 miles



AIRPORTS

1	Raleigh-Durham International	1 miles
2	Fayetteville Regional	76 miles
3	Piedmont Triad International	78 miles
4	Charlotte Douglas International	162 miles



SEAPORTS

1	Wilmington, NC	148 miles
2	Morehead City, NC	163 miles
3	Norfolk, VA	198 miles
4	Charleston, SC	294 miles
5	Savannah, GA	337 miles
6	Jacksonville, FL	469 miles

