



GLOBE CENTER
9241 GLOBE CENTER DRIVE, SUITES 110 & 120
MORRISVILLE, NC 27560

LIGHT MANUFACTURING AND
DISTRIBUTION SPACE FOR LEASE
±25,882 SF (DIVISIBLE TO 12,730 SF)

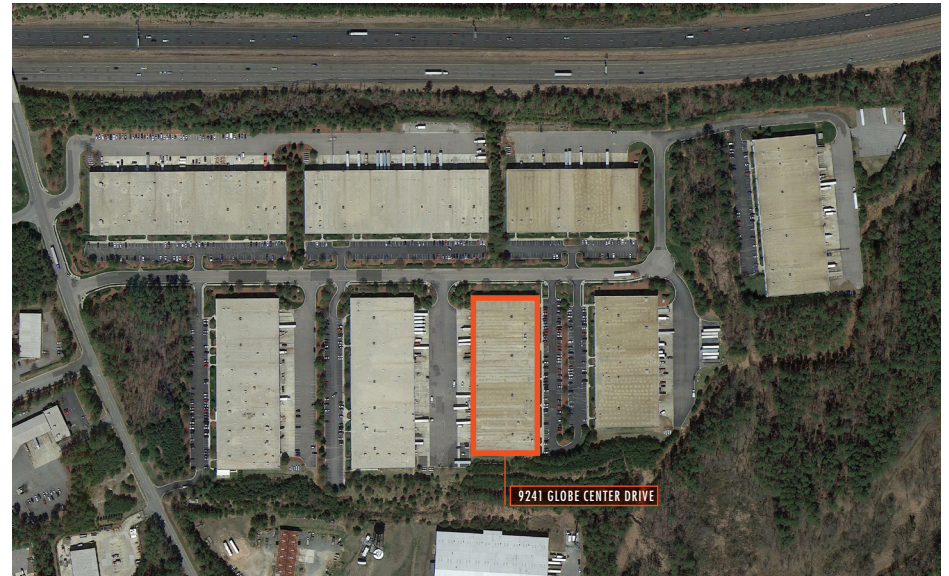
9241 GLOBE CENTER DRIVE

LIGHT MANUFACTURING & DISTRIBUTION SPACE FOR LEASE

BUILDING FEATURES

PROPERTY NAME	Globe Center Building 7	
ADDRESS	9241 Globe Center Drive, Suites 110 & 120	
CITY	Morrisville	
STATE	NC	
COUNTY	Wake	
DATE AVAILABLE	Estimated 04/01/2024	
LEASE RATE	Call for details	
ESTIMATED TICAM	\$2.42/SF	
TAX PARCEL ID #	0244736	
BUILDING TYPE	Industrial (Light Manufacturing)	
ZONING	Industrial Mixed-Use (IX-3) ZONING INFO	
BUILDING DIMENSIONS	200' building depth	
TOTAL SF	±102,616	
AVAILABLE SF	Total	25,882
	Office	2,452
EXTERIOR WALL MATERIAL	Insulated pre-cast concrete panels	
ROOFING MATERIAL	Insulated single-ply EDPM roof system	
NO. OF PARKING SPACES	25	
YEAR BUILT	1998	
NO. OF ACRES	6.90	
TRUCK COURT DEPTH	115'	
CEILING HEIGHT	24'	
LIGHTING	LED & T-5	
COLUMN SPACING	40' x 42'	
FLOOR THICKNESS	6"	

SPRINKLER SYSTEM/TYPE	ESFR
LOADING DOCK REAR LOADED	6 dock-high doors (9' x 10')
DOCK EQUIPMENT	6 edge-of-dock levelers & shelters
CUT-THROUGHS	2 existing cut-throughs in demising wall
ELECTRICAL CAPACITY	480/277 volt; 3 phase, 4-wire system
GAS SERVICE	Propane
WATER AND SEWER PROVIDER	City of Raleigh
WATER LINE	2"
TELECOM PROVIDER	Frontier Communications
ELECTRICAL PROVIDER	Duke Energy



