

WOODLAKE CENTER

1000 & 1200 INNOVATION AVE / Morrisville, NC 27560

146,748 - 322,699 sf of Industrial space for lease



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FEATURES

- Conveniently located minutes from I-40, I-540 and Highway 147
- Just 2.5 miles from Raleigh-Durham International Airport
- Features a fenced in truck court, painted deck, columns and walls



BUILDING SIZE (2)	322,699 sf
	1000 Innovation - 146,748 sf
	1200 Innovation - 175,951 sf
NO. OF ACRES	19 AC
COLUMN SPACING	45' x 50'
CEILING HEIGHT	24' minimum clear height
EXTERIOR WALL MATERIAL	Painted Tilt-up concrete wall panels with reveals and color scheme
ROOFING MATERIAL	Non-reinforced EPDM (ethylene propylene diene monomer), stone ballasted
TOTAL NO. OF PARKING SPACES	326
YEAR BUILT	1996
SPRINKLER SYSTEM	ESFR
LOADING DOCK	Fifty (50) 8' x 10' dock-high doors Four (4) 9' x 10' dock-high doors Two (2) 14' x 14' drive-in doors
DOCK EQUIPMENT	All dock high doors are equipped with 40,000 lb mechanical pit levelers, dock seals and dock shelters
NATURAL GAS PROVIDER	Ferrell Gas
ELECTRICAL PROVIDER	Duke Energy
HVAC	Office 100% HVAC



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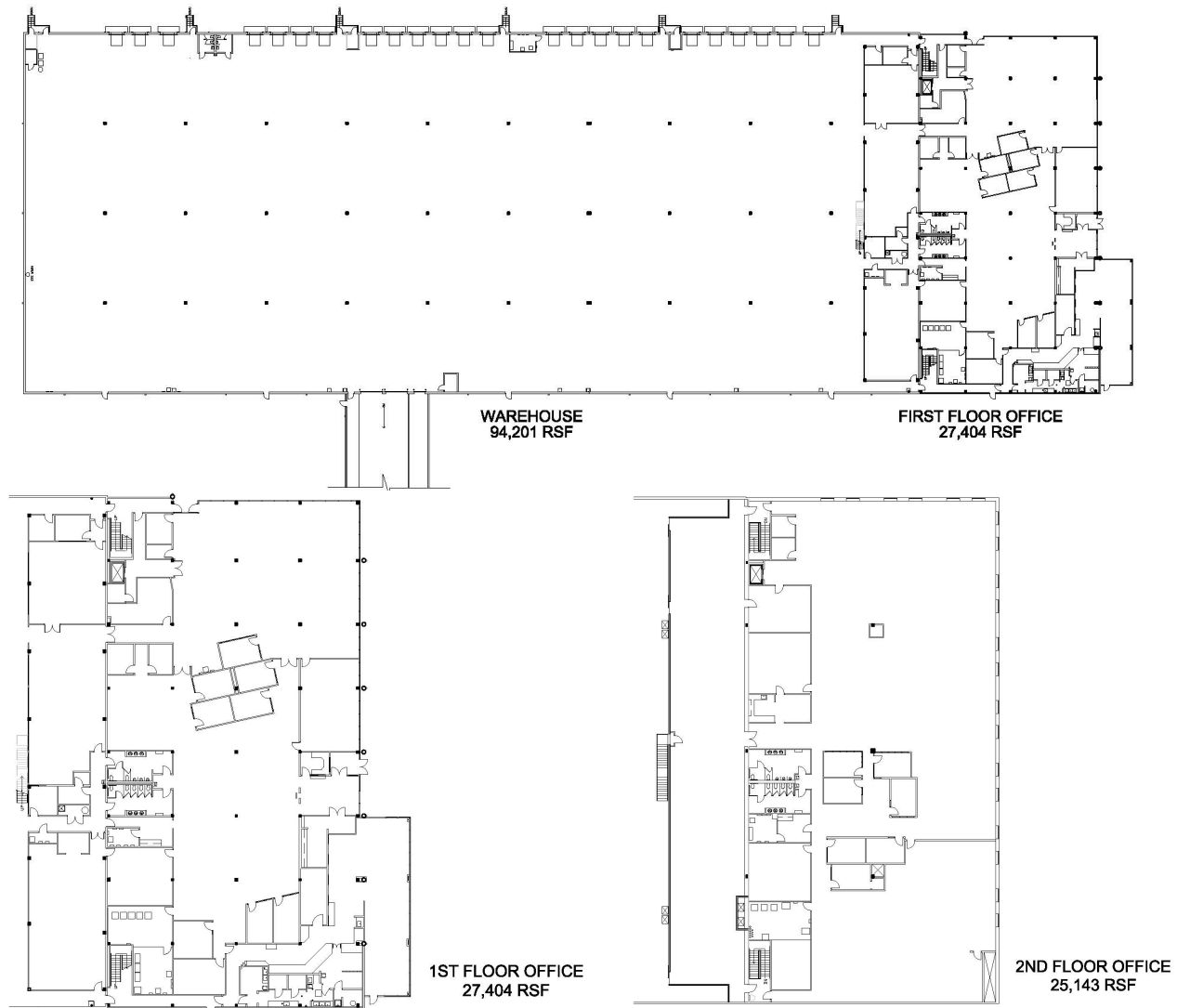
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1000 INNOVATION

