

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE

FLEX BUILDING FOR LEASE

165 MAYO STREET
HILLSBOROUGH, NC 27278

±5,200 SQUARE FEET | \$7,585.00/MONTH



Emilee Collins, CCIM
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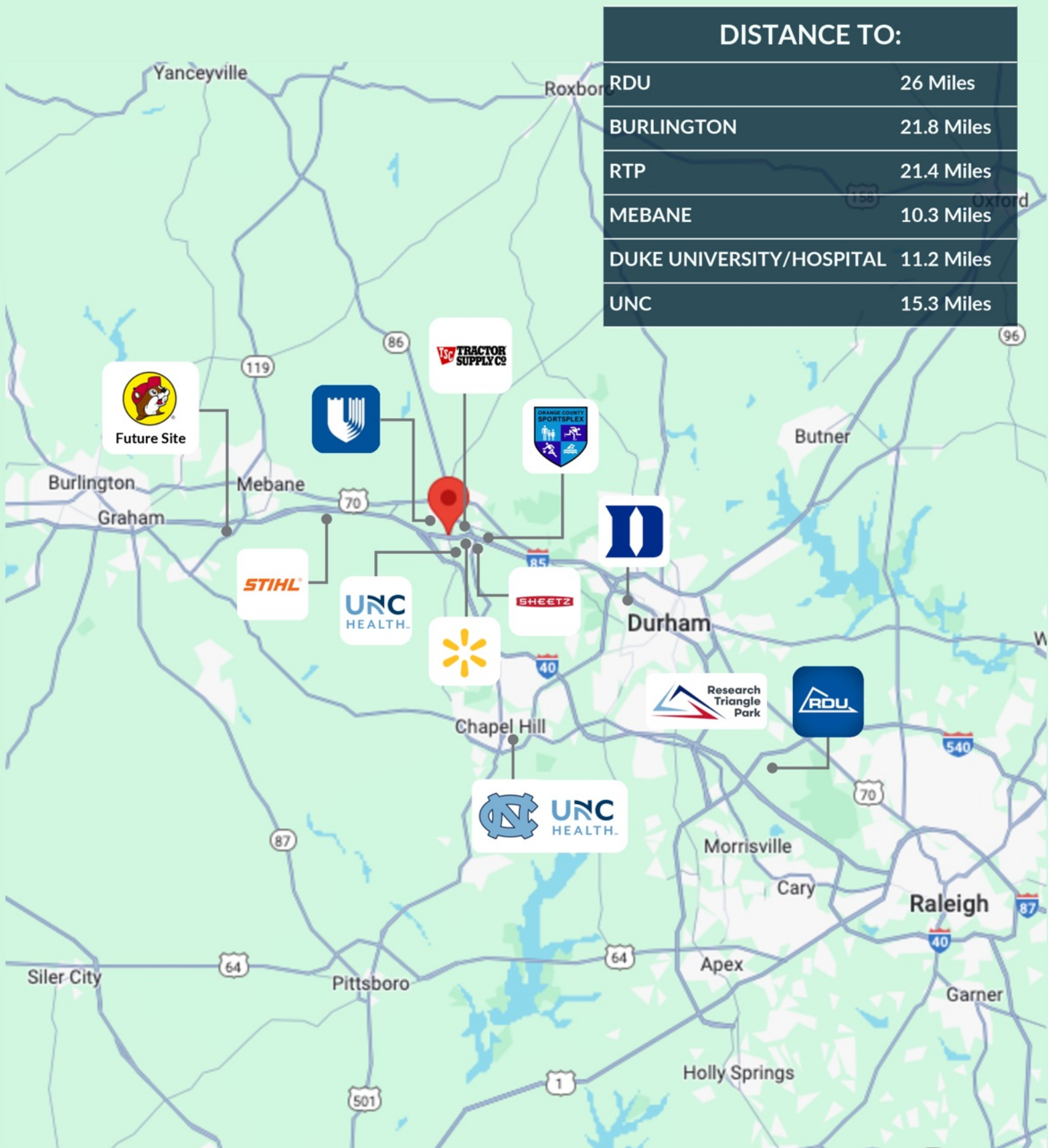
Property Overview

Stand-alone commercial building with ample parking. This 5,200 SF facility includes two spacious interior staging assembly workspaces with a storage garage, ideal for light retail, storage or operations. Inside, you'll find three roll-up doors, two office spaces, and a large lobby.

