

3641 FORREST AVE., EFLAND, NC 27243

# Flex Warehouse for Lease or Sale

Lease: \$14/SF full building + TICAM

Sale: \$5,400,000

ORANGE COUNTY/ HILLSBOROUGH, NC AREA

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE

# Property Details



<b>Lease Rate</b>	\$14/SF Full Building + TICAM
<b>List Price</b>	\$5,400,000
<b>Square Footage</b>	28,079
<b>Zoning</b>	I-2 Medium Industrial
<b>Parcel Number</b>	9844887024

This 28,079 SF fully conditioned flex warehouse offers exceptional access to I-85 and I-40, making it ideal for regional distribution or light industrial use. The property includes a sprinkler system, three 12' x 14' overhead doors, and 19 parking spaces, with additional parking or laydown yard available. Interior features include 26'-28' clear heights, 46' x 49' column spacing, and 3-phase 120/208V power.

#### Suitable for:

- Cold storage
- Manufacturing and assembly
- Research facility
- Building trade contractor

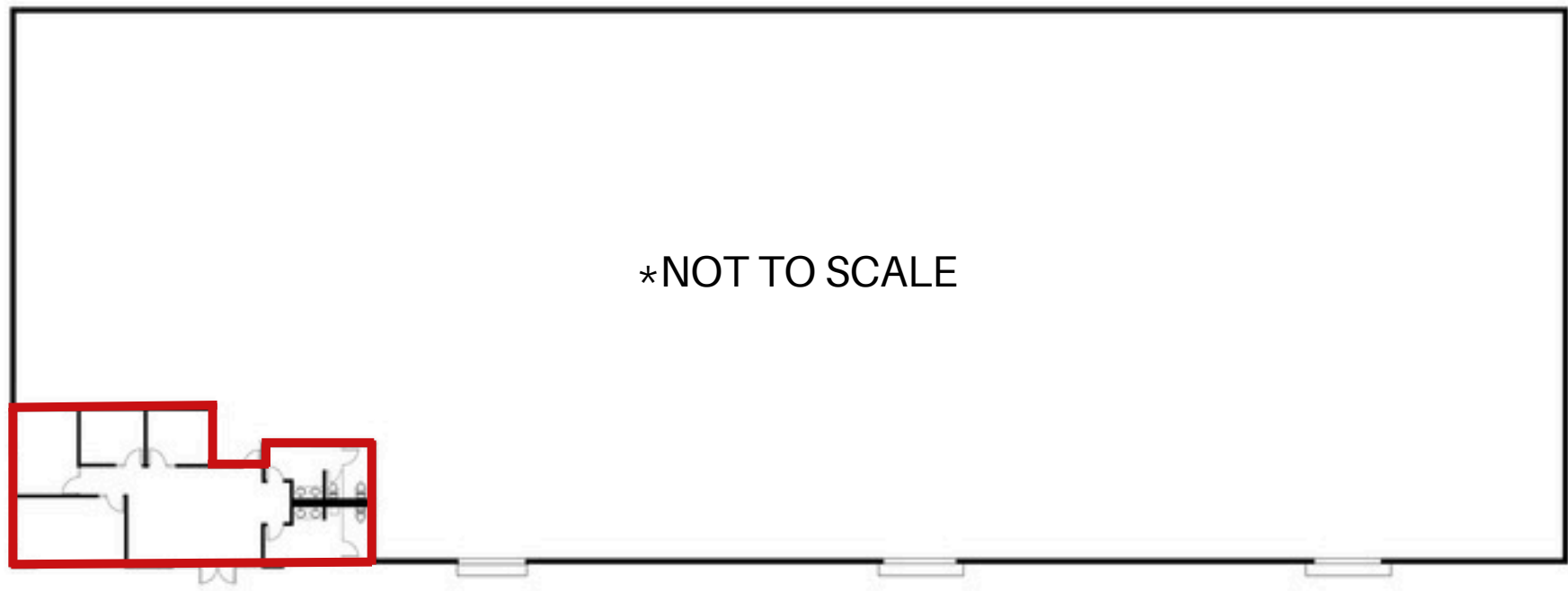
**Zoning:** I-2

**Availability:** Immediate

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# Floor Plan



Optional Office Layout  
(Available with Lease)

# Corporate Neighbors

BURLINGTON



3641 Forrest Ave



HILLSBOROUGH

Buckhorn Industrial Parkway



Welcome Venture Park

DURHAM



Research Triangle Park

## Buckhorn Industrial Parkway

Buckhorn Industrial Parkway is a Class A industrial park in Mebane's Buckhorn Economic Development District, home to tenants like **Mid-Atlantic STIHL Inc.** and **Thermo Fisher Scientific**, with direct I-40/I-85 access connecting the Triangle and Triad markets.

