

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE

# FLEX WAREHOUSE FOR LEASE



**620 VALLEY FORGE ROAD, UNIT D  
HILLSBOROUGH, NC 27278**

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# Property Overview

Versatile office and warehouse unit in a prime Hillsborough location, featuring a well-appointed office build-out, a heated warehouse area with a roll-up door and shared parking.

Conveniently situated near I-85 and I-40, this property offers seamless access to Durham, Chapel Hill, and the greater Triangle and Triad area, making it ideal for a variety of business operations.

Available after January 1<sup>st</sup>, 2026.

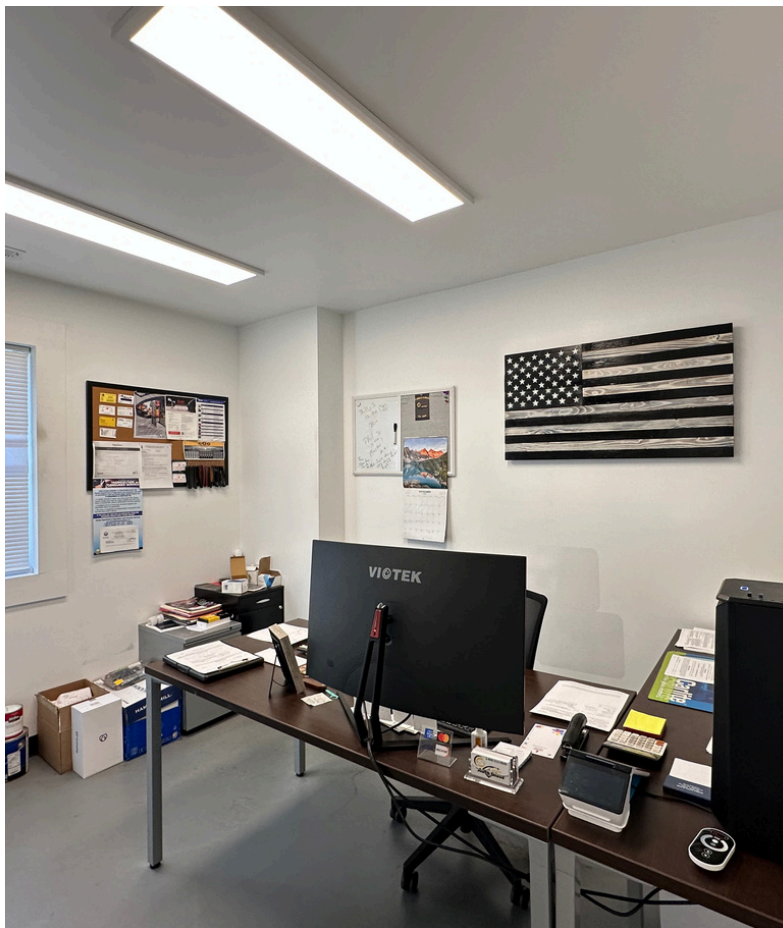
<b>SQUARE FOOTAGE</b>	±2,000 SF (total)
	543 SF (office)
	1,457 SF (warehouse)
<b>PARCEL</b>	9874421227
<b>COUNTY</b>	Orange
<b>LEASE RATE</b>	\$2,675.00/mo
<b>ZONING</b>	HIC (High Intensity Commercial)
<b>CLEAR HEIGHT</b>	11'10"-14'
<b>ROLL-UP DOORS</b>	1 (10'x12')



