



GLOBE CENTER  
9300 GLOBE CENTER DRIVE  
MORRISVILLE, NC 27560

FULLY CONDITIONED MANUFACTURING  
AND DISTRIBUTION SPACE FOR LEASE  
± 68,450 SF

**FOUNDRY**  
COMMERCIAL

# 9300 GLOBE CENTER DRIVE

## MANUFACTURING & DISTRIBUTION SPACE FOR LEASE

### BUILDING FEATURES

|                        |   |
|------------------------|---|
| PROPERTY NAME          | Globe Center  |
| ADDRESS                | 9300 Globe Center Drive, Suites 111 & 116                         |
| CITY                   | Morrisville   |
| STATE                  | NC  |
| COUNTY                 | Wake  |
| DATE AVAILABLE         | 01/01/2022  |
| LEASE RATE             | \$6.85/SF NNN   |
| ESTIMATED TICAM        | \$1.95/SF   |
| TAX PARCEL ID #        | 000247  |
| BUILDING TYPE          | Industrial (Light Manufacturing)                                  |
| ZONING                 | Industrial Mixed-Use (IX-3) <a href="#">ZONING INFO</a>           |
| BUILDING DEPTH         | 200'  |
| TOTAL SF               | ±119,640  |
| AVAILABLE SF           | ±68,450 SF Divisible<br>±62,765 SF Warehouse<br>± 5,685 SF Office |
| EXTERIOR WALL MATERIAL | Insulated pre-cast concrete panels                                |
| ROOFING MATERIAL       | Insulated single-ply EDPM roof system                             |
| NO. OF PARKING SPACES  | 1/1,000 SF  |
| YEAR BUILT             | 2001  |
| NO. OF ACRES           | 8.10  |
| TRUCK COURT DEPTH      | 120' truck court with 50' apron                                   |
| CEILING HEIGHT         | 24'   |
| LIGHTING               | T-5 lighting  |
| COLUMN SPACING         | 40' x 42'   |

|                          |   |
|--------------------------|---|
| HVAC                     | 100% conditioned warehouse                        |
| FLOOR THICKNESS          | 5"  |
| SPRINKLER SYSTEM/TYPE    | ESFR  |
| LOADING DOCK             | 18 dock-high doors (9' x 10')                     |
| DRIVE-IN DOORS           | 1 drive-in door (12' x 14') with concrete ramp    |
| ELECTRICAL CAPACITY      | Heavy power; 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 Progress Energy                              |