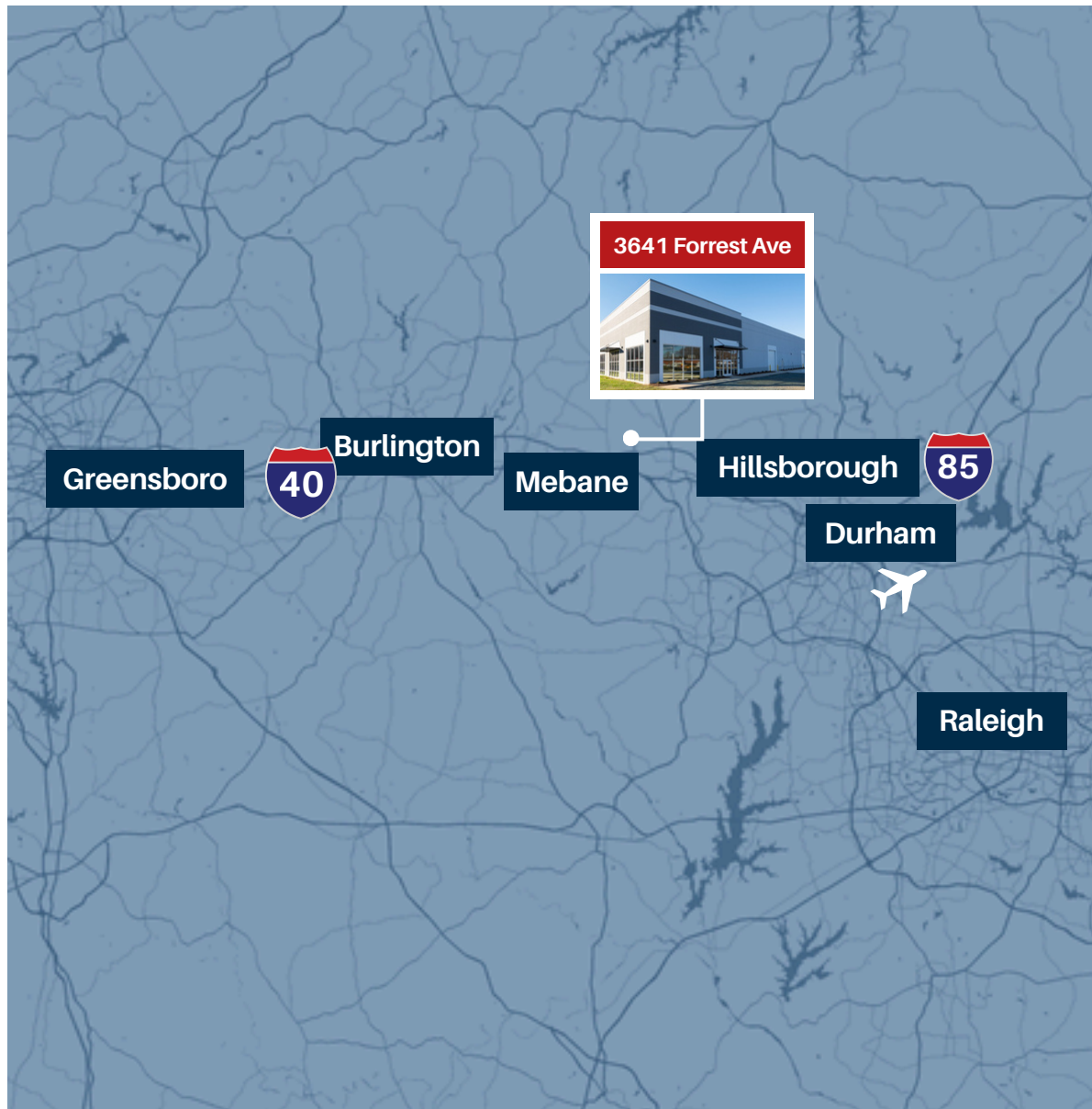
## Welcome Venture Park

Welcome Venture Park is a new 160-acre industrial, flex, and life sciences park in Durham, planned for 1.3 million SF across 10 buildings, with Phase I delivering 394,800 SF and direct access to I-85, Highway 70, and the future North Durham Parkway.