ALEXIS LAMBETH

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2301 Sugar Bush Road, Suite 220
 Raleigh, NC 27612

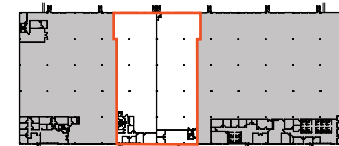
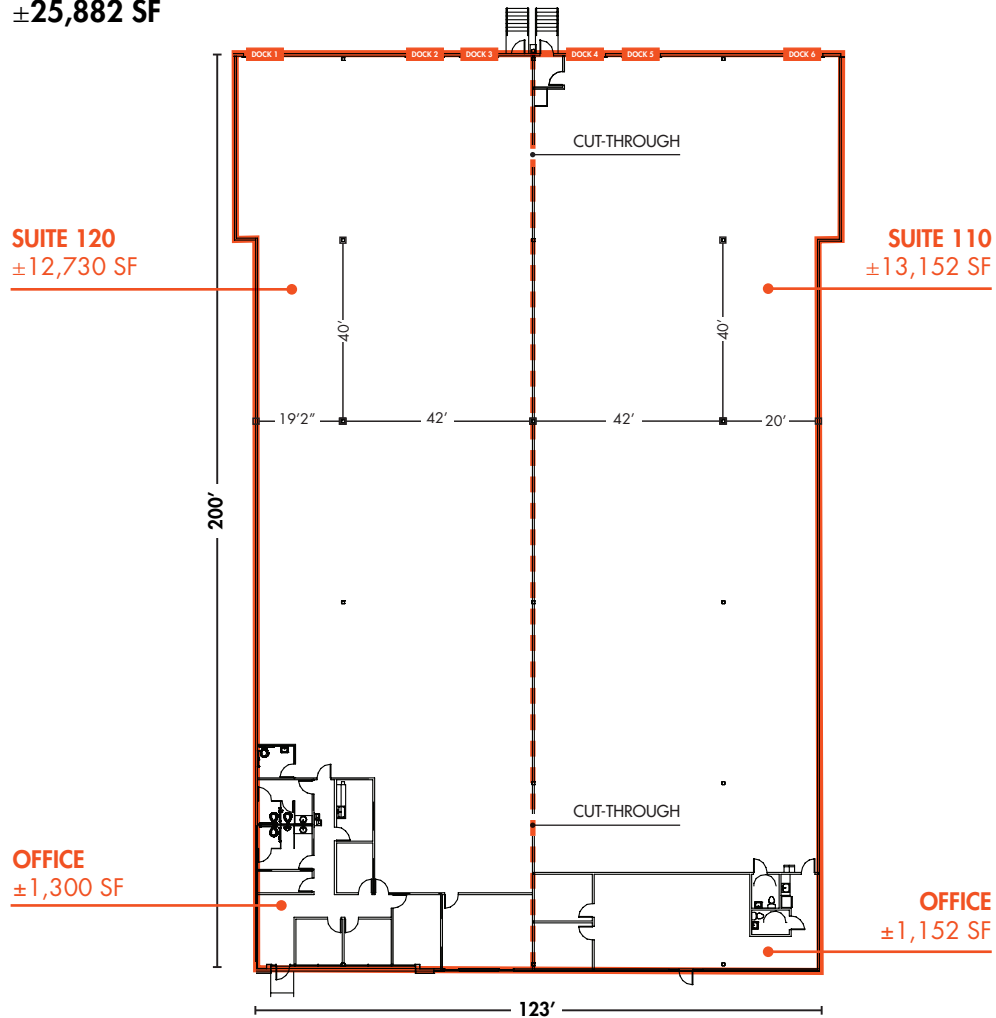
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FLOOR PLAN