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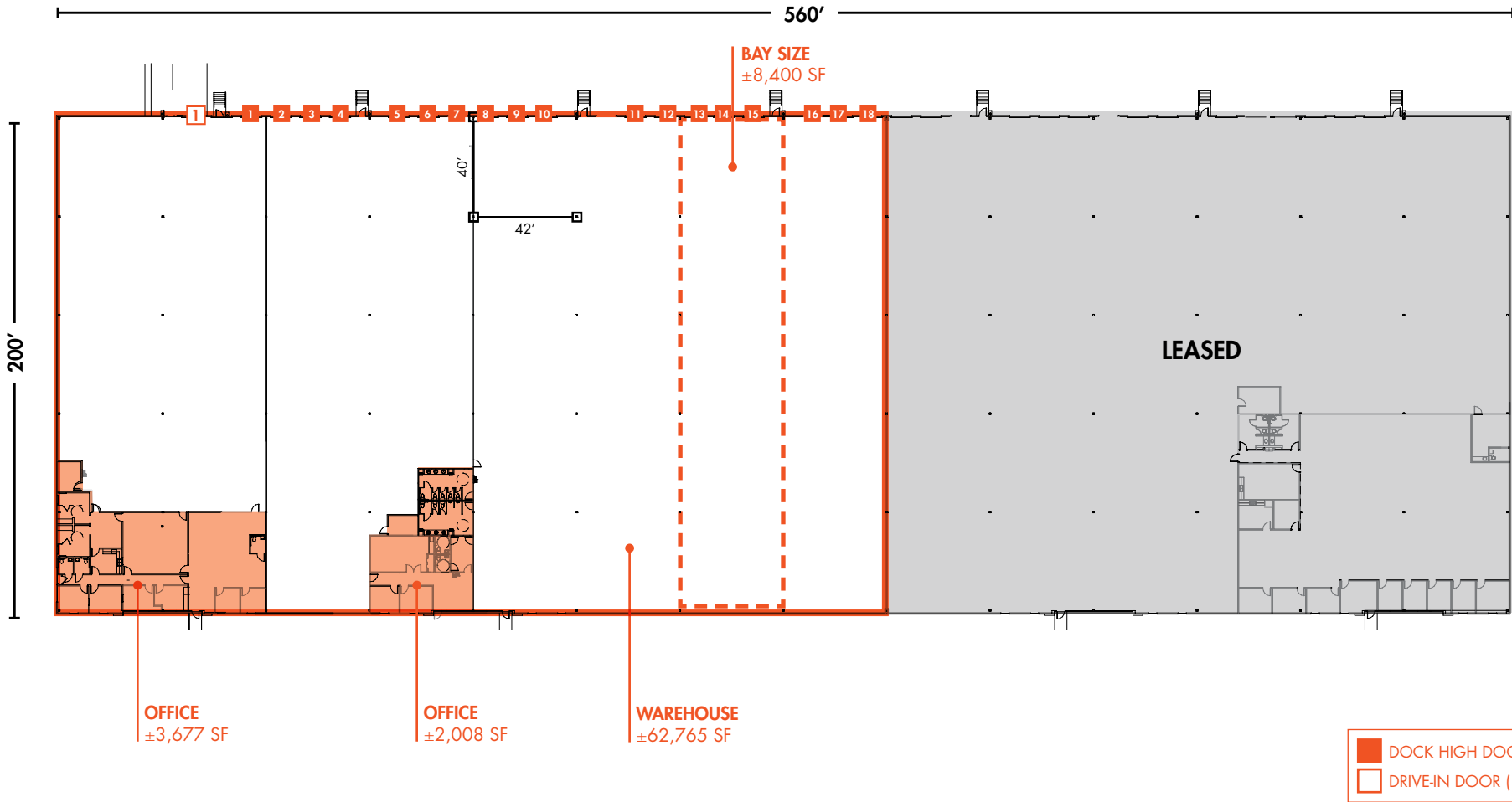
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Raleigh, NC 27612

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**FLOOR PLAN**  
**±68,450 SF**



