



GLOBE CENTER
9301 GLOBE CENTER DRIVE
MORRISVILLE, NC 27560

FULLY CONDITIONED MANUFACTURING
AND DISTRIBUTION FACILITY
± 111,128 SF

FOUNDRY
COMMERCIAL

9301 GLOBE CENTER DRIVE

MANUFACTURING & DISTRIBUTION BUILDING FOR LEASE

BUILDING FEATURES

PROPERTY NAME	Globe Center
ADDRESS	9301 Globe Center Drive
CITY	Morrisville
STATE	NC
COUNTY	Wake
DATE AVAILABLE	01/01/2022
LEASE RATE	\$6.75/SF NNN
ESTIMATED TICAM	\$1.98/SF
TAX PARCEL ID #	0266874
BUILDING TYPE	Industrial (Light Manufacturing)
ZONING	Industrial Mixed-Use (IX-3) ZONING INFO
BUILDING DEPTH	200'
TOTAL SF	±111,128
AVAILABLE SF	±111,128 SF Divisible ±100,438 SF Warehouse ± 10,690 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	1999
NO. OF ACRES	6.8
TRUCK COURT DEPTH	190' shared truck court with 50' apron
CEILING HEIGHT	24'
LIGHTING	T-8 lighting
COLUMN SPACING	40' x 42'

HVAC	100% conditioned warehouse
FLOOR THICKNESS	5"
SPRINKLER SYSTEM/TYPE	ESFR
LOADING DOCK	29 dock-high doors (9' x 10')
DRIVE-IN DOORS	2 drive-in doors (9' x 10') with portable ramps
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



ALEXIS LAMBETH

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JACKSON RIVES

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Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

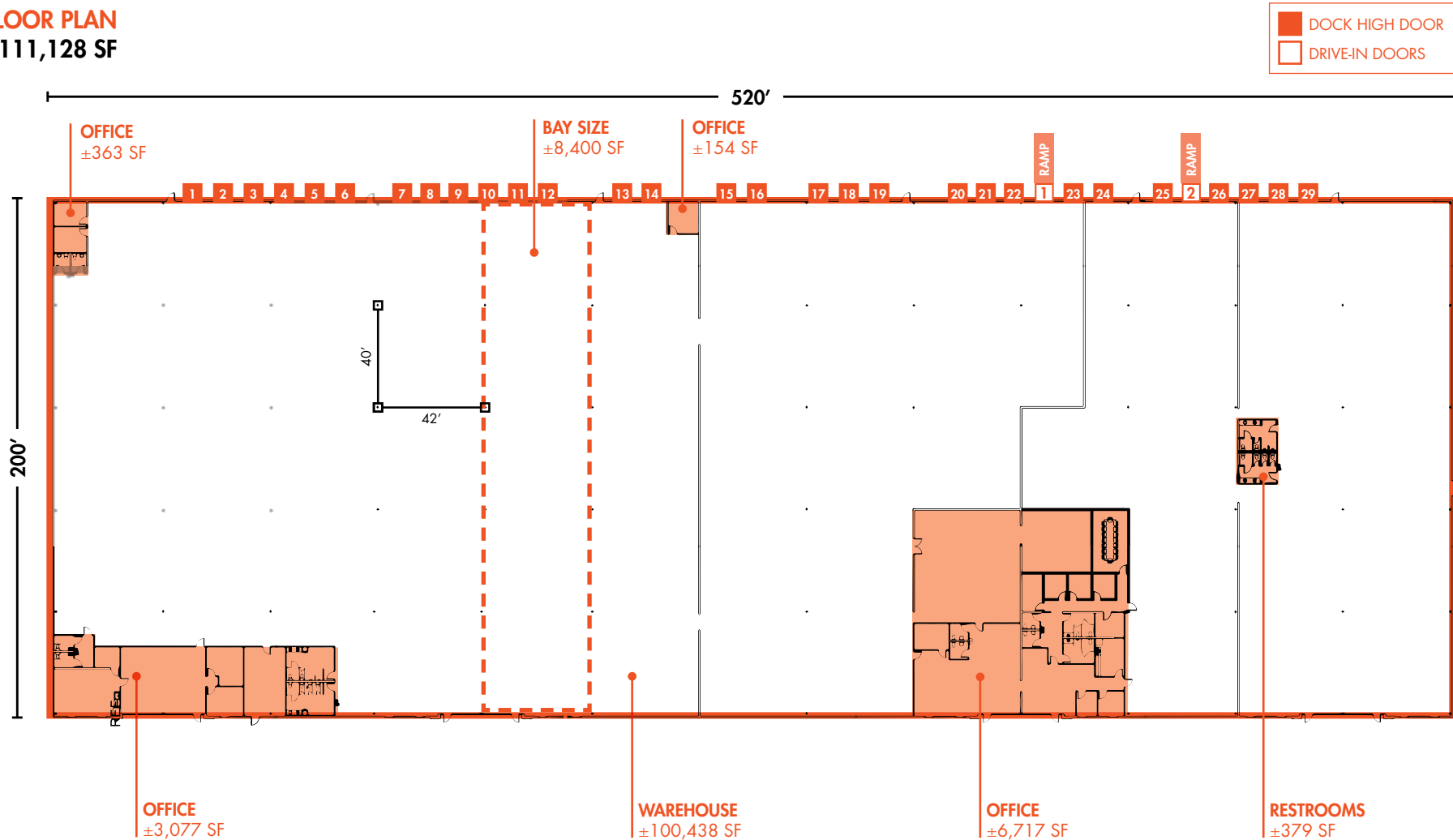
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MANUFACTURING & DISTRIBUTION BUILDING FOR LEASE

