



±65,000 SF FLEX FACILITY AVAILABLE NEAR RTP

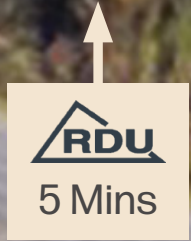
1050 Northgate Court | Morrisville, NC 27560

CDP
CBRE

1050
northgate



130,000 VPD



**±65,000 SF
FLEX FACILITY
NEAR RTP**

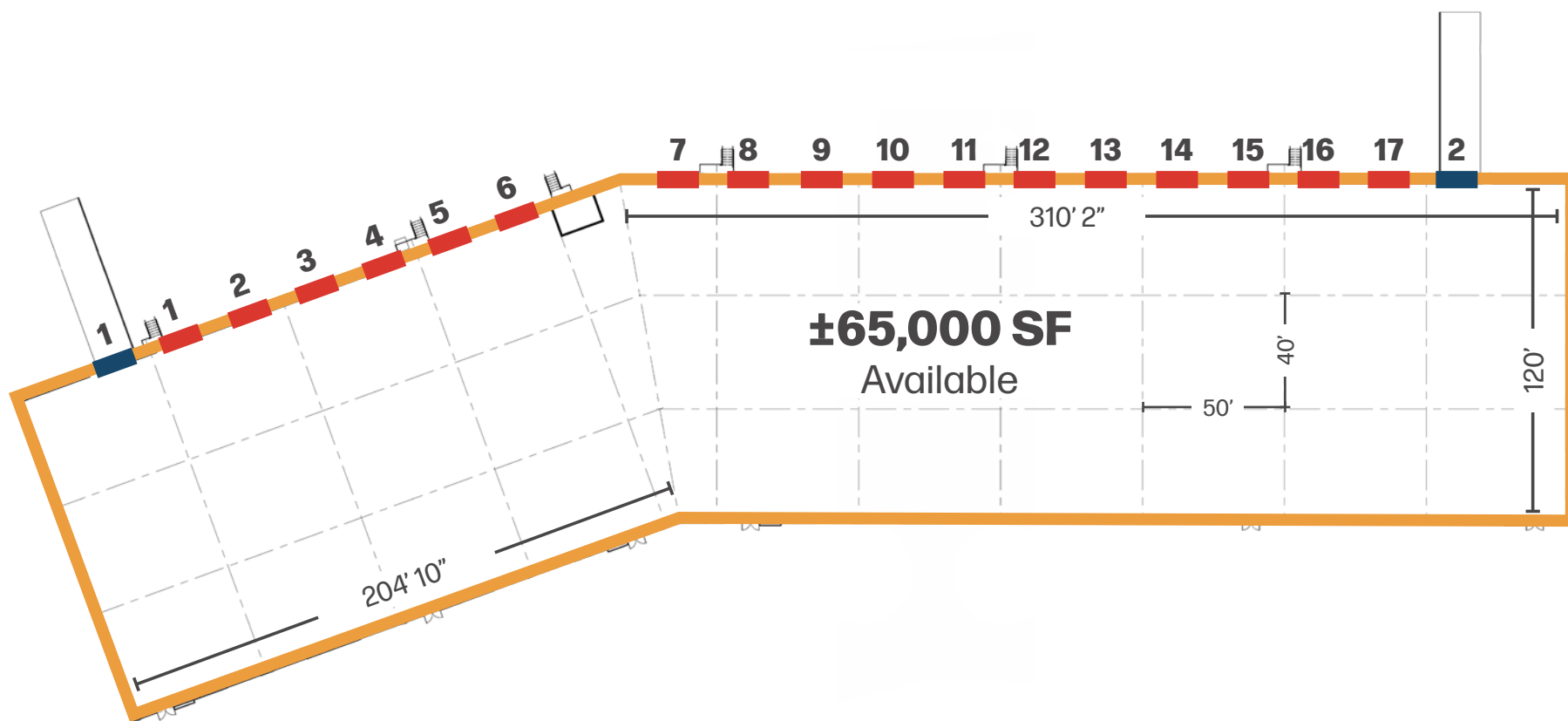
Northgate Court

SITE PLAN OVERVIEW

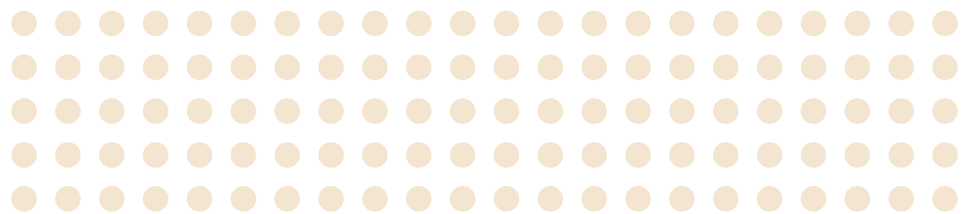


AVAILABLE SF	±6,000 SF to ±65,000 SF
BUILDING SIZE	±65,000 SF
OFFICE SF	Build to suit
BUILDING DIMENSION	120' deep
CLEAR HEIGHT	24'
DOCK-HIGH DOORS	Seventeen (17) 9' x 10'