±25,882 SF



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AMENITIES



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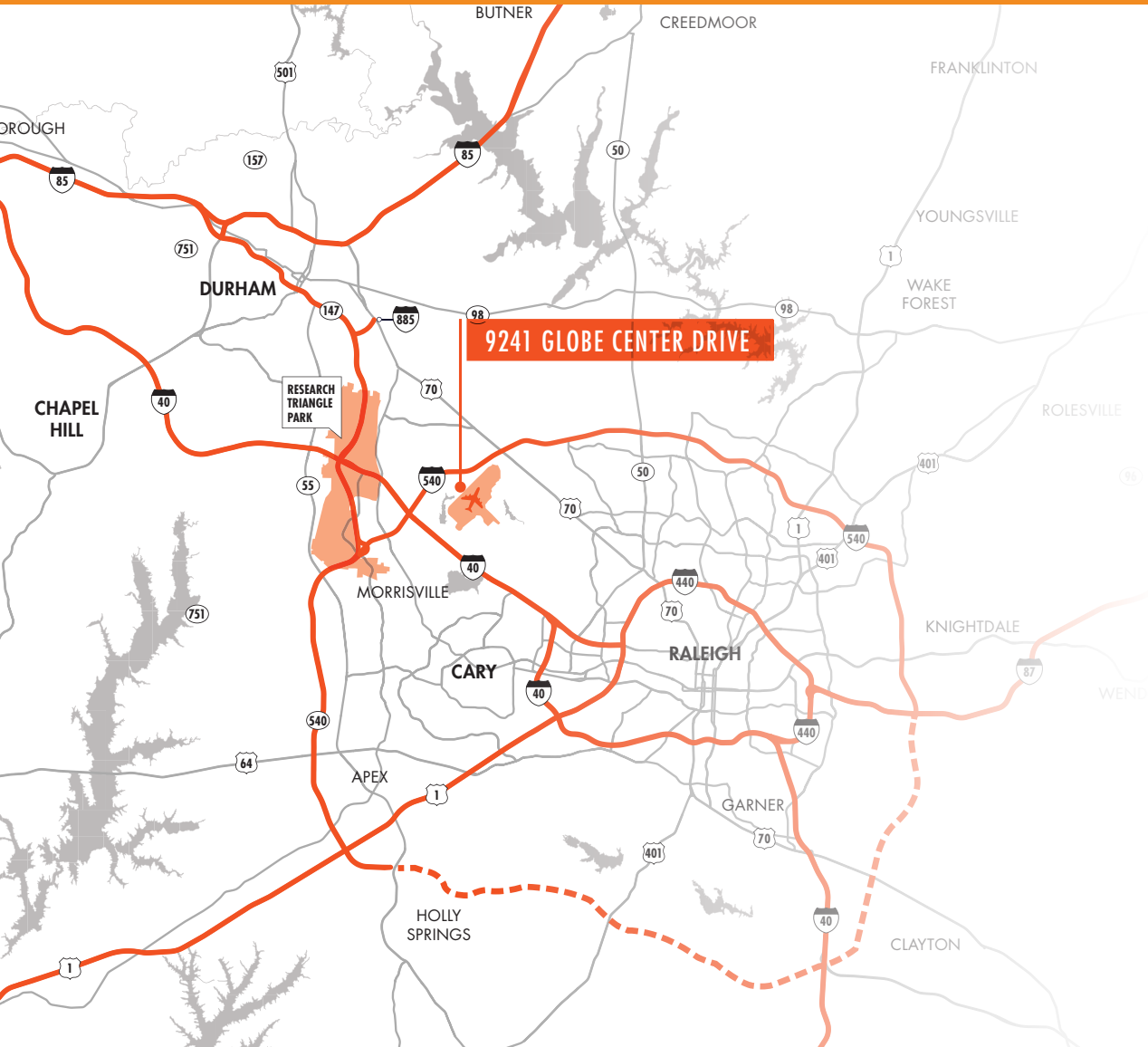
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LOCATION & ACCESS

