

# ANIXTER BUILDING

120 Trans Air Drive  
Morrisville, NC  
**AVAILABLE**



- 164,000 SF
- EASILY SUBDIVIDED

- IRREPLACEABLE LOCATION  
IN MORRISVILLE RIGHT OFF  
OF AIRPORT BLVD

- 30' CLEAR HEIGHT AND  
CROSS DOCK (20 DOORS  
PLUS DRIVE-IN)



**FOR INFORMATION OR TO ARRANGE A SHOWING CONTACT:**

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# ANIXTER BUILDING

120 Trans Air Drive  
Morrisville, NC

## BUILDING SIZE

OFFICE SPACE: 7,700 SF  
WAREHOUSE SPACE: 156,300 SF  
TOTAL: 164,000 SF

## SITE ACREAGE

9.496 ACRES (413,646 SF)

## CONSTRUCTION

CLEAR HEIGHT: 30'  
COLUMN SPACING: 50' x 50'  
FLOOR: 6" Reinforced Concrete  
YEAR CONSTRUCTED: 1998  
INSULATION: 1.5" rigid insulation on roof  
STRUCTURE EXTERIOR: Tilt-up concrete  
INTERIOR WALLS: Tilt-up  
ROOF: • Firestone singly ply .045  
ballasted EPDM over metal deck  
• 10 year warranty beginning 1/1/98

## MECHANICAL

POWER: 2,000 amp., 277/480  
volt, 3 phase service  
NATURAL GAS: Public Service Company  
HEAT: Gas Space Heaters  
SPRINKLER  
SYSTEM: ESFR  
WAREHOUSE  
LIGHTING: Metal Halide

## TRANSPORTATION/PARKING

DOCK HIGH DOORS: 20 single dock high doors  
(9' x 10') 14 with levelers  
CROSS DOCK: Yes  
DRIVE-IN DOORS: Four (12' x 14')  
ON-SITE PARKING: 133 Spaces  
5 Disabled accessible spaces  
MAJOR HIGHWAY ACCESS: Interstate 85, I-40, I-440 Beltline,  
I-540  
TRUCK COURT AREA: 120' with 65' concrete apron

## UTILITIES/ZONING

WATER: Town of Morrisville  
SEWER: Town of Morrisville  
ZONING: Industrial

## COMMENTS

- Building can be easily subdivided
- Great proximity to I-40, I-540 and RTP

## COSTS

SALES PRICE: Negotiable  
LEASE RATE: \$3.95 NNN

## AVAILABILITY

DATE: Immediate



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