

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

Industrial Warehouse For Lease

140 SOMERSET CHURCH RD., ROXBORO, NC 27573



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PROPERTY OVERVIEW

Why pay Durham rates when you can lease in Roxboro for a fraction of the cost?

15,000± square feet of light industrial/flex space for lease in recently renovated Cotton Mill. The space includes 15,000± SF of warehouse space and an over 1 acre laydown yard. Located conveniently 35 minutes to Downtown Durham and 30 minutes to Downtown Hillsborough.

- 2 Large Loading Docks
- Ample Parking
- Heavy Power Available
- Fully Sprinkled
- 2 Bathrooms
- Possible Laydown Yard

Space can be subdivided to ~3100 SF with a dedicated loading dock and office space.

ACREAGE	8.98± Acres
WAREHOUSE SF	15,000±
COUNTY	Person
PARCEL	15094
LEASE RATE	\$3850.00/month
ZONING	Industrial (I-1)
BEST USE	Light Industrial/Flex

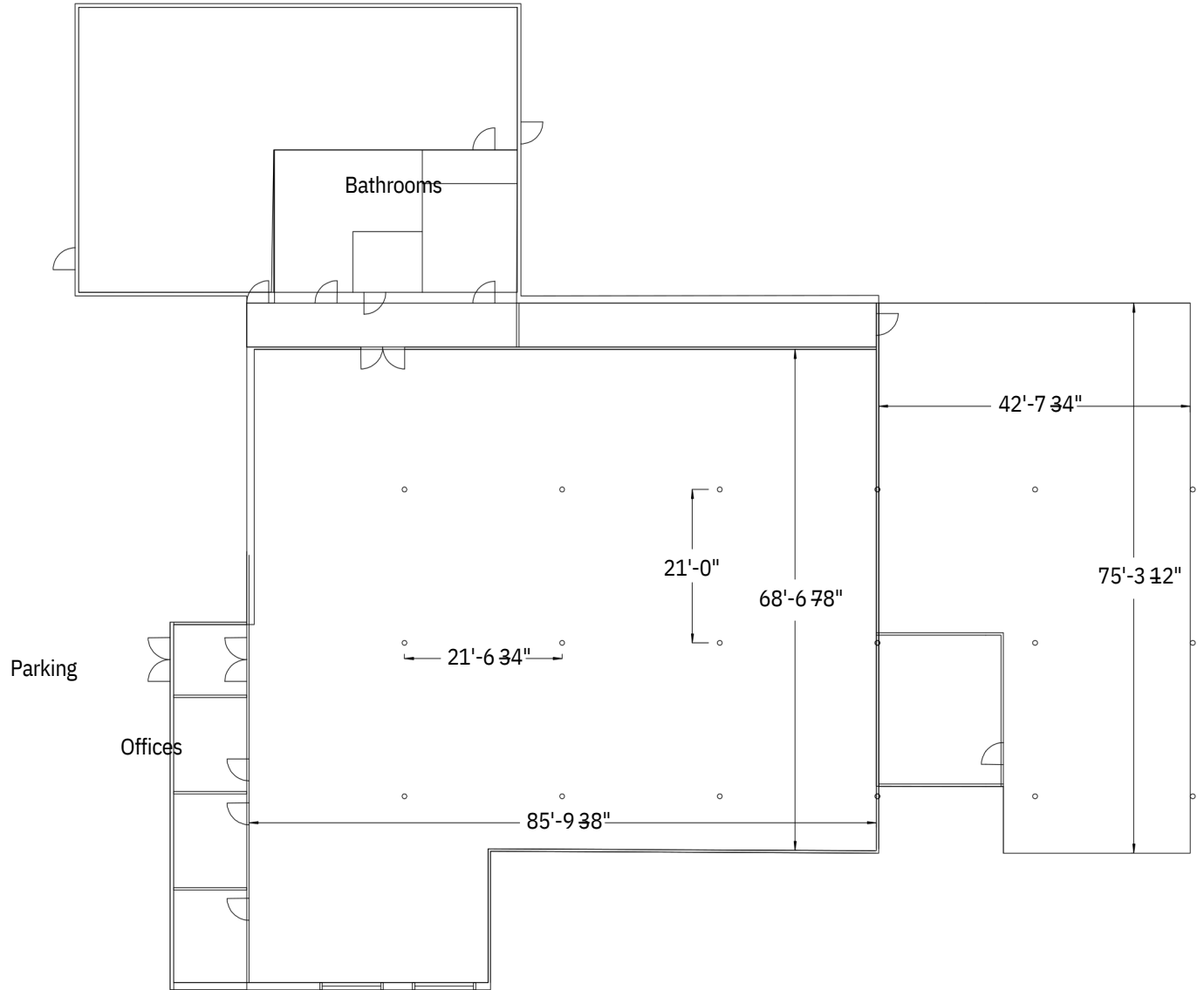






Floor Plan

Unit A - 13,000 sq ft

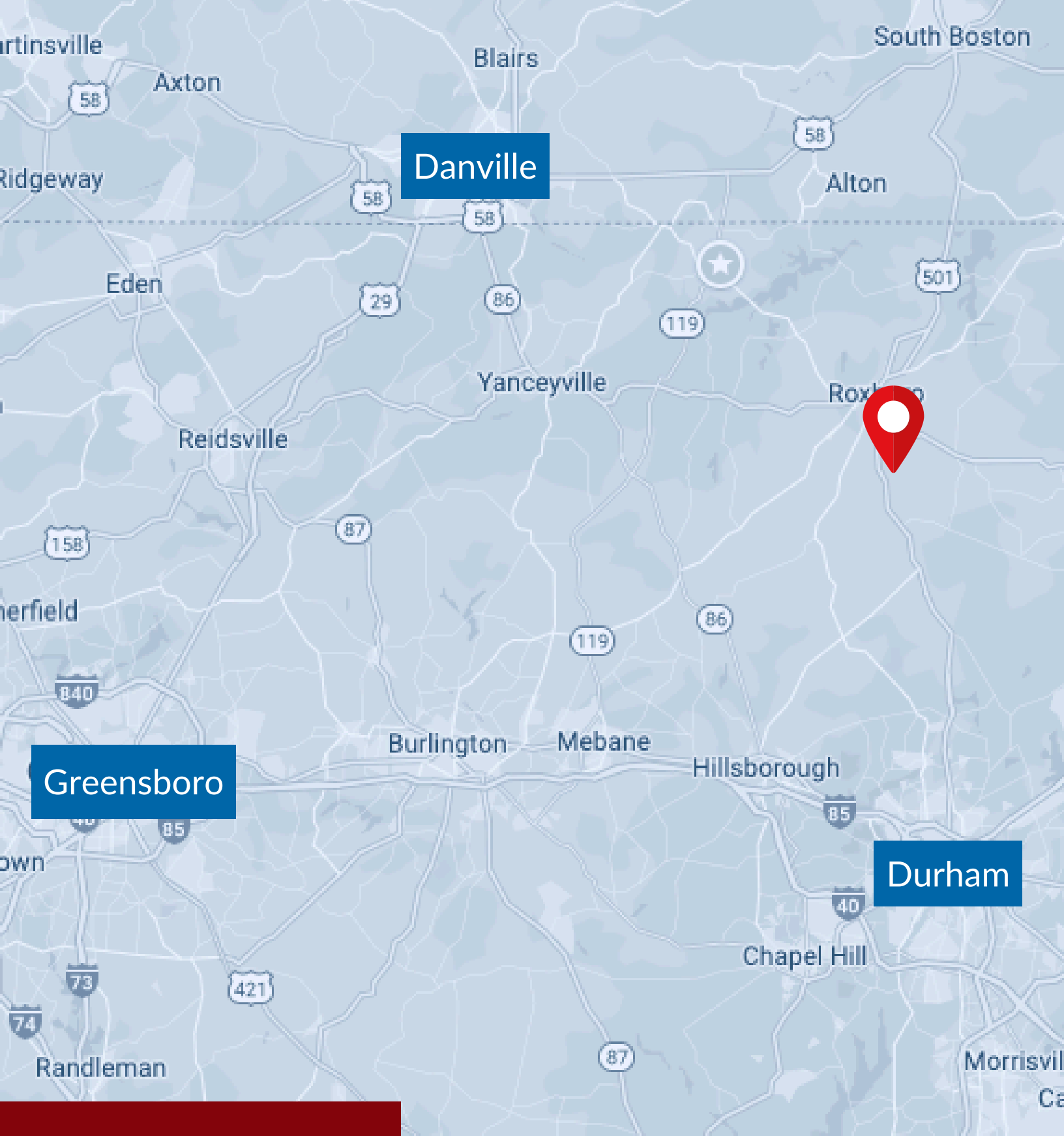




Durham Road

Old Durham Road





Danville

Greensboro

Durham

Regional Map

Durham, NC	27.1 miles
Danville, VA	32.9 miles
Greensboro, NC	58.9 miles

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