DRIVE-IN DOORS	Two (2) 12' 14'
SPRINKLER	ESFR
POWER	480V 3-phase service
COLUMN SPACING	50' x 40'
BAY SIZE (TYP.)	6,000 SF
AUTO PARKING	1.47/1000
TRUCK COURT	70' - 120'
ZONING	ORD Town of Cary
PARCEL SIZE	7.72 acres
TIMING	Q3 2025
LEASE RATE	Contact for pricing

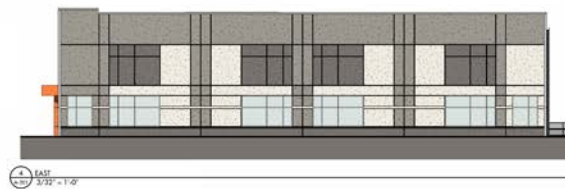
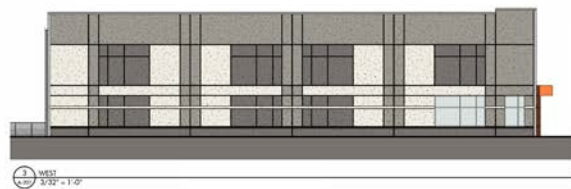
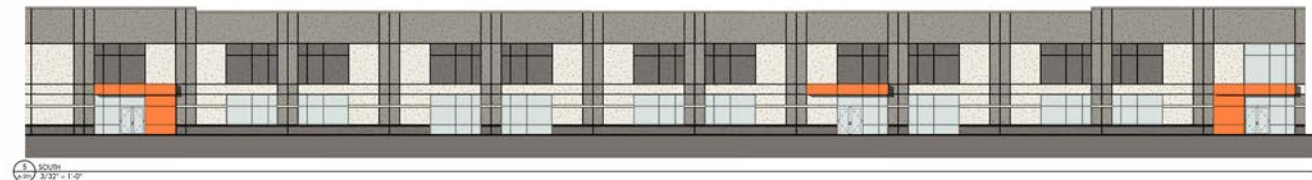
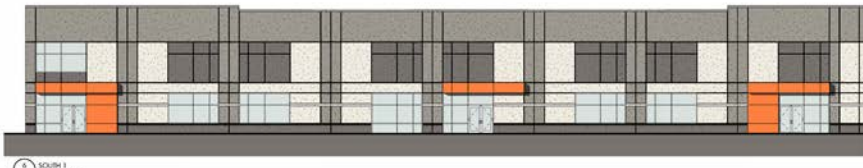
FLOOR PLAN



■ Dock-High Doors ■ Drive-In Doors



BUILDING ELEVATIONS



24'

