

STAND ALONE FLEX BUILDING SUBLEASE OPPORTUNITY

NEWMARK

2800 SLATER RD

Morrisville, NC



Approx. 24,942 RSF

Space Features

- Premises:** Entire building, consisting of 24,942 RSF
- Term:** Through December 2023
- Possession:** Within 180 days of sublease execution
- Rental Rate:** Negotiable – contact broker
- Furniture Features:** Negotiable
- Premises contain a mixtures of office, production and warehouse space
 - Approximately 4,500 SF of conditioned warehouse
 - Numerous perimeter offices along window line
 - Large, high bay production rooms with ample power, electrical drops and tile floors
 - 2 loading docks, 1 drive in and truck court located on the western side of the building
 - Multiple restrooms; showers and lockers located in the restroom set next to the existing break room
 - Server room and IT infrastructure in place
 - Outdoor patio connected to the existing breakroom

Property Highlights

- Rare stand alone and centrally located flex building on 3.17 acres
- Located along Slater Rd off Airport Blvd with great access to I-40 and I-540
- 3.25+ / 1,000 SF surface parking ratio
- 24' clear in warehouse, approximately 20' clear in the office & production areas
- Close proximity to numerous retail amenities and future development
- Less than 5 minutes from RDU International, 15 minutes to DT Durham and 20 minutes to DT Raleigh
- Building signage potential

[Download Flyer](#)

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:



Issac Brown
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AERIAL VIEW



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INTERIOR PHOTOS

Large Conference



Small Conference



Mid Size Conference



Break Room



High Bay Production Space



High Bay Production Space



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WAREHOUSE AND EXTERIOR PHOTOS

Main Entrance



Conditioned Warehouse



Loading Docks and Truck Court



Surface Parking



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