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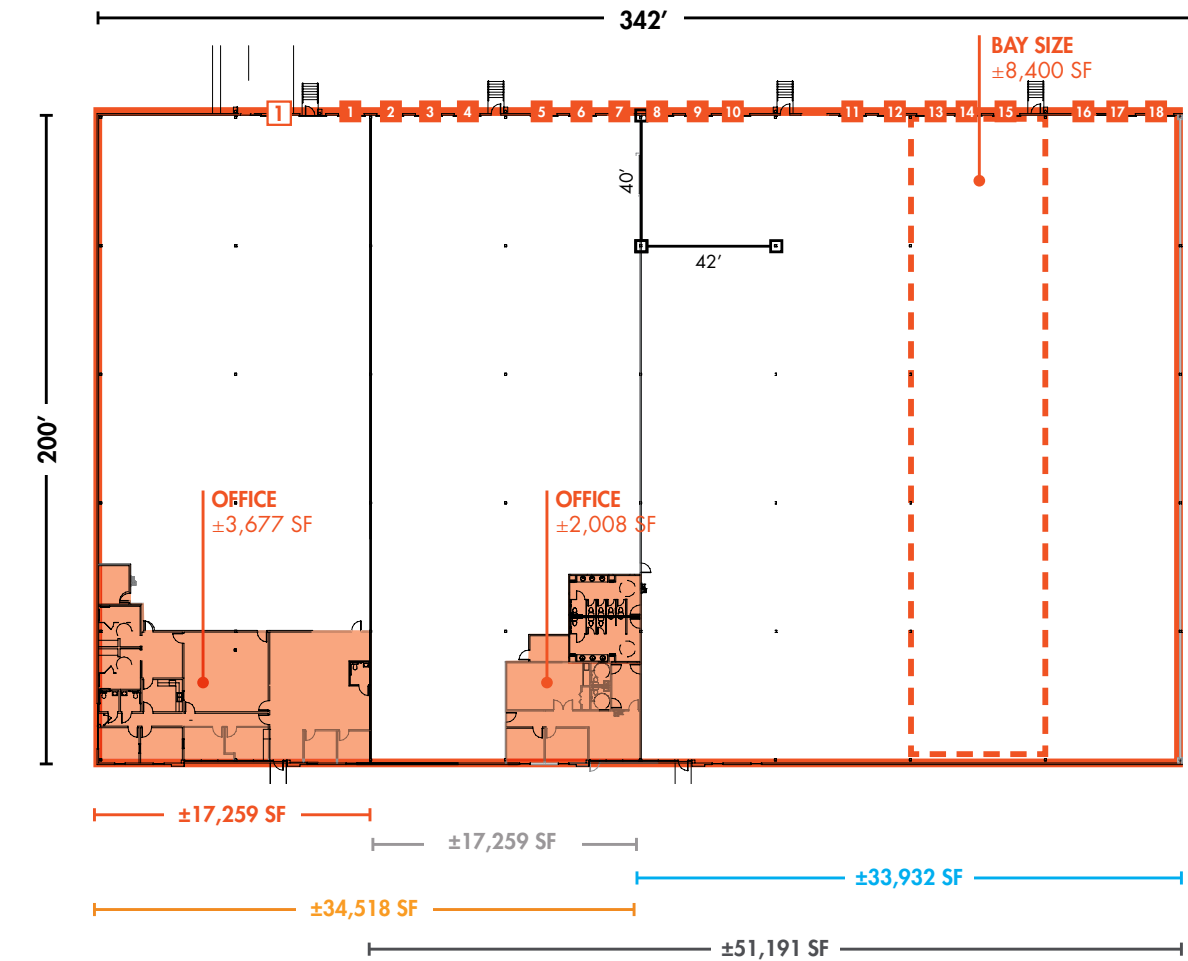
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### FLOOR PLAN

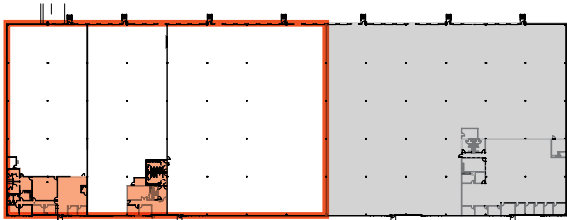
#### DIVISIBLE 17,259 SF - 51,191 SF



|          | TOTAL SF  | OFFICE   | DOCK DOORS    |
|----------|-----------|----------|---------------|
| Option 1 | 17,259 SF | 3,677 SF | 1, 1 drive-in |
| Option 2 | 17,259 SF | 2,008 SF | 6             |
| Option 3 | 33,932 SF |          | 11            |
| Option 4 | 34,518 SF | 5,685 SF | 7, 1 drive-in |
| Option 5 | 51,191 SF | 2,008 SF | 17            |

DOCK HIGH DOOR (9' x 10')

DRIVE-IN DOOR (12' X 14')