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

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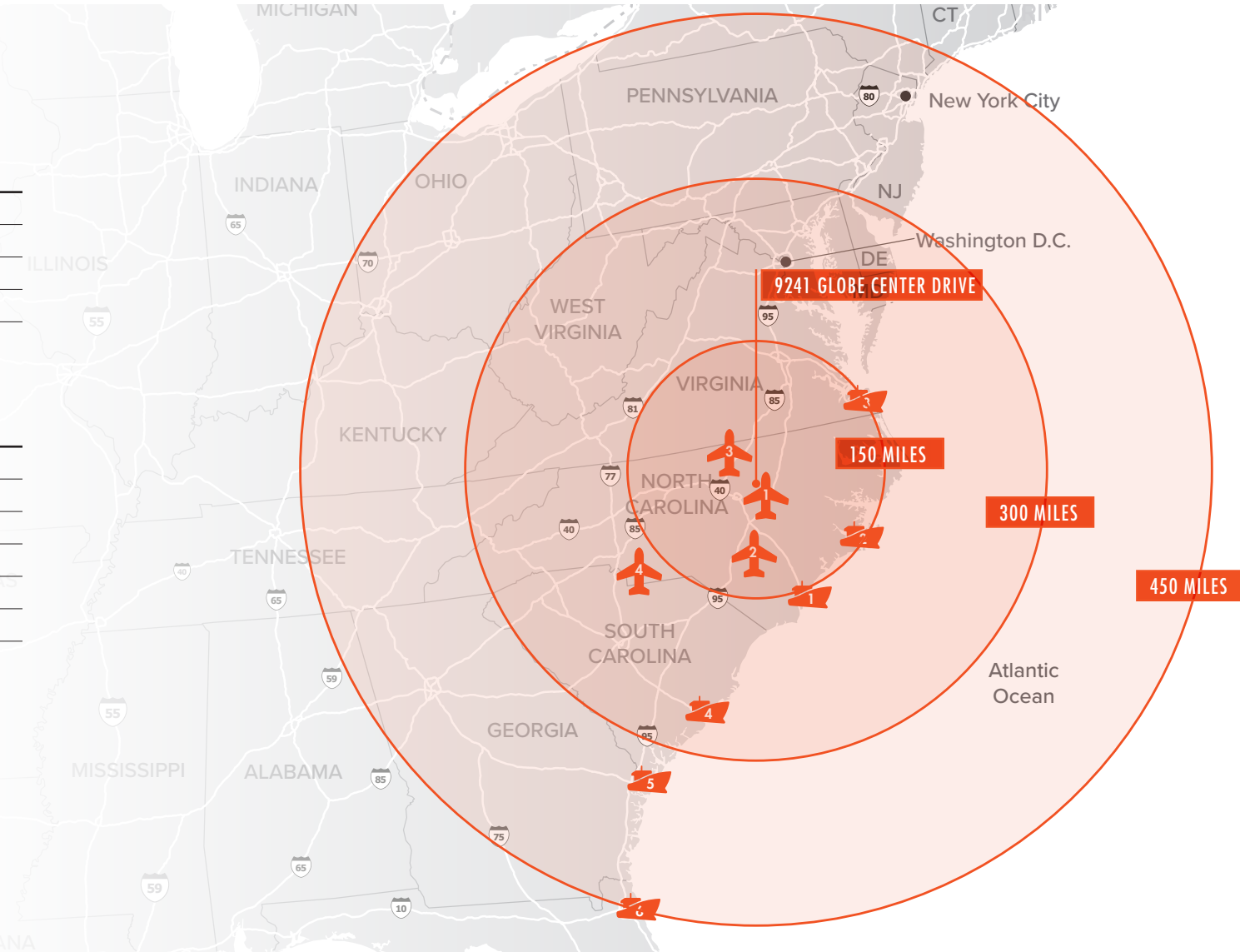
AIRPORTS

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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