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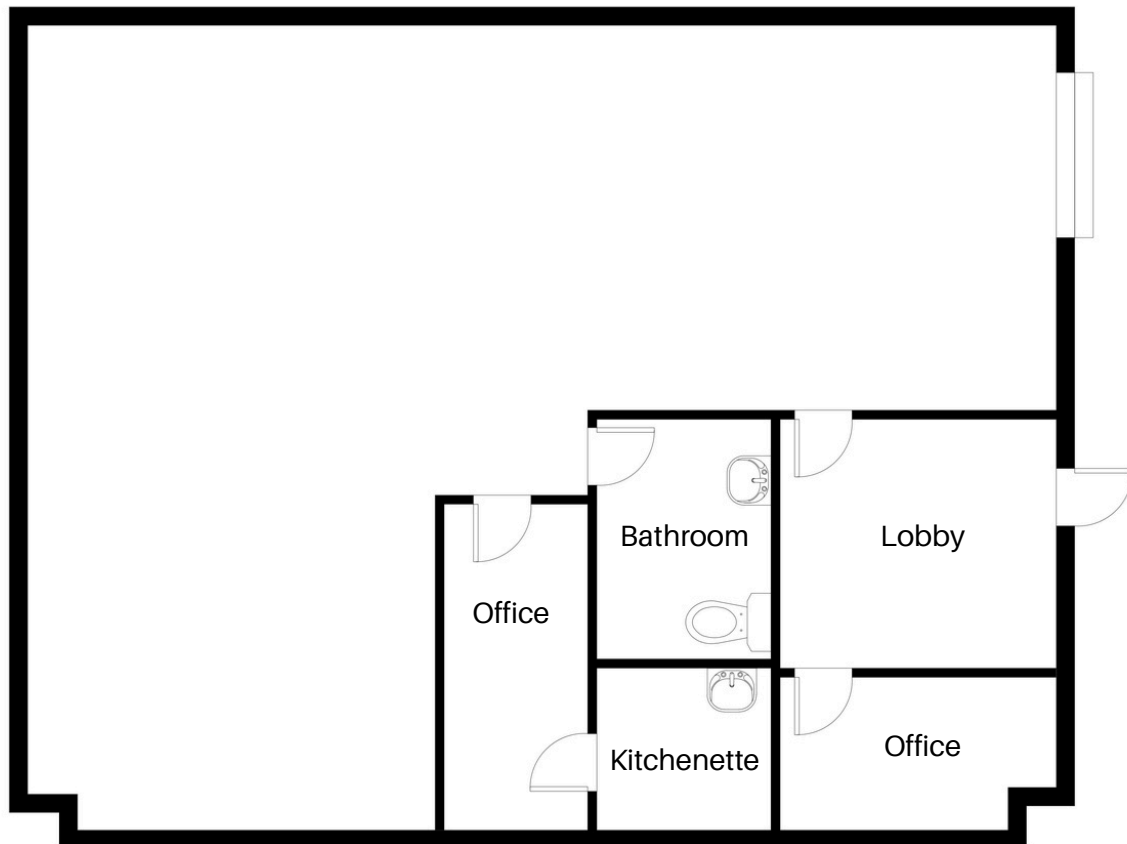
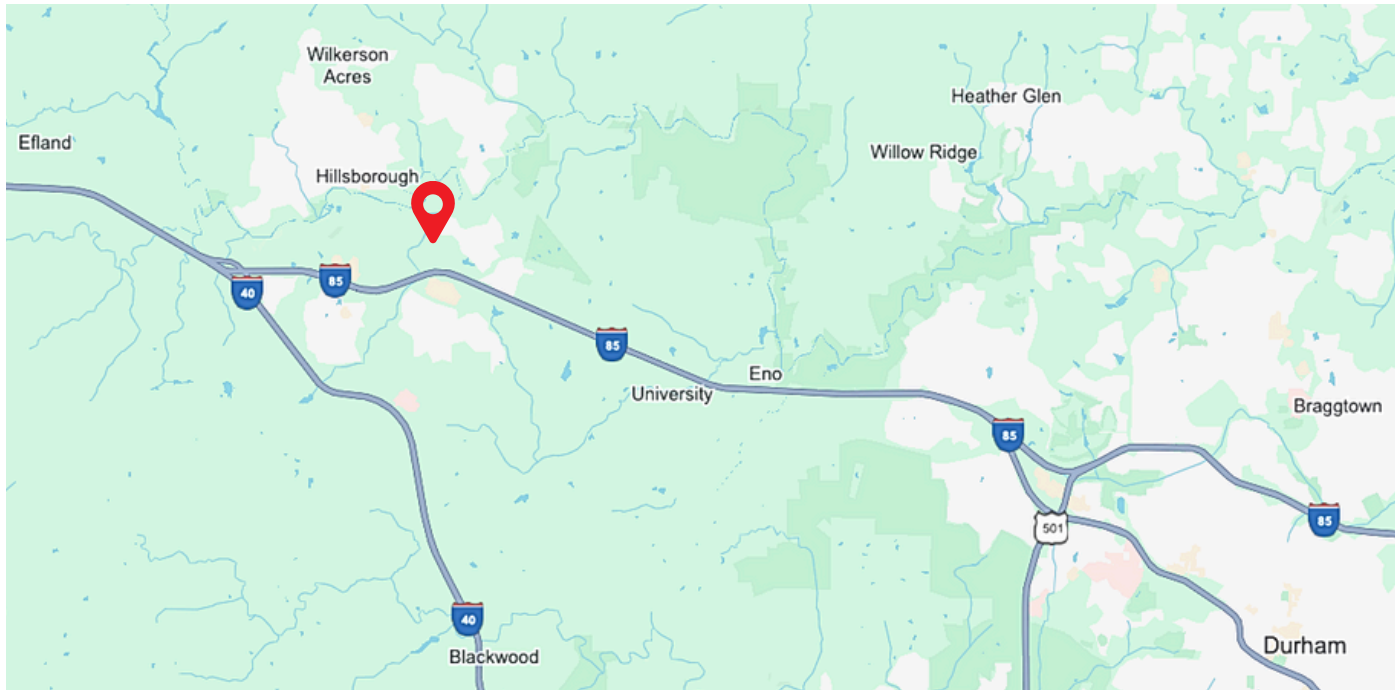




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