



PHOENIX
COMMERCIAL PROPERTIES

For Lease

125 International Drive, Suite H
Morrisville, NC 27560



PROPERTY FEATURES

■ Size

+/- 5,040 SF Available

■ Location

The building is located on International Drive directly across from a UPS Freight Facility in the Cedar Fork Business Park off of Aviation Parkway. The building is in close proximity to I-40, I-540 and RDU International airport.

■ Zoning

Industrial Management (IM)

■ Rate

\$9.00 per square foot Triple Net (NNN)
Estimated TICAM \$1.68 per square foot.

■ Improvements/Condition

The space is mostly open warehouse with a small reception area in the front. There are two restrooms and an office area in the rear. There is a wet sprinkler system in place with access to one dock-high door.

■ Signage

Signage may be placed on the front of the building.

■ Parking

55 free Surface Spaces available; Ratio of 1.29/1,000 SF

For more information contact:

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Interior Layout & Features

■ Space Description

Formerly occupied by a heating equipment company, the space is approximately 5,040 square feet with parking in the front of the space and a few spaces located on the rear of the building. The interior layout is a majority warehouse space with a small office area, reception and two restrooms. There is access to one dock-high door and three phase power in place.