Clear Height



6,000 SF

Typical Bay Size



ESFR

Sprinkler System



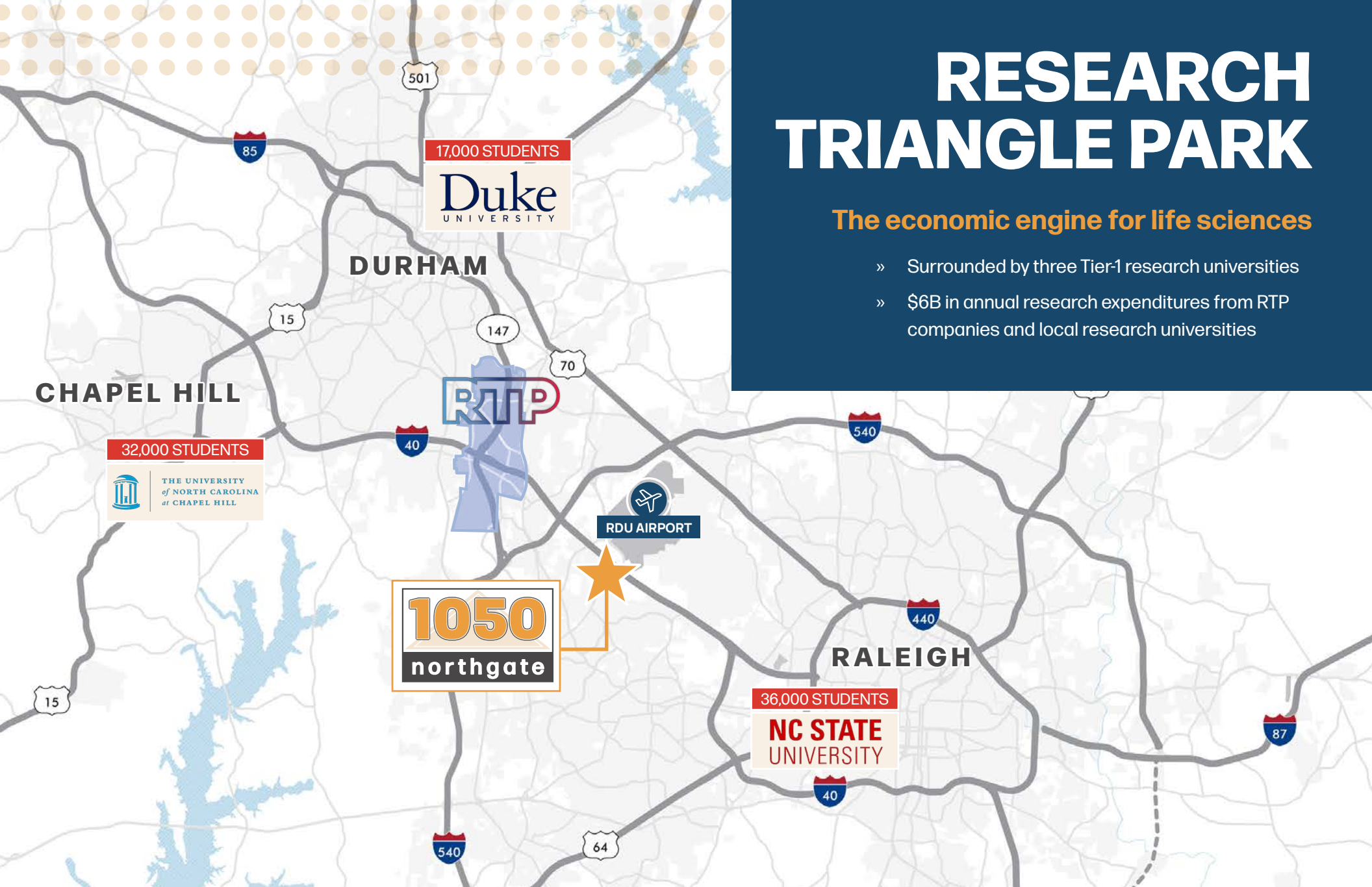
TILT UP

Exterior Construction

RESEARCH TRIANGLE PARK

The economic engine for life sciences

- » Surrounded by three Tier-1 research universities
- » \$6B in annual research expenditures from RTP companies and local research universities



#1

LARGEST RESEARCH PARK IN THE U.S.