FLOOR PLAN

±111,128 SF



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AMENITIES



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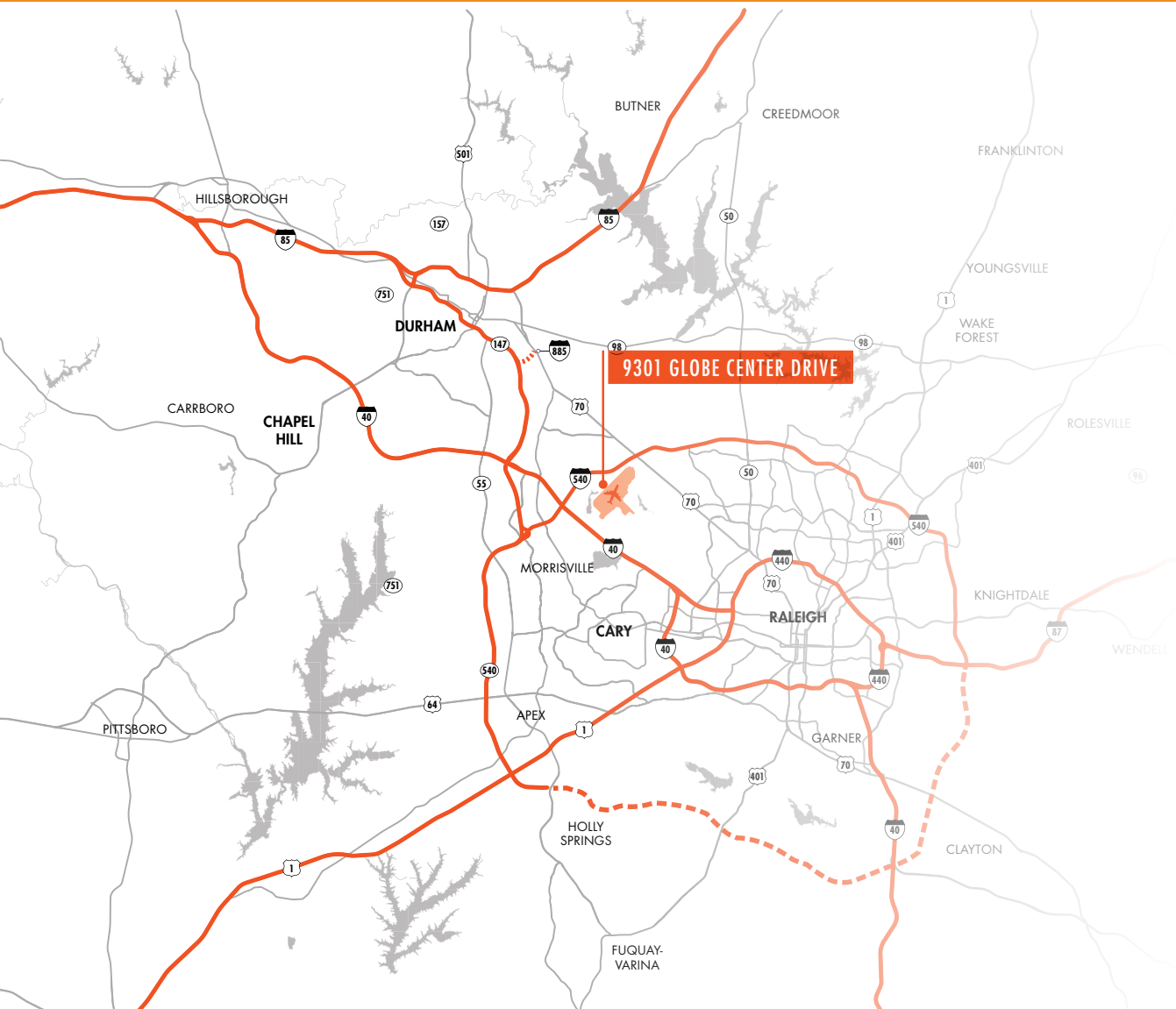
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MANUFACTURING & DISTRIBUTION BUILDING FOR LEASE