146,748 sf Available

FEATURES

- 94,201 sf of warehouse & 52,547 sf 2-story office for a total of 146,748 sf
- 9,000 sf bay size
- 601' x 201' building size
- (24) 8' x 10' dock-high doors
- 2000 amp power service 110/208 volt, 3-phase, 4-wire



WOODLAKE CENTER

1000 & 1200 INNOVATION AVE

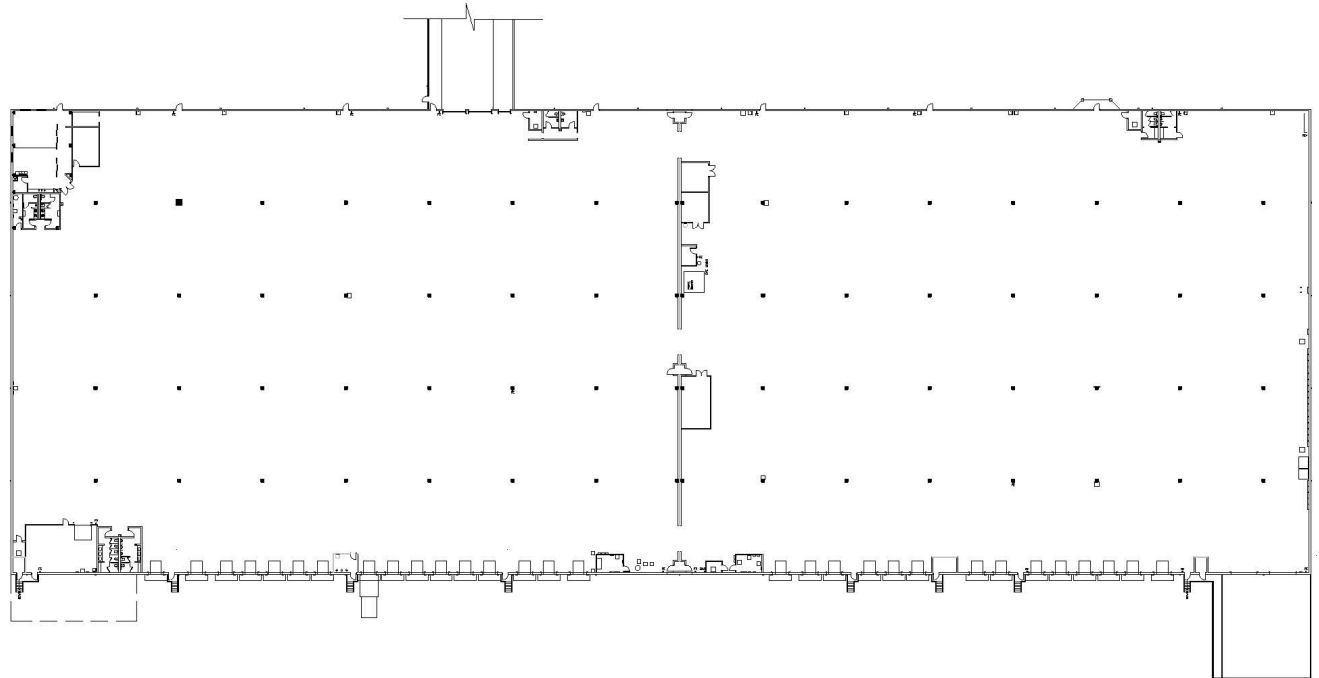
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1200 INNOVATION

