

1612 CARPENTER FLETCHER RD, DURHAM

Durham Flex Building

FOR SALE OR LEASE

\pm 6,018 SF on 0.904 AC



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Chapel Hill, 27517
BoldCRE.com



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Property Overview

This offering presents a rare opportunity to acquire a versatile 6,018 SF standalone flex building in the heart of North Carolina's Triangle region. Located at 1612 Carpenter Fletcher Rd. in south Durham, this newly renovated property offers a strategic mix of office/retail and conditioned warehouse space, perfectly positioned to capitalize on the area's rapid growth and diverse business needs.

- Location: Prime position in Durham, just 3.5 miles from Research Triangle Park (RTP)
- Access: Conveniently located off I-40 Exit 278 and Highway 55, with easy access to I-540
- Space Configuration: 50% office/retail, 50% conditioned warehouse with roll-up door
- Potential Uses: Suitable for retail, office, medical, storage, and logistics operations



Property Details

Sale Price	Contact Broker
Lease Rate	\$25/SF NNN
Zoning	GC - see permitted uses following approved text amendment.
Building Size	6,018 SF (3,018 Office/Retail, 3,000 SF Flex)
Year Built	Office built in 1978, renovated in 2020 Warehouse built in 2020
Lot Size	0.904 AC
Clear Ceiling Height	±9'3" - 12'7", 8' x 8' roll up door
Parking	37 spaces
Traffic Counts	NC 55 Hwy 28,528 VPD
Power	3 Phase Power



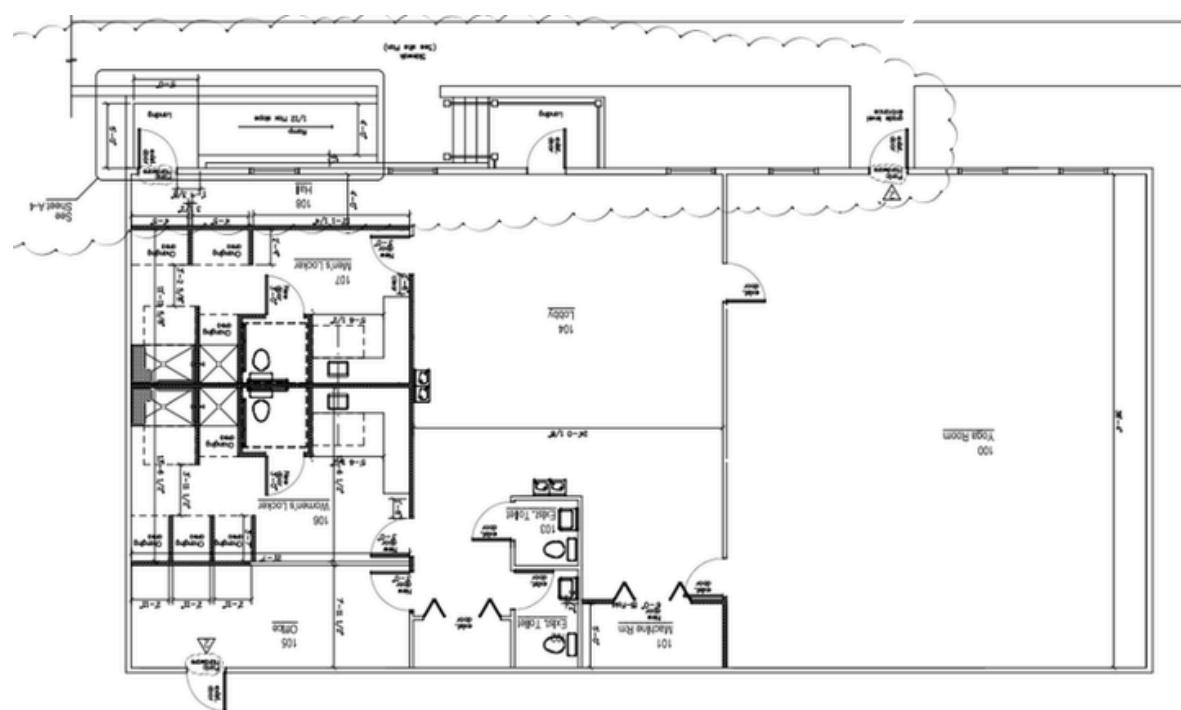
3,000 SF Flex
60' x 50'