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### AMENITIES



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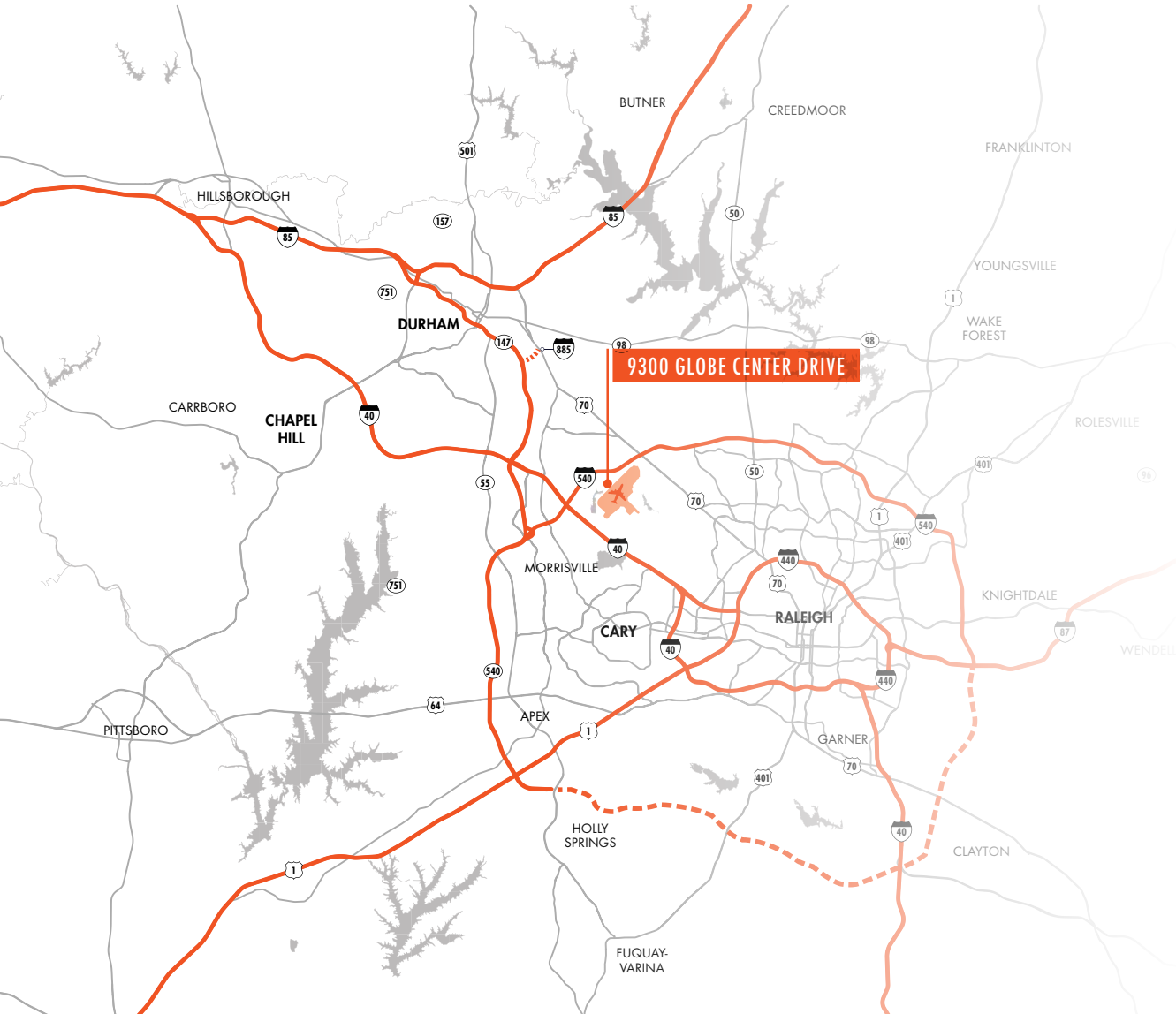
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