7,000

ACRES

375+

LIFE SCIENCES COMPANIES

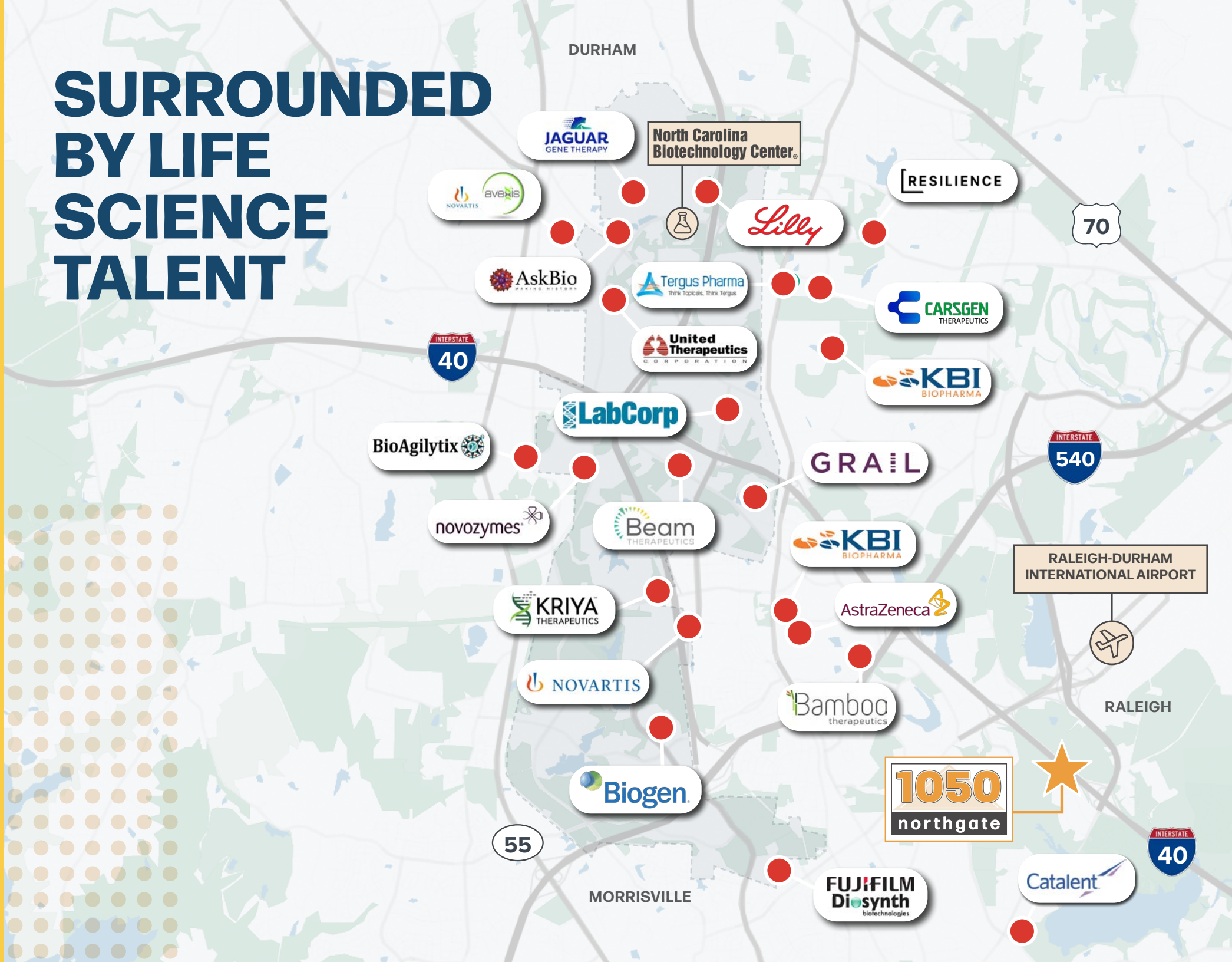
60k+

EMPLOYEES

3k+

PATENTS AWARDED

SURROUNDED BY LIFE SCIENCE TALENT



DRIVE TIMES & DEMOGRAPHICS

INTERSTATES/HIGHWAYS

INTERSTATES/HIGHWAYS	DISTANCE
Interstate 40	1.5 Miles
North Carolina 54	3.5 Miles
Interstate 540	4.0 Miles
North Carolina 55	8.0 Miles
Interstate 440	9.0 Miles