3,018 SF Finished Office/Retail

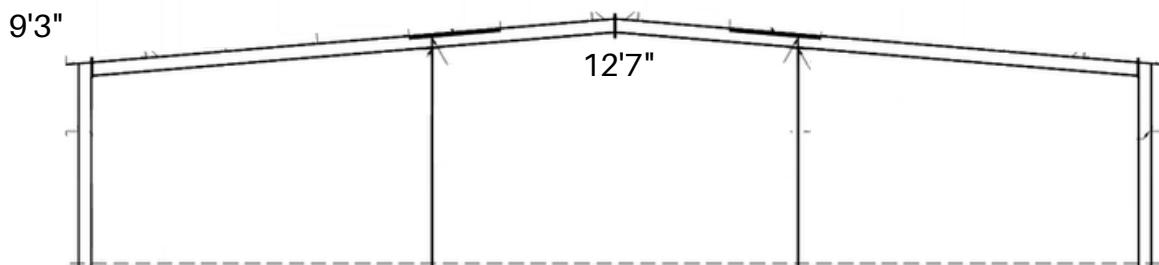
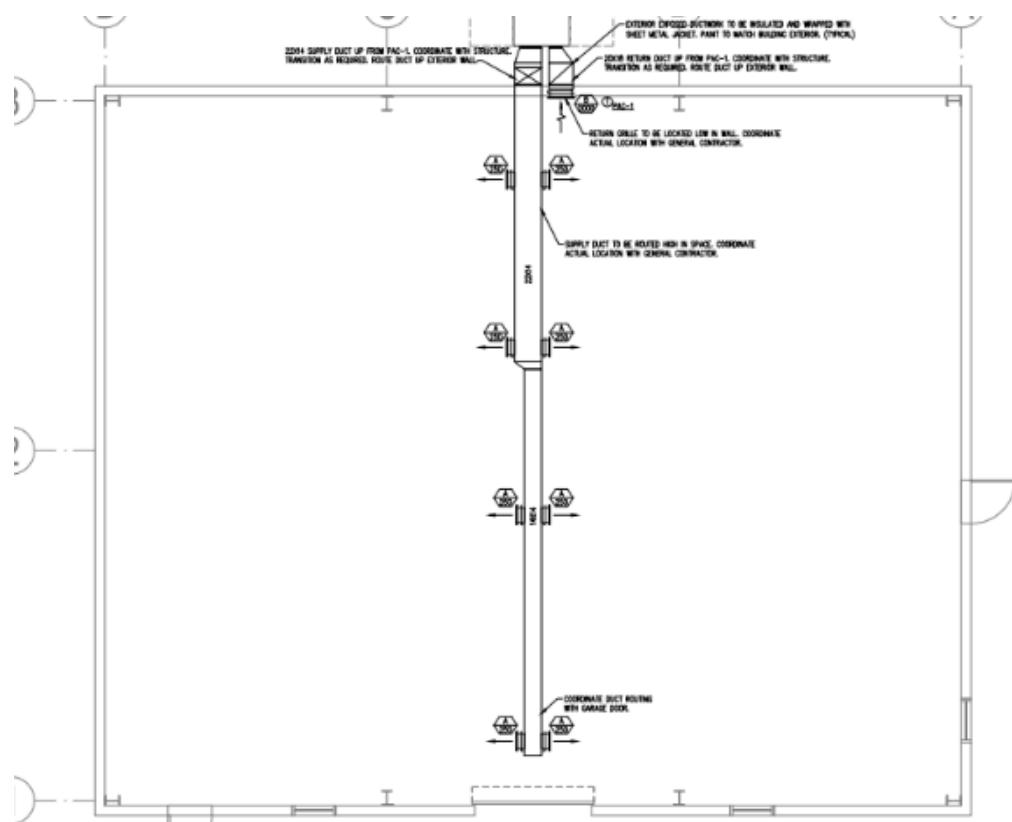
Floor Plan

