



Industrial Flex Building for Sale or Lease

SALES PRICE: \$2,600,000

LEASE RATE: \$14.50/SF NNN

416 MILLSTONE DRIVE, HILLSBOROUGH, NC 27278

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



ADDRESS	416 Millstone Drive, Hillsborough, NC 27278
COUNTY	Orange
PARCEL	9873270740
ZONING	Economic Development District
SQUARE FOOTAGE	14,221 1,778.4 (office) 12,442.6 (warehouse)
YEAR BUILT	1999 2008 Addition
LOT SIZE (ACRES)	2.32
PROPERTY TYPE	Flex/Industrial
LISTING PRICE	\$2,600,000
LEASE RATE (\$/SF)	\$14.50/SF + \$2.60/SF TICAM
LEASE RATE (MONTHLY)	\$20,264.93 (\$17,183.71- Monthly Rent + \$3,081.22 - TICAM)
ROLL-UP DOORS	1
CEILING HEIGHT	13'-22'
LOADING DOCKS	1

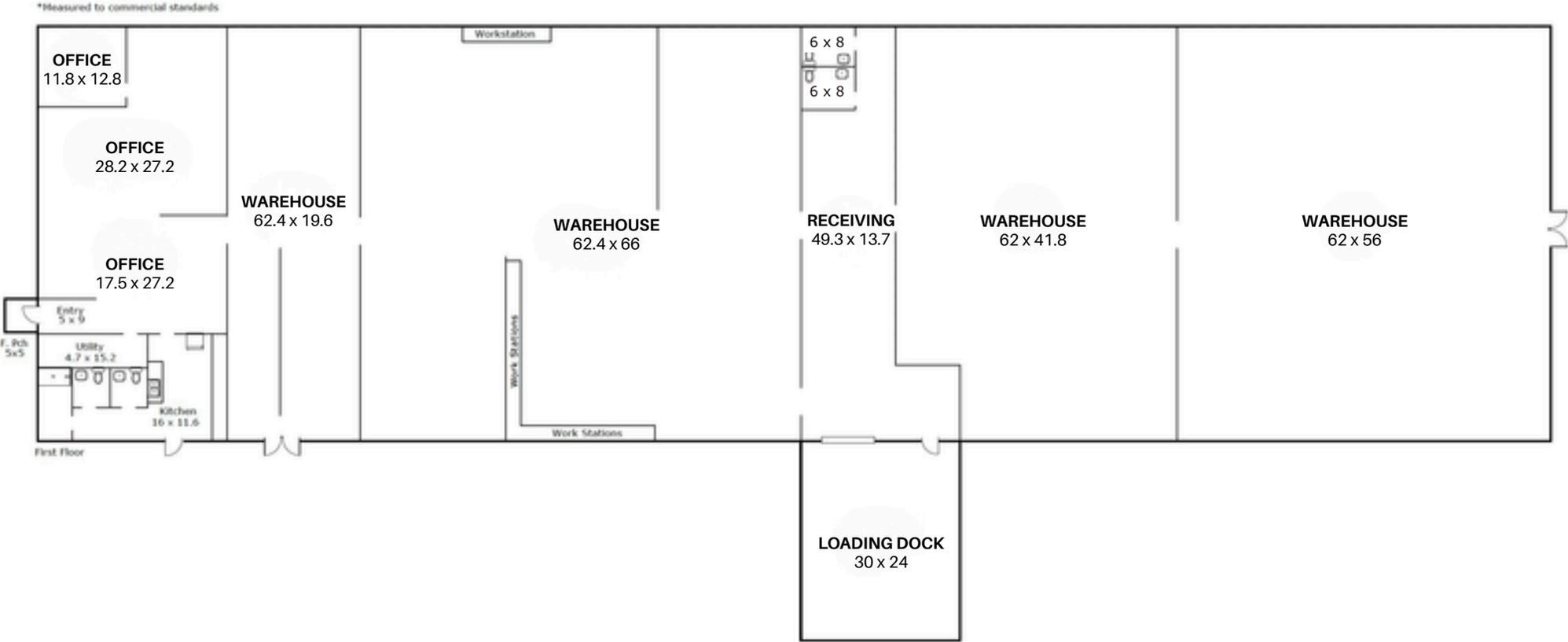
Located at 416 Millstone Drive in the established Economic Development District, this 14,221 SF industrial facility offers flexibility for a wide range of users. With ceiling heights ranging from 13 to 22 feet, one loading dock door with two levelers, and a fully conditioned interior, the building is well-suited for manufacturing, warehousing, order fulfillment, trade contractors, or professional service operations requiring a blend of office and functional workspace.

