



# Office & Warehouse Space For Lease

60,000 RSF Available

**144 Old Lystra Road**  
Chapel Hill, NC 27517

Justin Booth  
Senior Vice President  
919-424-8464  
[Justin.Booth@jll.com](mailto:Justin.Booth@jll.com)

Al Williams  
Executive Vice President  
919-424-8154  
[Al.Williams@jll.com](mailto:Al.Williams@jll.com)

Austin Jackson  
Associate  
919-424-8456  
[Austinp.Jackson@jll.com](mailto:Austinp.Jackson@jll.com)

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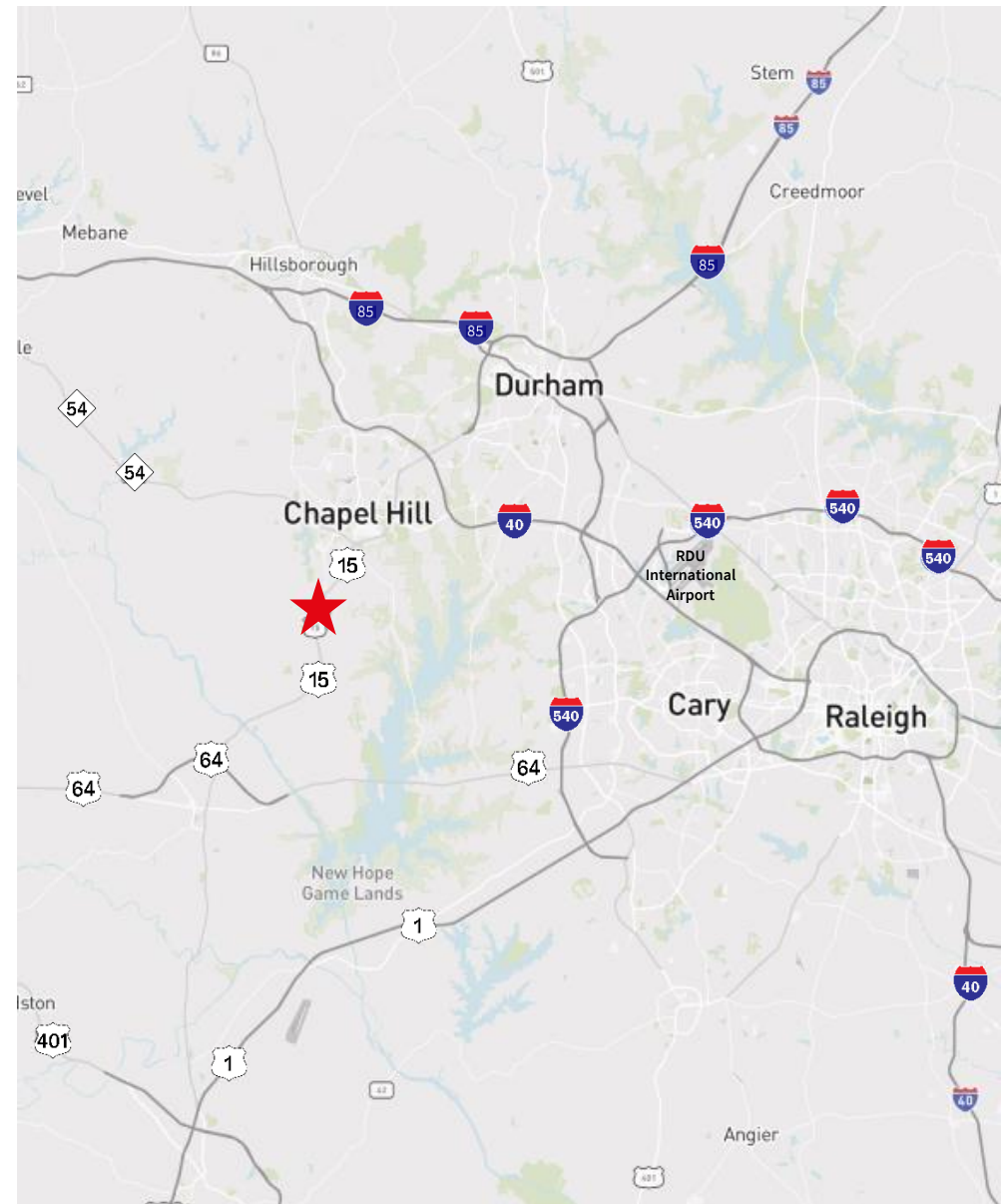
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## Property Details

Building Area	143,800 SF
Available	60,000 SF (25,000 SF Office/35,000 SF Warehouse) *Landlord willing to split office
Year Built	1986
Lease Rate	\$16.50 / SF NNN
Construction	Pre-cast concrete
HVAC	Fully conditioned
Ceiling Height	21'6"
Docks	Six (6)
Power	480v Three Phase
Column Spacing	30' x 40'
Building Updates:	Epoxy Warehouse Floors 2022 HVAC

- Less than 1 miles to I-4
- Six miles to I-85
- 17 miles to I-54
- 23 Miles to RDU International Airport