## Research Triangle Park

Research Triangle Park (RTP) is a ~7,000-acre innovation campus located between Raleigh, Durham, and Chapel Hill. It houses 250-300+ companies ranging from Fortune 100 R&D operations to startups, and employs 50,000+ workers in tech, biotech, research & development.

It was founded in 1959 to leverage the research capabilities of NC State, UNC-Chapel Hill, and Duke, and remains a major anchor in the region for scientific, life science, and high-tech industries.



# 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.

**8 min.**

Hillsborough

**8 min.**

Mebane

**20 min.**

Burlington

**21 min.**

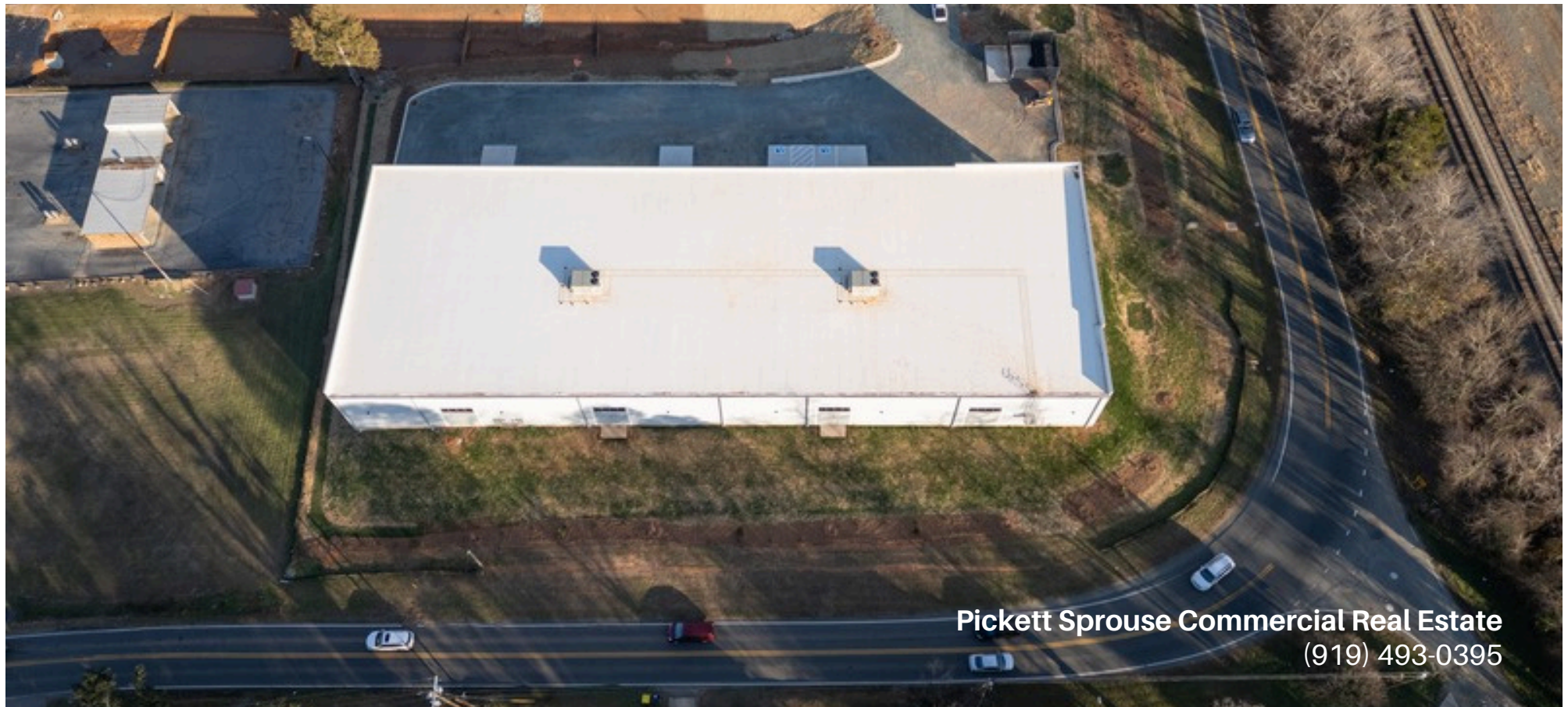
Durham

**35 min.**

Greensboro

**45 min.**

Raleigh



**Pickett Sprouse Commercial Real Estate**  
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# Contact Us

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