Positioned on 2.32 acres with ample parking and yard area, the property provides room to operate and grow. Its close proximity to I-40 & I-85 ensures efficient access for distribution, parcel delivery, and regional connectivity, making it an ideal option for businesses that value visibility, convenience, and operational efficiency. Available for sale or lease.

Emilee Collins, CCIM
emilee@pickettsprouse.com
(919) 730-7040

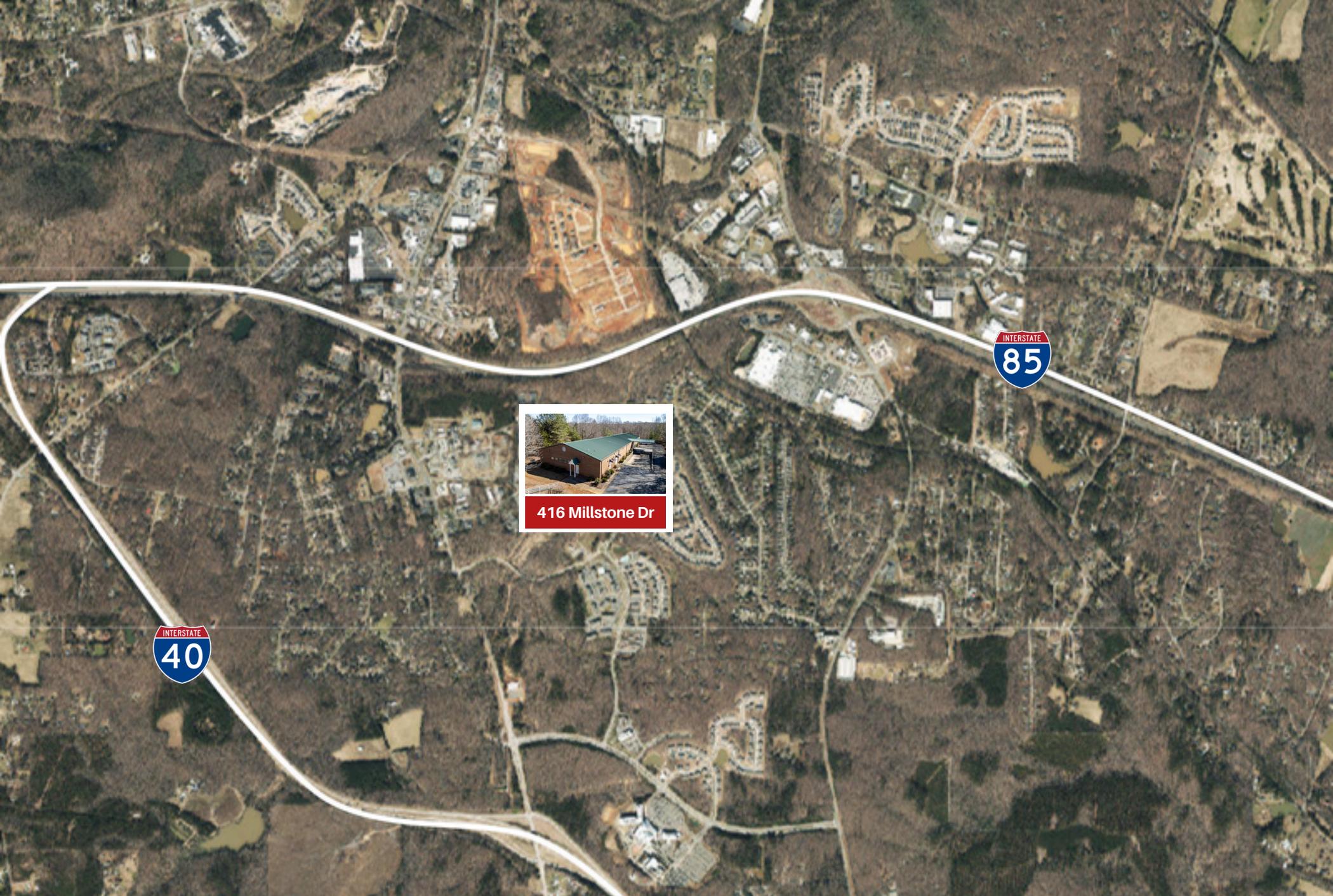
Matthew Morton
matthew@pickettsprouse.com
(919) 864-0864

