

# 40,000 SF

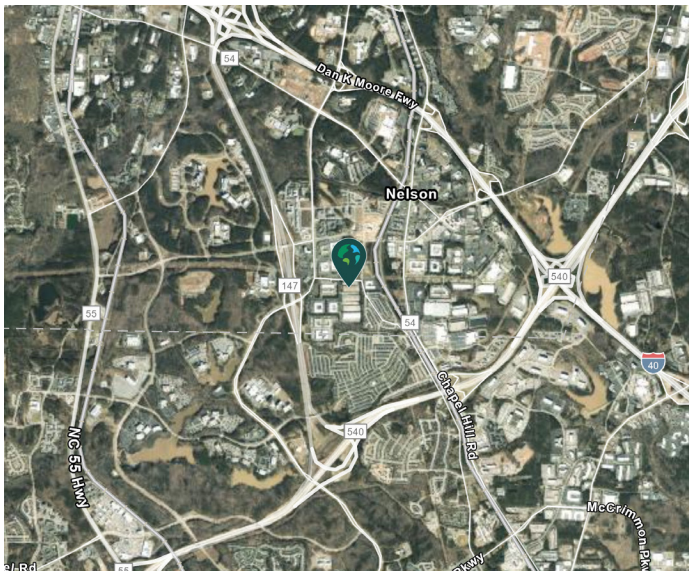
Industrial Space For Lease



## Prologis Keystone Business Park 324



324 Park Knoll Drive, Suite B  
Morrisville, NC 27560 USA



**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**

### LOCATION

- 2.5 miles from the I-40 & I-540 Interchange
- 3 miles from Raleigh-Durham International Airport
- Located in the Research Triangle Park Submarket

### FACILITY

- 128,000 total building SF
- 40,000 available SF
- 1,635 office SF
- 23' clear height
- 9 dock doors (4 with edge of dock levelers, 5 with pit levelers)
- 40' x 40' column spacing
- 200' building depth
- 116' truck court depth
- ESFR sprinkler system
- LED lighting
- 350 amps

### ADVANTAGES AND AMENITIES

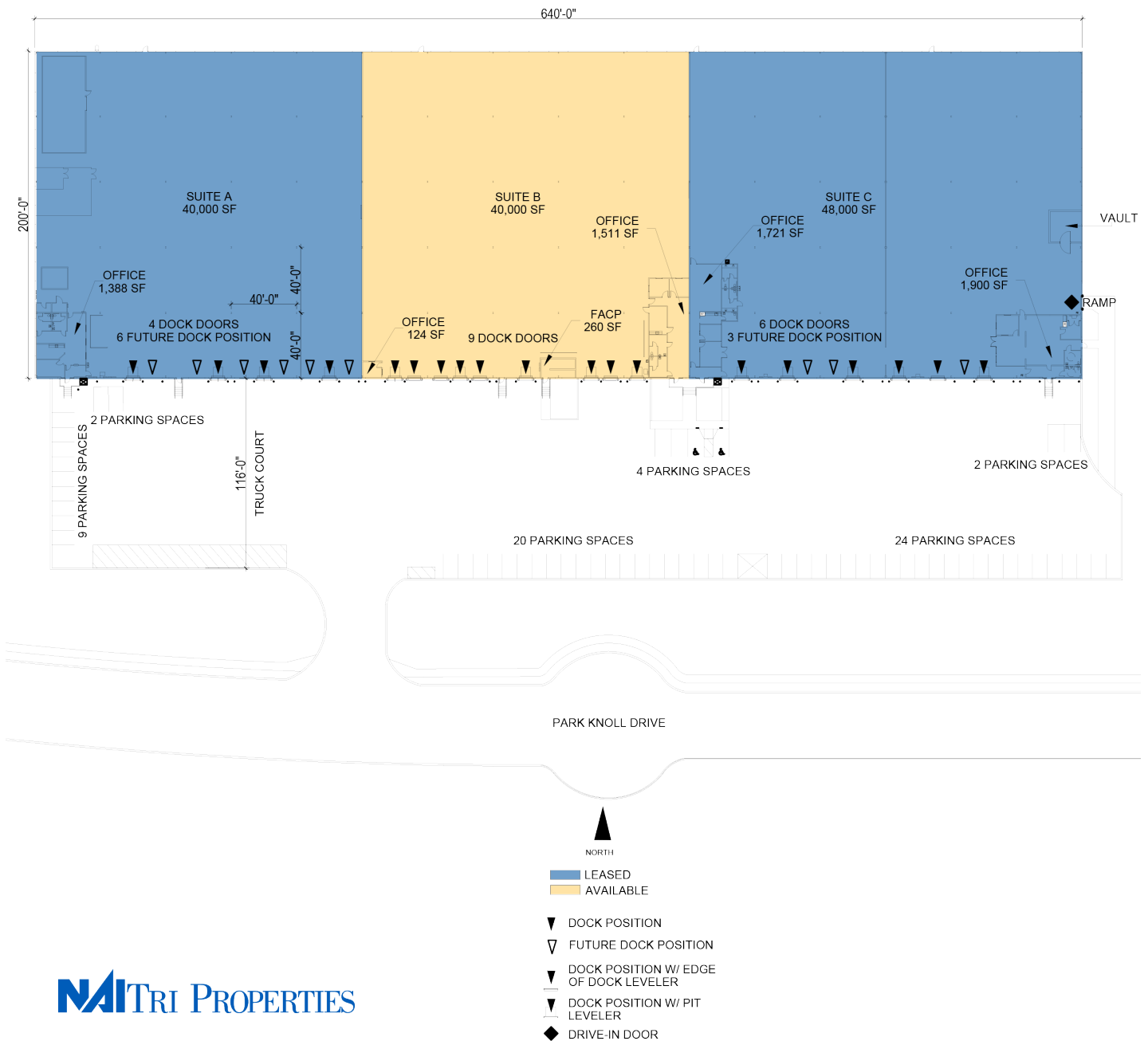
- Professionally landscaped, controlled environment
- Prologis Clear Lease - a simplified lease that fixes operating and capital expenses for the entire lease term
- Efficient and cost-effective warehouse solutions through Prologis Essentials

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