



Chapel Hill, NC 27517
144 Old Lystra Road

INDUSTRIAL SPACE FOR LEASE OR PURCHASE



\$5,700,000 OR **\$3.95/SF,NNN**

For more information, contact:

Justin Booth, Senior Vice President
D 919 866 4262
justin.booth@avisonyoung.com

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OPPORTUNITY

Site Description

- 143,800- sf Industrial building
- Available for lease or purchase
- Property consists of 13.15 acres
- B-1 zoning

Location

- Located in Chapel Hill, NC
- Less than six (6) miles to UNC campus
- Less than 10 miles from I-40
- 23 miles to RDU International Airport

Pricing

- Asking Price: \$5,700,000
- Lease Rate: \$3.95/SF, NNN



ACCESS

Highways

- Easy access to national Interstate network
- Less than ten (10) miles to I-40
- Six (6) miles to I-85
- 17 miles to I-540
- 75 miles to I-95

Airports

- 23 miles to RDU International Airport
- 65 miles to Piedmont Triad International
- 150 miles to Charlotte Douglas International

Ports

- 164 miles to Wilmington, NC
- 180 miles to Morehead City, NC
- 200 miles to Norfolk, VA
- 275 miles to Charleston, SC

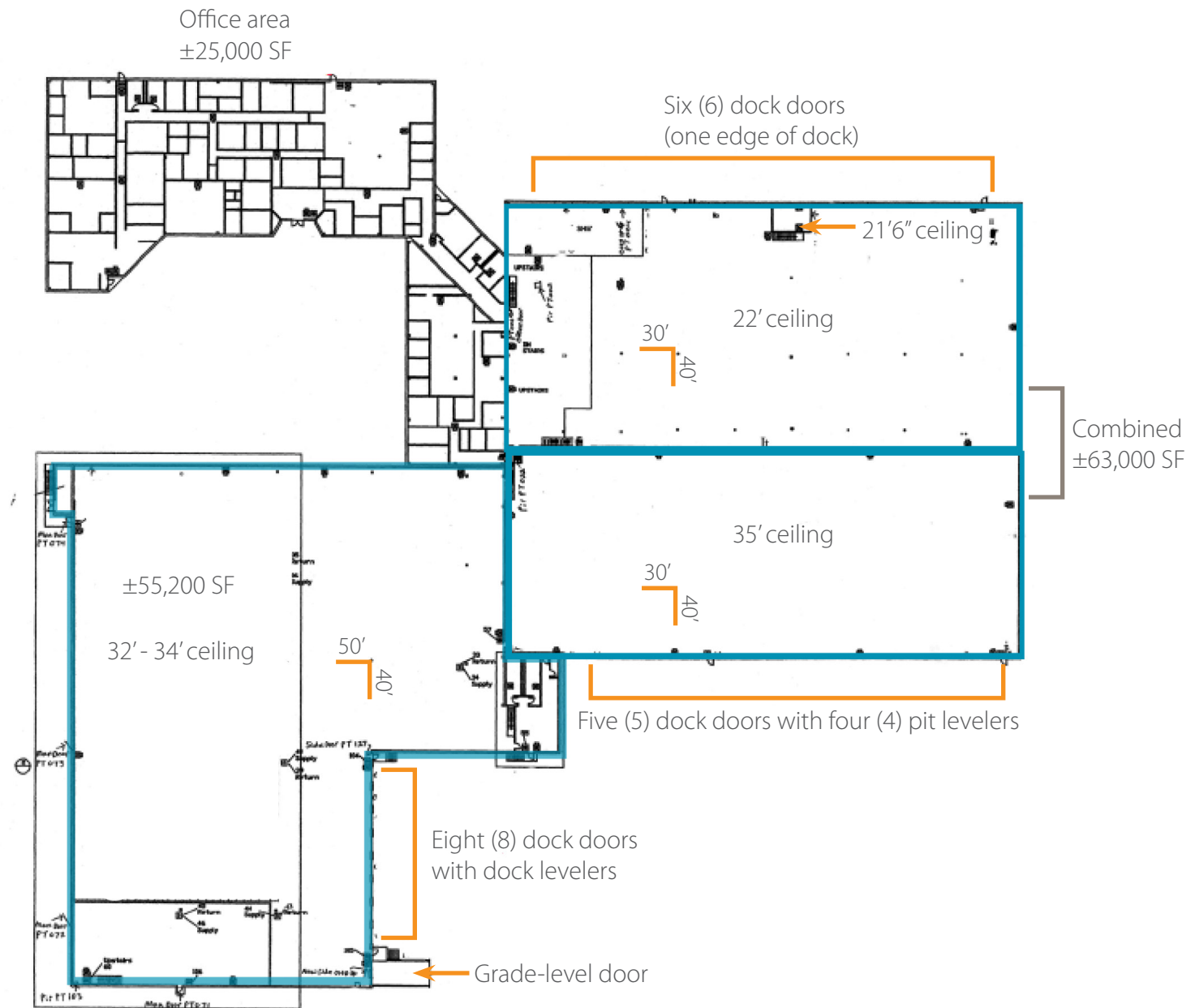


SPECIFICATIONS

Building Area	143,800 SF
Year Built	1986
Construction	Pre-cast concrete
Office Area	25,000 SF
Warehouse Area	118,800 SF
Grade-level Doors	One (1)
Dock-high Doors	19
Clear Height	22' – 35'
Column Spacing	30' x 40' 50' x 40'
Truck Court	160' with 100' apron
Parking	90 spaces
Warehouse Lighting	T5
HVAC	Partially conditioned
Electric	Three-phase power (600V)
Sprinkler	ESFR and wet system
Water	City of Chapel Hill
Sewer	Septic system



FLOOR PLAN



PRE-CAST CONCRETE CONSTRUCTION

WITH TRUCK COURT

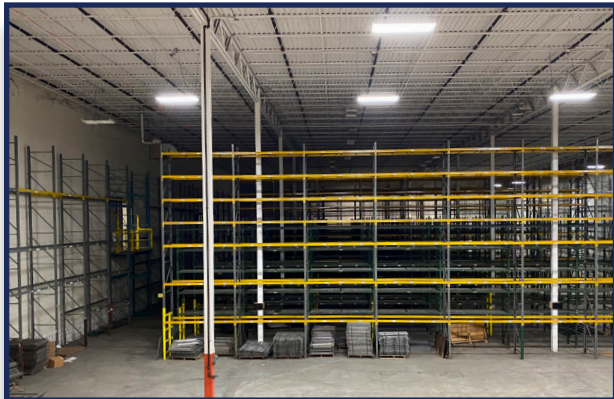


SITUATED ON 13+ SPACIOUS ACRES



CLEAR HEIGHT OF 22'-35'

SUITABLE FOR MOST INDUSTRIAL USES





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