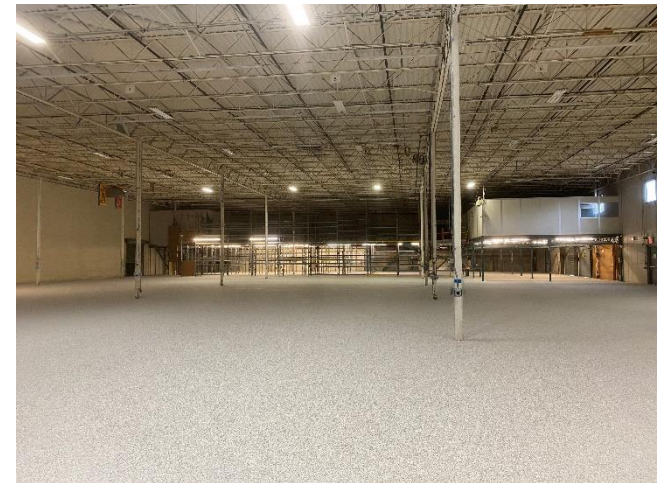




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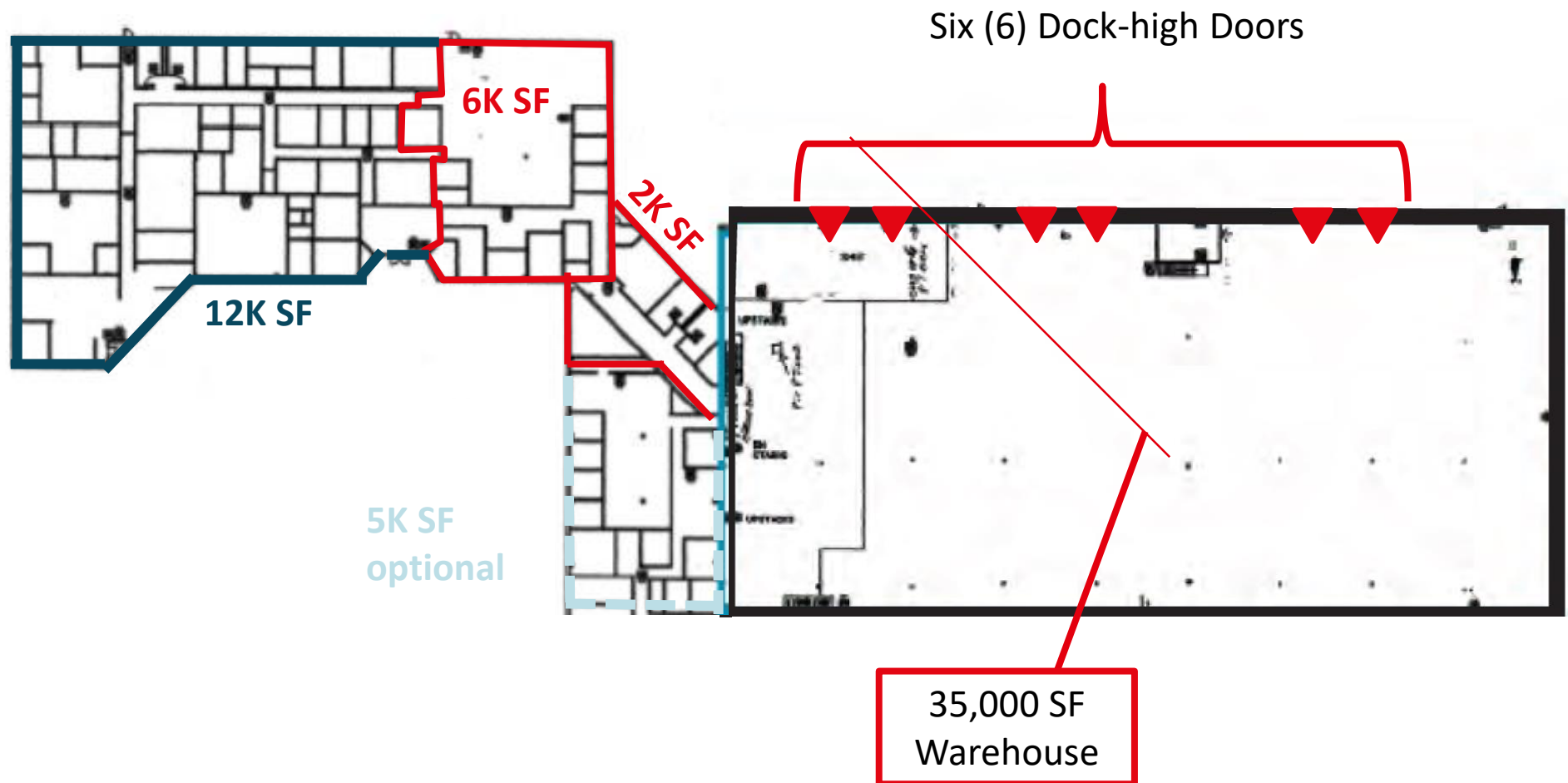
## Space Photos



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## Floor Plan



- Landlord can provide 8k SF of office & 35k sf of warehouse (total 43,000 SF)
- Landlord can provide 13k SF of office & 35k sf of warehouse (total 48,000 SF)



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