## 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 |

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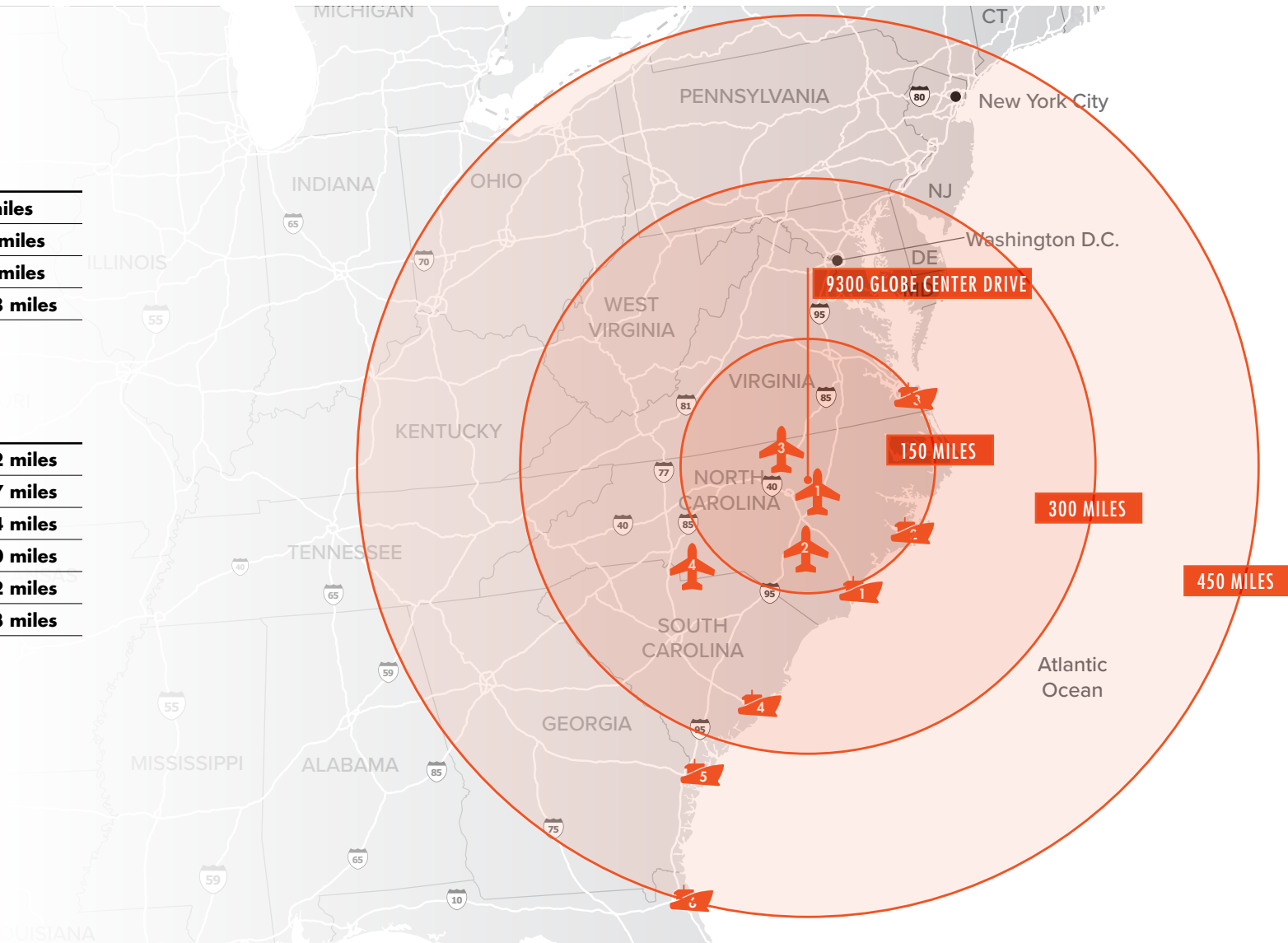
#### AIRPORTS

|   |                                 |           |
|---|---------------------------------|-----------|
| 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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