



GLOBE CENTER  
9241 GLOBE CENTER DRIVE, SUITE 120  
MORRISVILLE, NC 27560

LIGHT MANUFACTURING AND  
DISTRIBUTION SPACE FOR LEASE  
±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, Suite 120	
CITY	Morrisville	
STATE	NC	
COUNTY	Wake	
DATE AVAILABLE	Estimated 05/01/2024	
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) <a href="#">ZONING INFO</a>	
BUILDING DIMENSIONS	200' building depth	
TOTAL SF	±102,616	
AVAILABLE SF	Total	12,720
	Office	1,300
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	3 dock-high doors (9' x 10')
DOCK EQUIPMENT	3 edge-of-dock levelers & shelters
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**  
 Partner, Industrial Services  
 (919) 524 3593  
 alexis.lambeth@foundrycommercial.com

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2301 Sugar Bush Road, Suite 220  
 Raleigh, NC 27612

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# 9241 GLOBE CENTER DRIVE

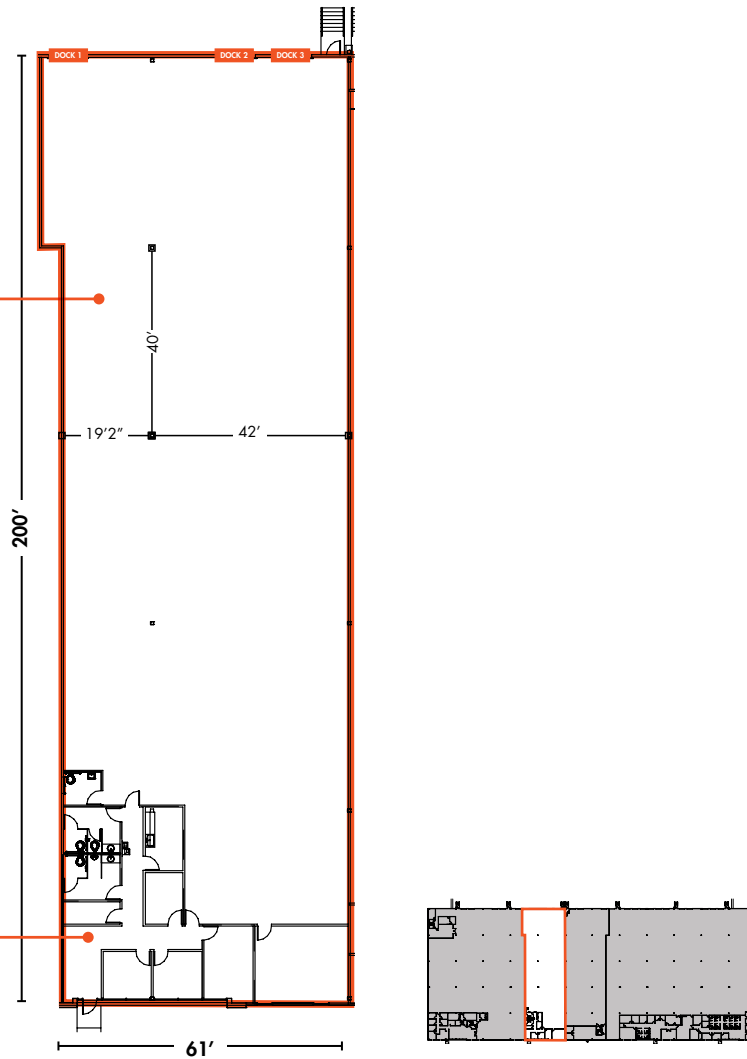
## LIGHT MANUFACTURING & DISTRIBUTION SPACE FOR LEASE

### FLOOR PLAN

±25,882 SF

SUITE 120  
±12,720 SF

OFFICE  
±1,300 SF



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### AMENITIES



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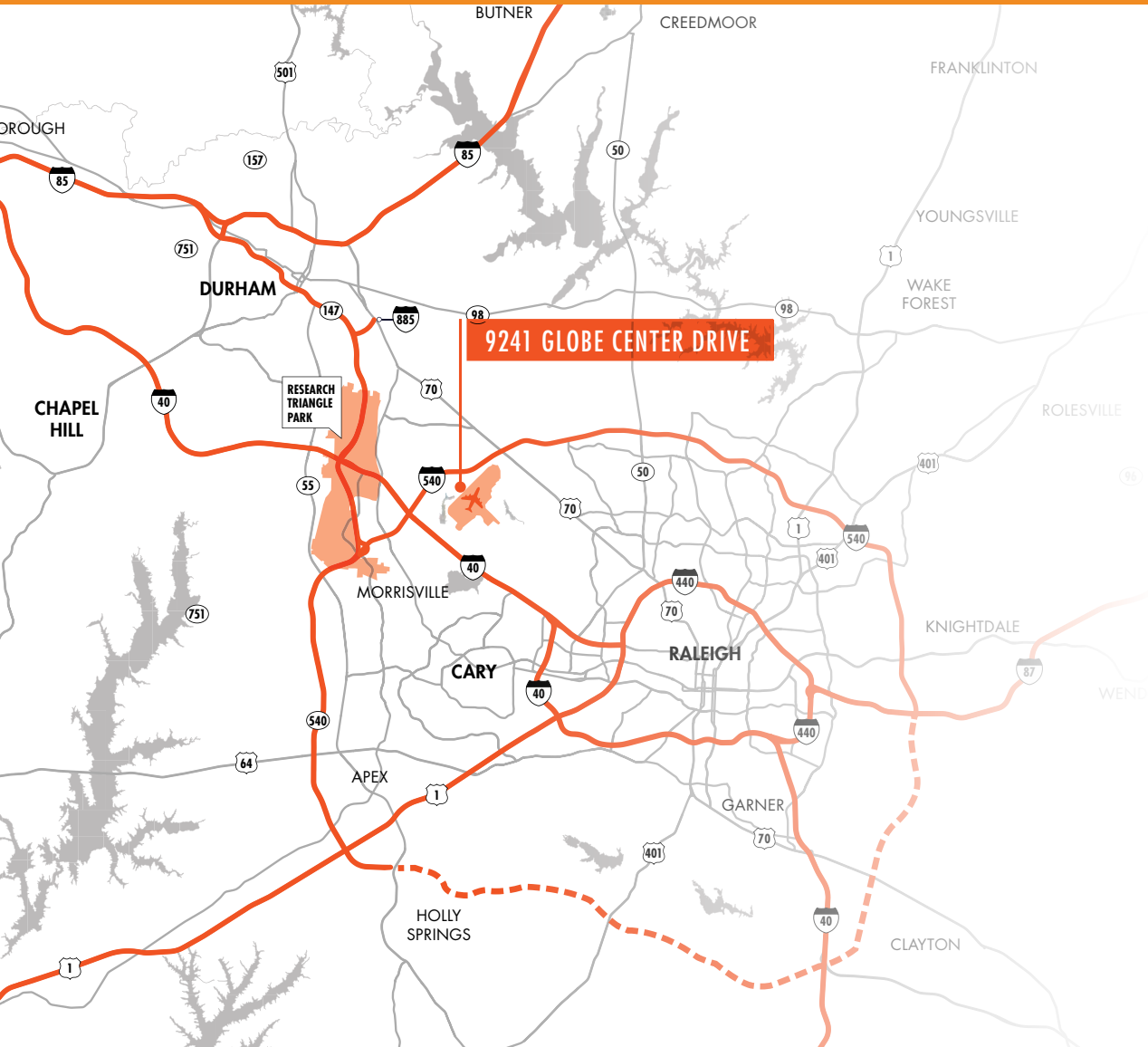
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



## LIGHT MANUFACTURING & DISTRIBUTION SPACE FOR LEASE



### 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

#### ALEXIS LAMBETH

Partner, Industrial Services

(919) 524 3593

[alexis.lambeth@foundrycommercial.com](mailto:alexis.lambeth@foundrycommercial.com)