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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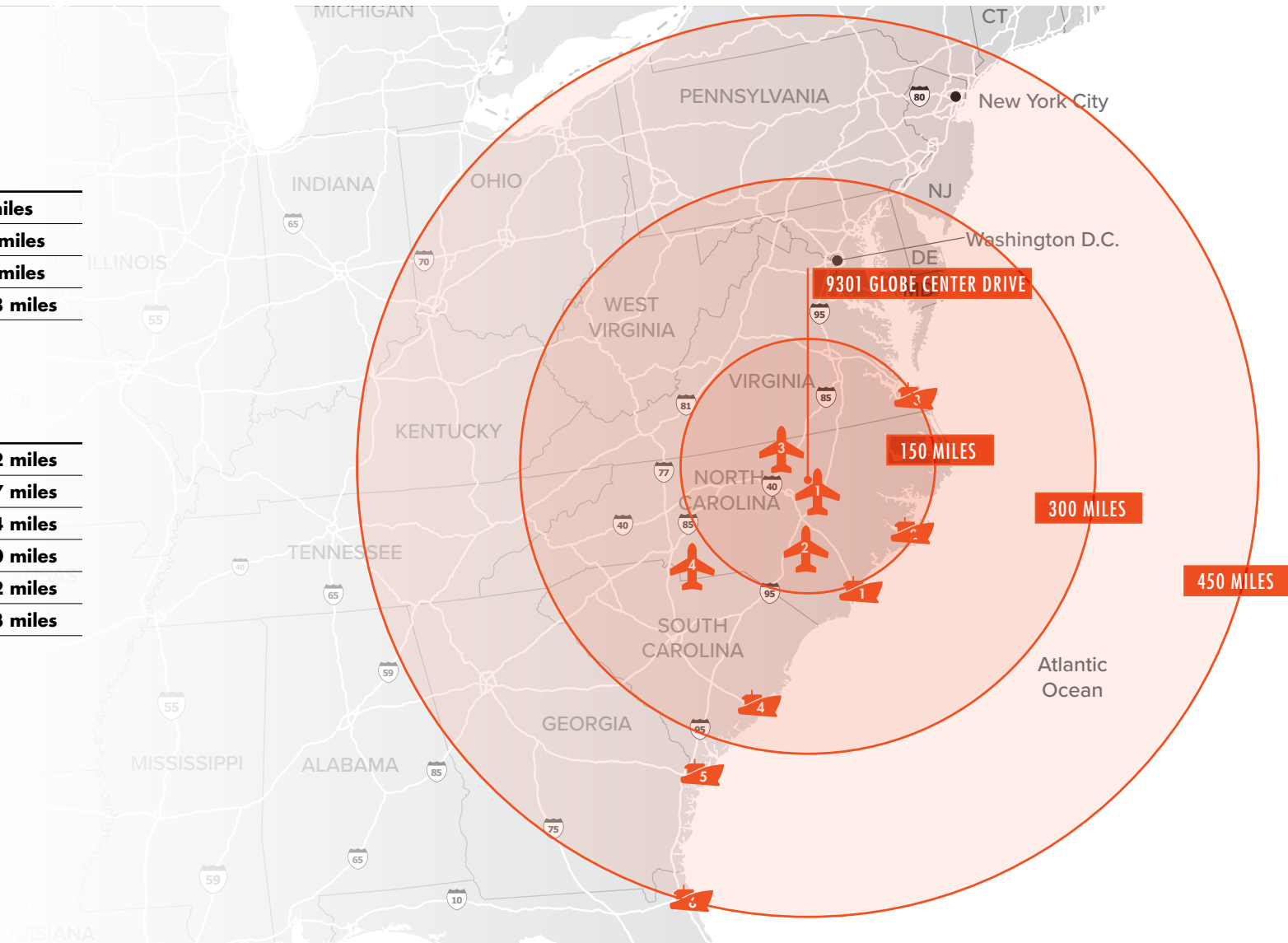
AIRPORTS

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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