87,975 - 175,951 sf Available

FEATURES

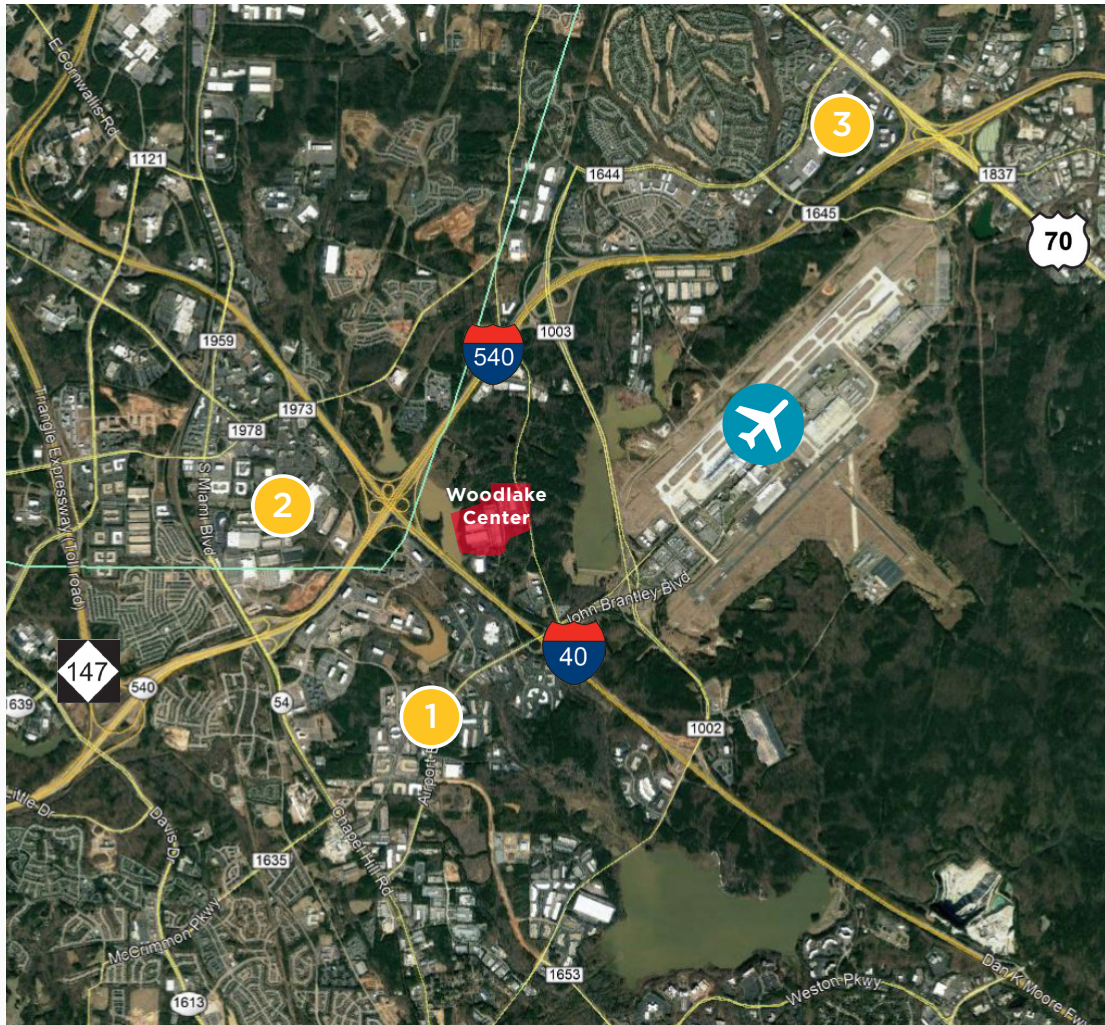
- 175,951 sf warehouse, divisible to 87,975 sf
- 11,250 sf bay size
- 703' x 250' building size
- (26) 8' x 10' dock-high doors, (4) 9' x 10' dock-high doors and (2) 14' x 14' drive-in doors
- 4000 amp power service 277/480 volt, 3-phase, 4-wire



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1 AIRPORT BOULEVARD

1.5 Miles

- Courtyard by Marriott
- Wendy's
- Cracker Barrel
- Texas Steakhouse & Saloon
- Jersey Mike's Subs
- Bojangle's
- Holiday Inn
- Staybridge Suites
- Days Inn
- Sheets
- Four Points by Sheraton

2 IMPERIAL CENTER

2.7 Miles

- Walmart
- Subway
- Wendy's
- Starbucks
- Mez Contemporary Mexican
- Jimmy John's
- Page Road Grill
- Chipotle Mexican Grill
- Panera Bread
- Fitness Connection
- Randy's Pizza

3 BRIER CREEK

4.8 Miles

- Target
- Starbucks
- Chick-fil-a
- Applebee's
- Brixx Wood Fired Pizza
- Bat Louie
- Caribou Coffee
- Jimmy John's
- Jason's Deli
- Longhorn Steakhouse
- Bruegger's Bagels
- TJ Maxx
- HomeGoods
- Michaels
- DICK'S Sporting Goods
- Staples
- Party City
- PetSmart



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