

# 2,496 SF Flex Space For Lease

3000 Bearcat Way Suite 118  
Morrisville, NC 27560



## About Property

Lease Rate: \$ 16.50 NNN / \$ 3.07 TICAM  
Tenant responsible for electricity, voice/data, security system, HVAC service agreement.  
Water is included in TICAM.  
Building signage above entrance.  
Security system. CAT- 5 wiring.  
High speed internet: Google Fiber and Spectrum Business Class.  
Local Ownership. Owner is Broker.  
Built in 2007. Zoned OI.  
Centrally located on Aviation Parkway between I-40 and Hwy 54 West (Chapel Hill Road).  
Close to RDU and all major traffic corridors.

## Property Features

2,496 SF Fully Conditioned Flex Space for Lease.  
Available December 1,2024.  
1/3 open office/showroom & 2/3 finished warehouse with rear rollup drive in door.

### Office layout:

- Glass storefront windows with 10 ft ceilings, open space, two private offices, kitchenette and restroom.

### Warehouse:

- 14-16 ft tall ceilings
- 2-hour fire walls
- Restroom, rear personnel door.
- 10 x 12 ft tall drive- in door.



## Amy Bush Commercial

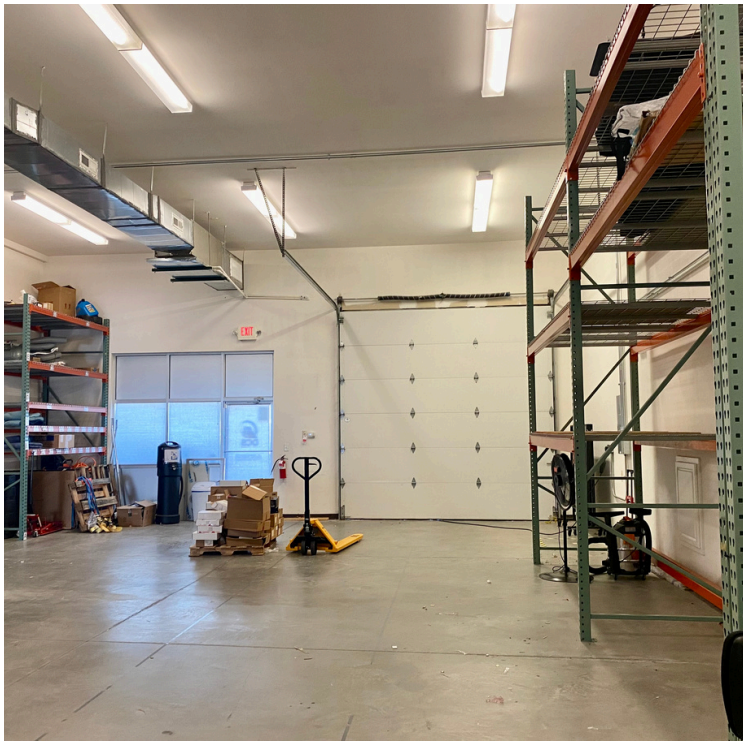
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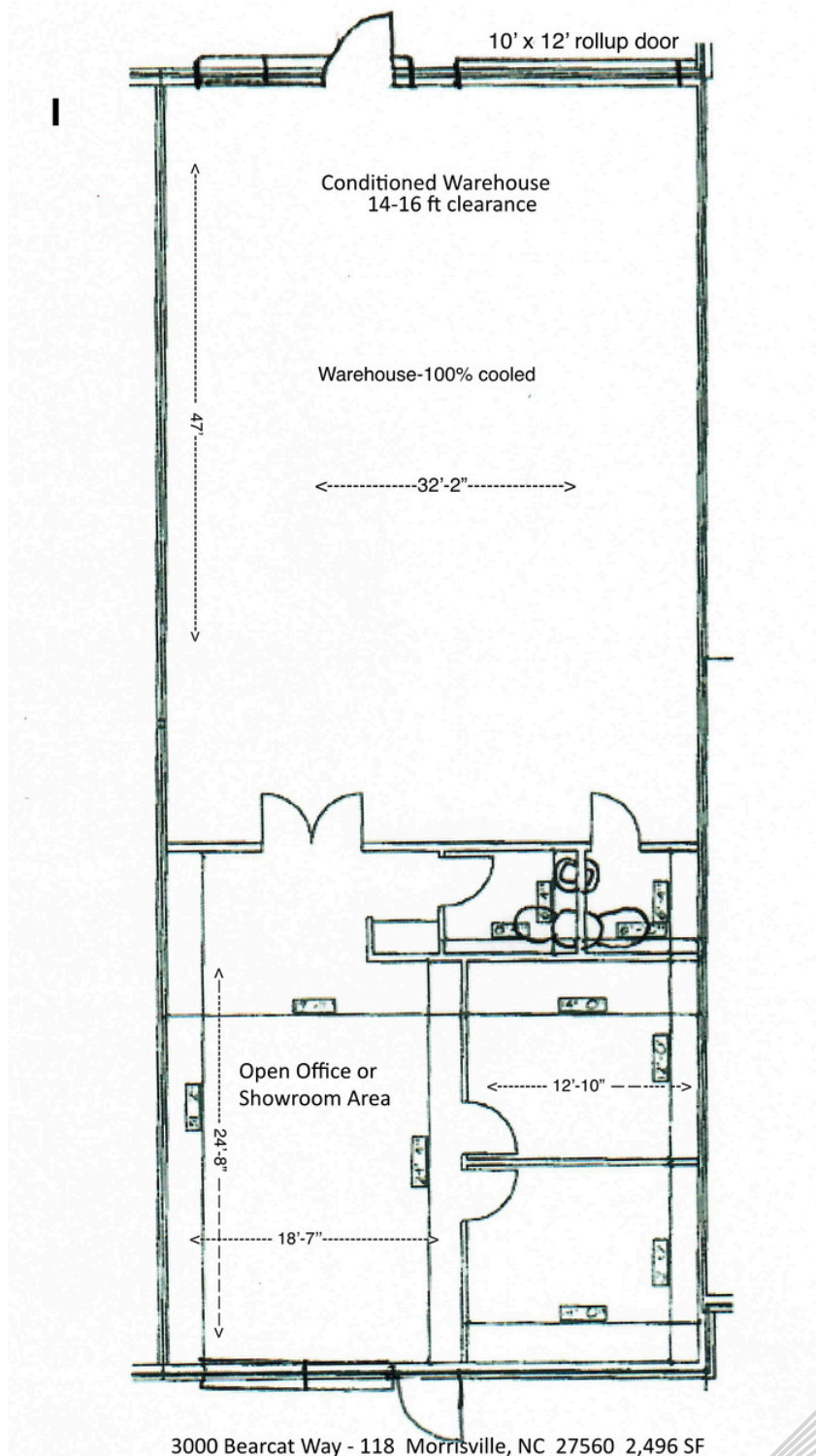
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# Floorplan