Floorplan







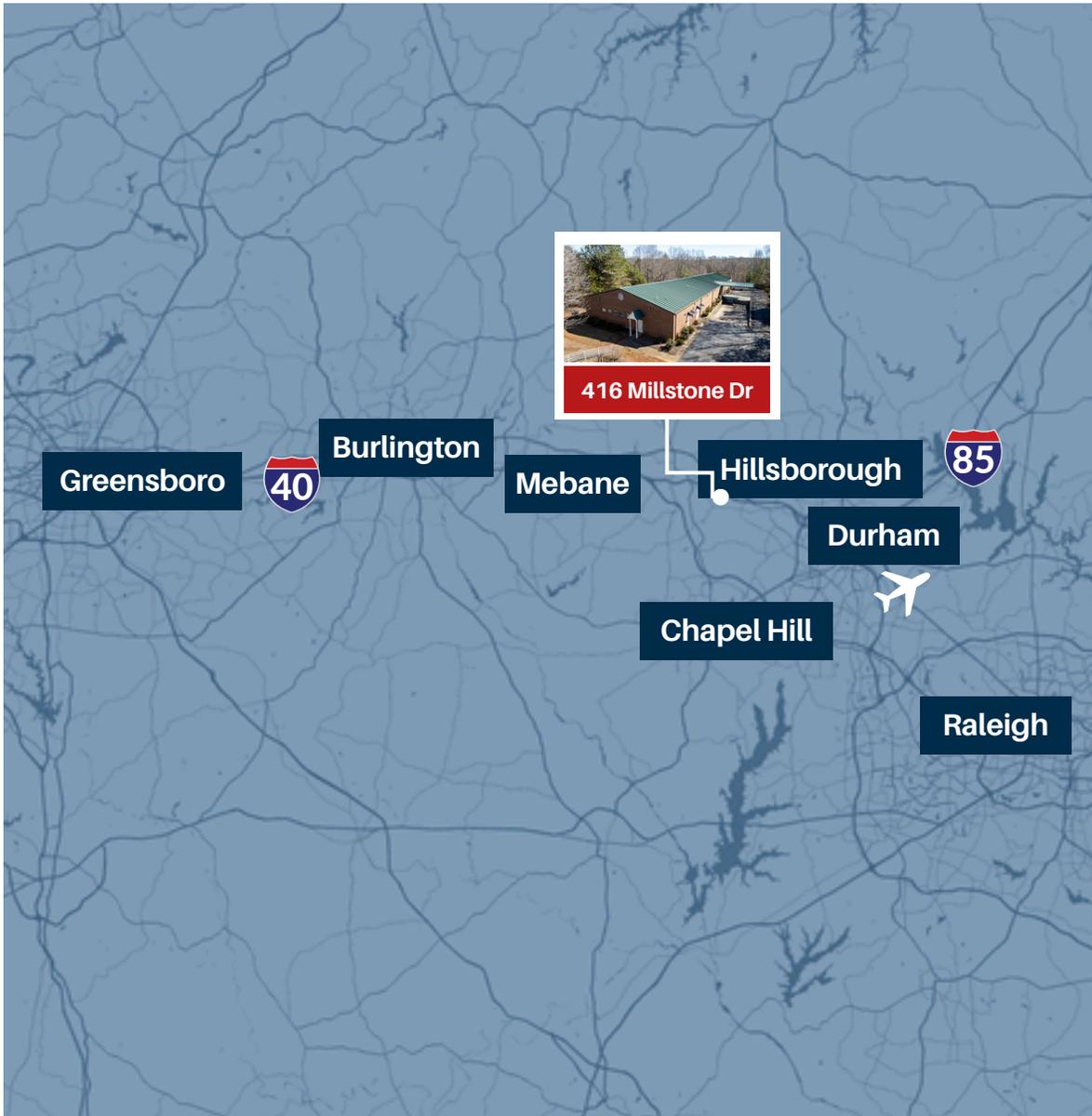


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Drive Times

The subject's proximity to I-85 and I-40 provides direct connectivity to major cities across the Triangle and Triad, including Durham, Raleigh, Greensboro, and Chapel Hill.

16 min.
Chapel Hill

26 min.
Burlington

18 min.
Durham

41 min.
Raleigh

19 min.
Mebane

42 min.
Greensboro



Pickett Sprouse Commercial Real Estate
(919) 493-0395

Contact Us

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pickettsprouse.com