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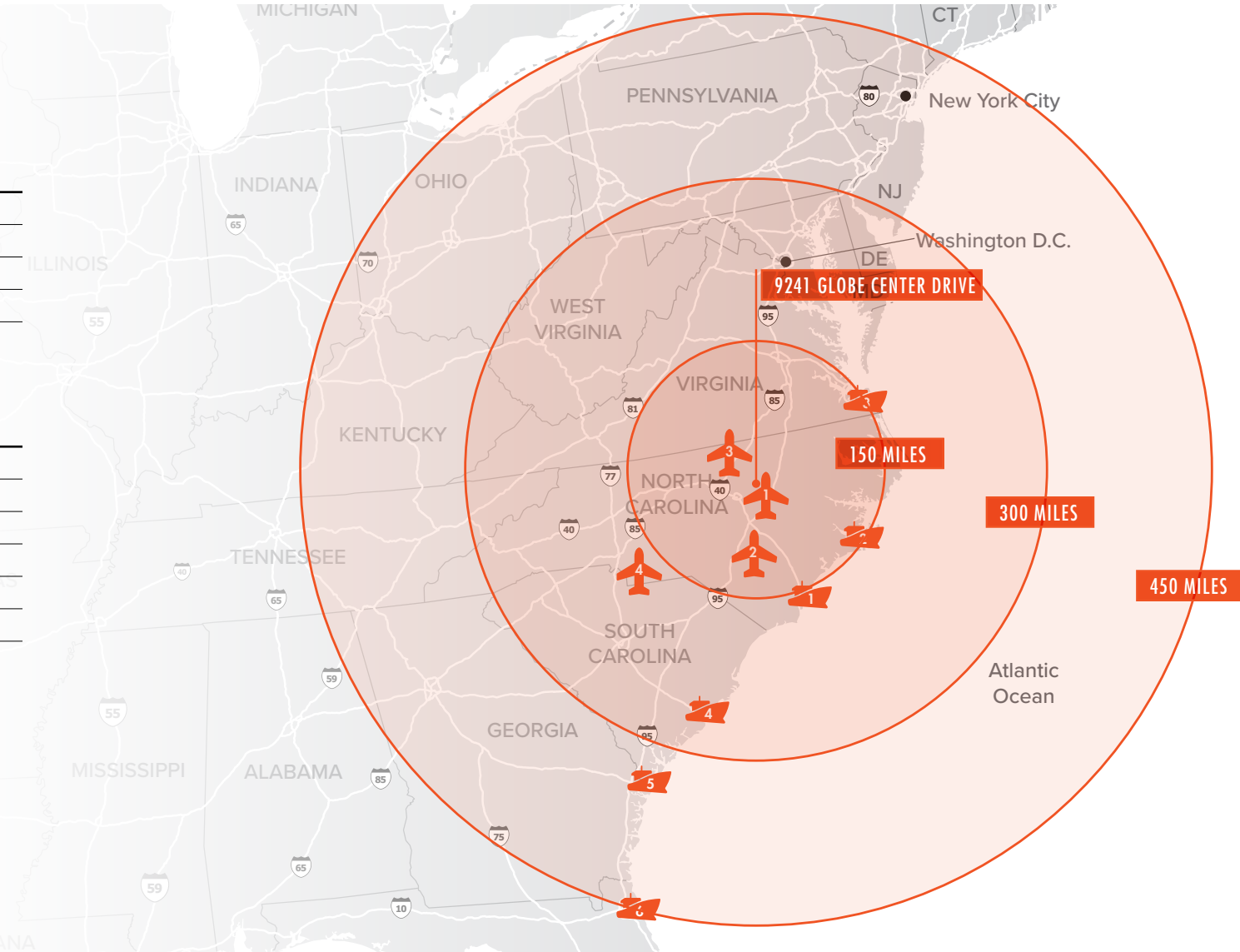
#### AIRPORTS

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



#### SEAPORTS

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



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