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3000 Bearcat Way - 118 Morrisville, NC 27560 2,496 SF



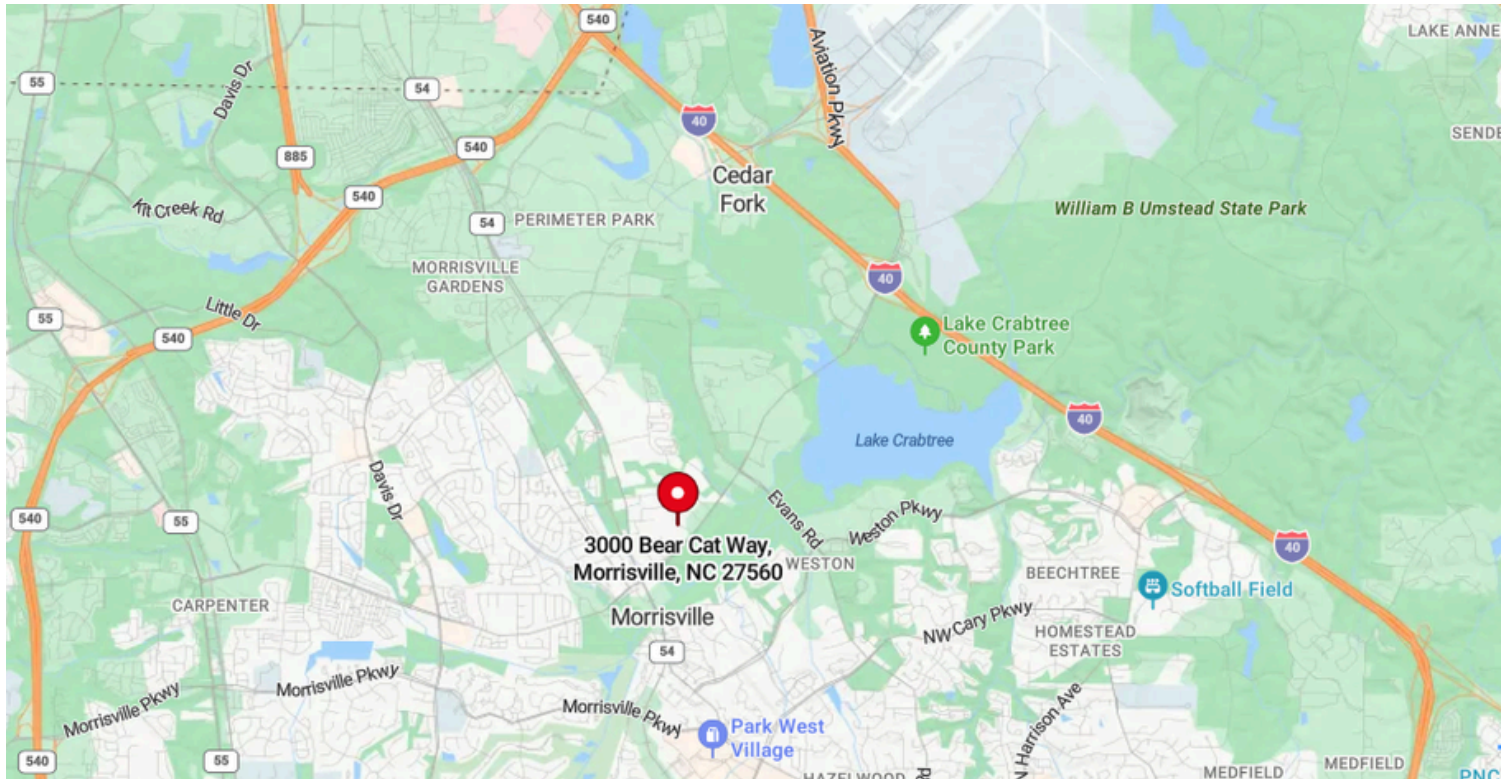
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# Location

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