

# 137 Trans Air Drive



**\$10.95/SF + \$2.69/SF TICAM**

## Opportunity

- Free-standing 10,000-sf flex warehouse for lease
- 4,000 sf of office space and 6,000 sf of warehouse space
- Built in 2004 on 1.73 acres of land
- Six (6) interior offices and open office area
- One (1) conference room and break area
- LED light upgrades, multiple restrooms and shower located in office area

## Rate

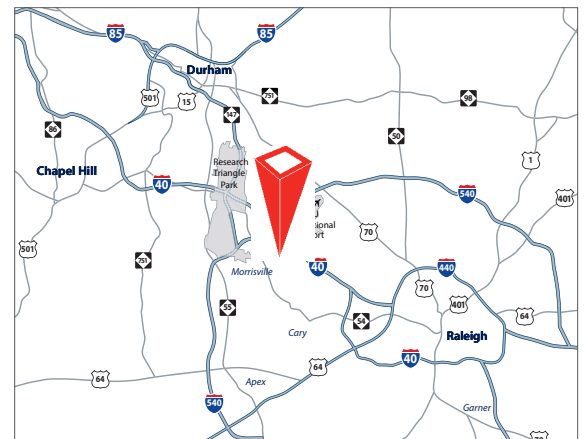
- \$10.95/sf, NNN
- \$2.69/sf TICAM

## Parking

- 20 spaces

## Location

- Located within Morrisville town limits
- Less than two (2) miles from I-40
- Less than three (3) miles from I-540



For more information, please contact:

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### Building Information

Total Building Area	10,000 sf
Office Area	4,000 sf
Warehouse Area	6,000 sf
Parking	20 spaces
Water	Municipal
Sewer	Municipal
Real Estate Taxes	\$9,785.30 (\$0.98/sf)
Construction Type	Steel frame construction
Dock Doors	Two (8' wide x 10' tall)
Grade-level Doors	One (10' wide x 12' tall)
Power	Three Phase - 800 amps
Ceiling Height	18' clear

### Flood Map



- Floodway- No encroachment
- 1% annual chance of flood
- 0.2% chance OR 1% (future conditions)

Flood map courtesy of Wake County iMAPS



### Topography Map



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### Location

The building is located off of Airport Boulevard in Morrisville, approximately one mile from Interstate 40 and three miles away from RDU International Airport. The building is positioned near Perimeter Park and Research Triangle Park.

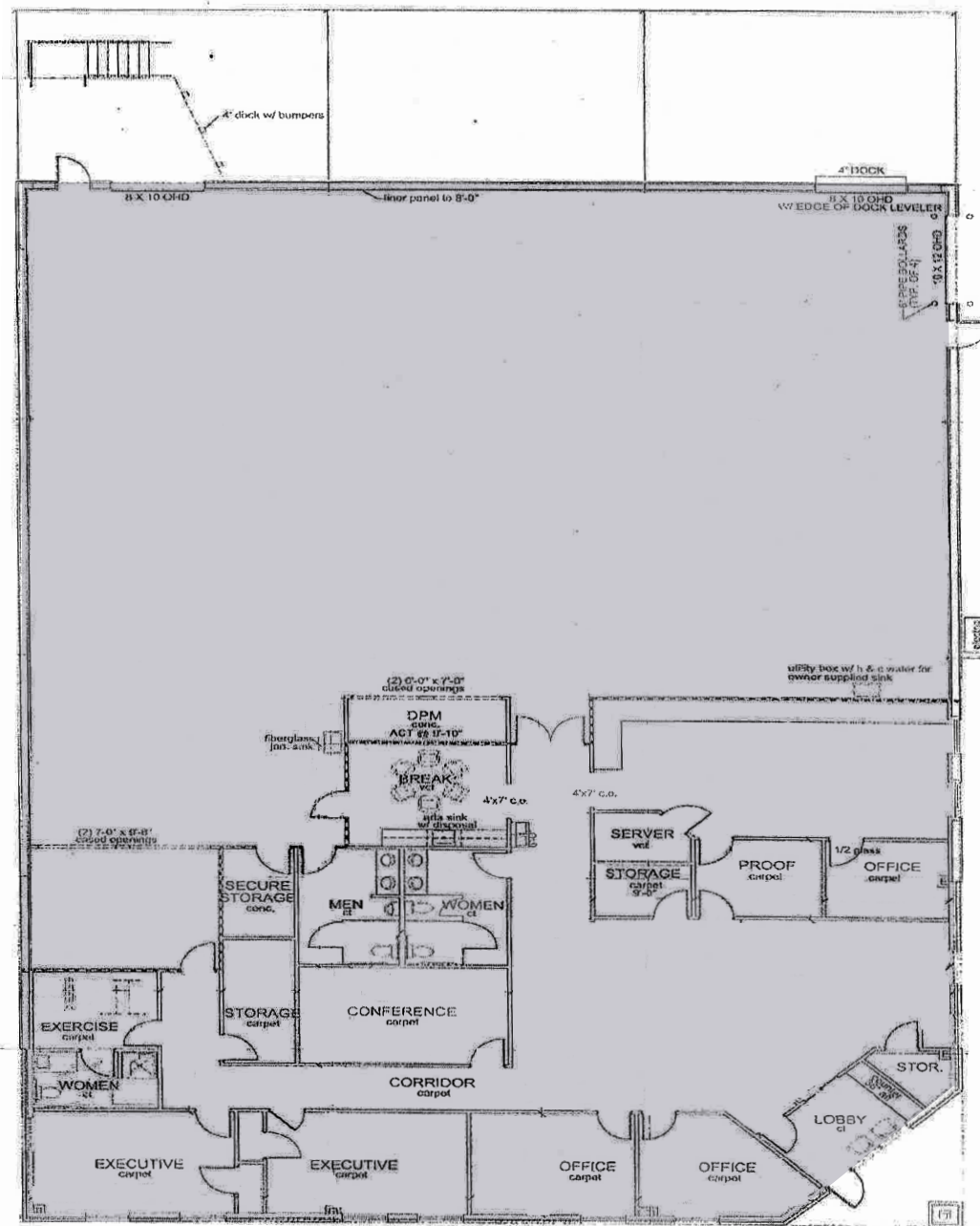


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Floor Plan

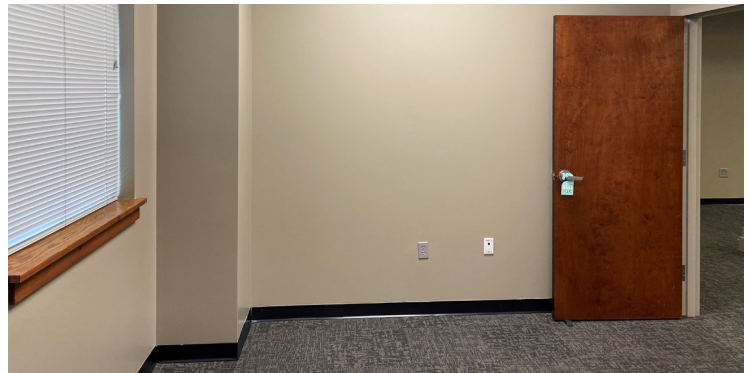


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Property Photos



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