AIRPORTS

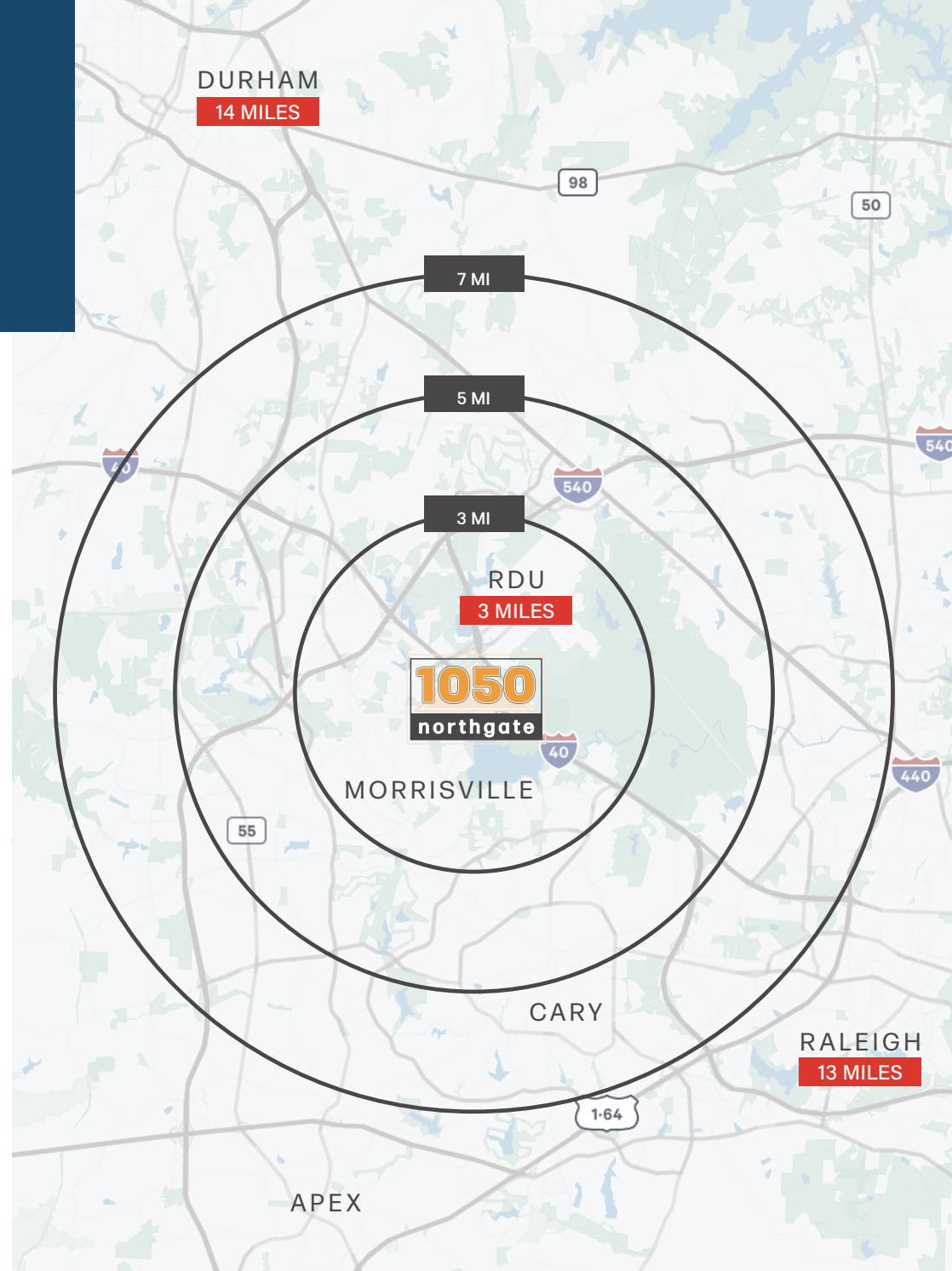
AIRPORTS	DISTANCE
Raleigh-Durham International	3.0 Miles
Piedmont Triad International	80 Miles
Charlotte Douglas International	160 Miles

POPULATION

37,428	138,979	324,780
3 Miles	5 Miles	7 Miles

HH MED. INCOME

\$109,723	\$107,207	\$103,782
3 Miles	5 Miles	7 Miles



NEARBY AMENITIES

Restaurants & Retail Within 5 Miles

Restaurants & Bars

The HUB RTP	Neomonde	Mez Mexican
Boxyard RTP	Thai 54 Restaurant	Page Road Grill
Lawrence Barbecue	Babymoon Cafe	Farmside Kitchen
Fullsteam RTP	Los Tres Magueyes	Starbucks
Meat & Graze	First Watch	It's A Wrap
RTP Uncorked	Chick-fil-A	Fount Coffee
Bulkogi	Bruegger's Bagels	Capital City Chop House
Dame's Chicken & Waffles	Cracker Barrel	McDonald's
Ruth Chris Steak House	Chipotle	Farmside Kitchen
Bonefish Grill	Wendy's	Panera Bread

Retail

Walmart Supercenter	Office Depot
Harris Teeter	Circle K
Wegmans	Target
Bass Pro Shop	Hobby Lobby
First Citizen Bank	Paragon Theaters
PNC Bank	The UPS Store
Welcome Federal Bank	Golf Galaxy
Wells Fargo	Petco

Lodging

The Umstead Hotel & Spa
Fairfield Inn & Suites by Marriott
Hyatt Place Raleigh-Durham Airport
Staybridge Suites Raleigh-Durham
Four Points by Sheraton
Hilton Garden Inn
Holiday Inn Raleigh-Durham
Sheraton Imperial Hotel
SpringHill Suites by Marriott





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