Conveniently located near I-85/I-40 that provides access to Downtown Durham, Chapel Hill, and Mebane. This property offers versatile space ideal for a contractor's office, order fulfillment center, research facility, maintenance, or sales business.

SQUARE FOOTAGE	± 5,200
ACERAGE	0.88
PARCEL	9864808968
COUNTY	Orange
PARKING	Ample
LEASE TYPE	NNN
TOTAL MONTHLY RENT	\$7,585.00 (including TICAM)
BASE MONTHLY RENT	\$6,502.00 (\$15.00/SF)
MONTHLY TICAM	\$1,083.33 (\$2.50/SF)
ZONING	High Intensity Commercial
MINIMUM TERM	3 Years
MAX CEILING HEIGHT	14 Feet
ROLL-UP DOORS	3 (10'x12')
RESTROOMS	2
UTILITIES	Public Water, Public Sewer Connection Scheduled





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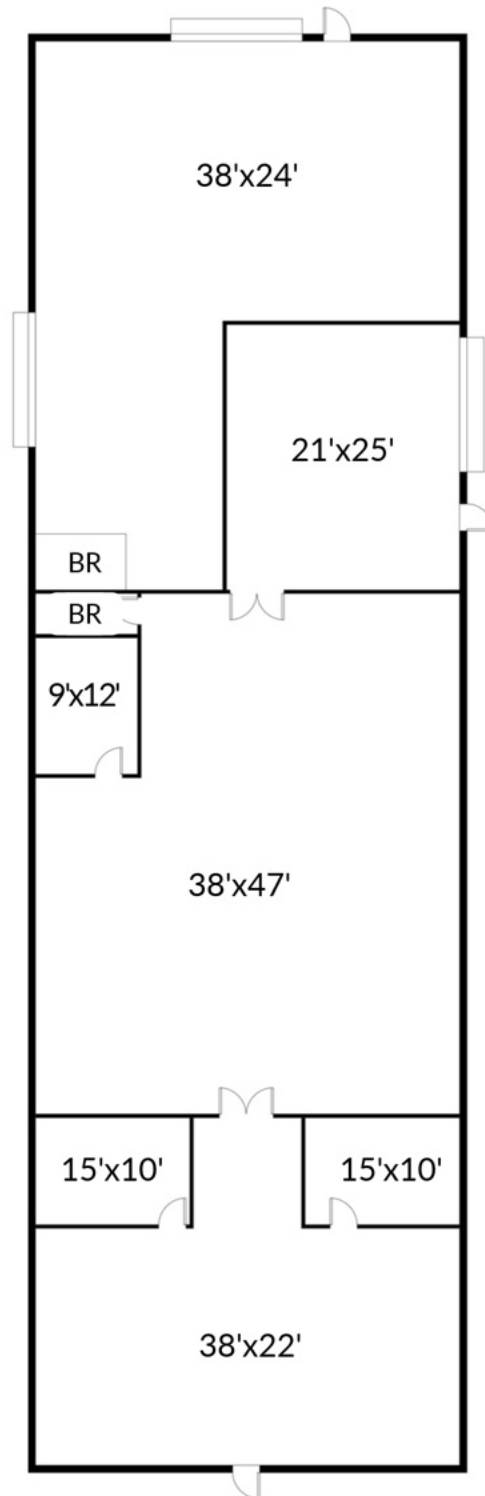
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FLOOR PLAN

NOT DRAWN TO SCALE AND APPROXIMATE DIMENSIONS