3,018 SF Office/Retail

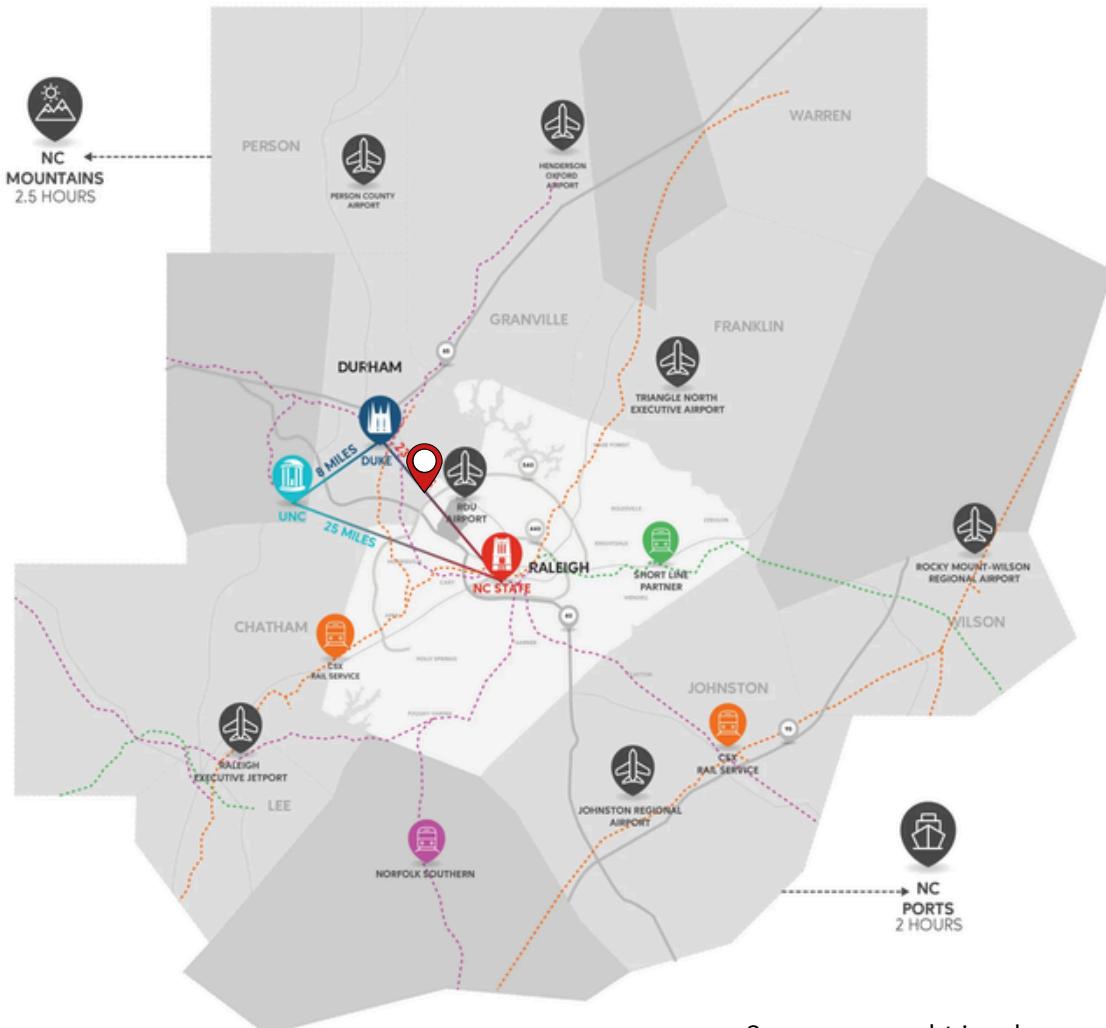


Floor Plan

3,000 SF Warehouse (60' x 50')



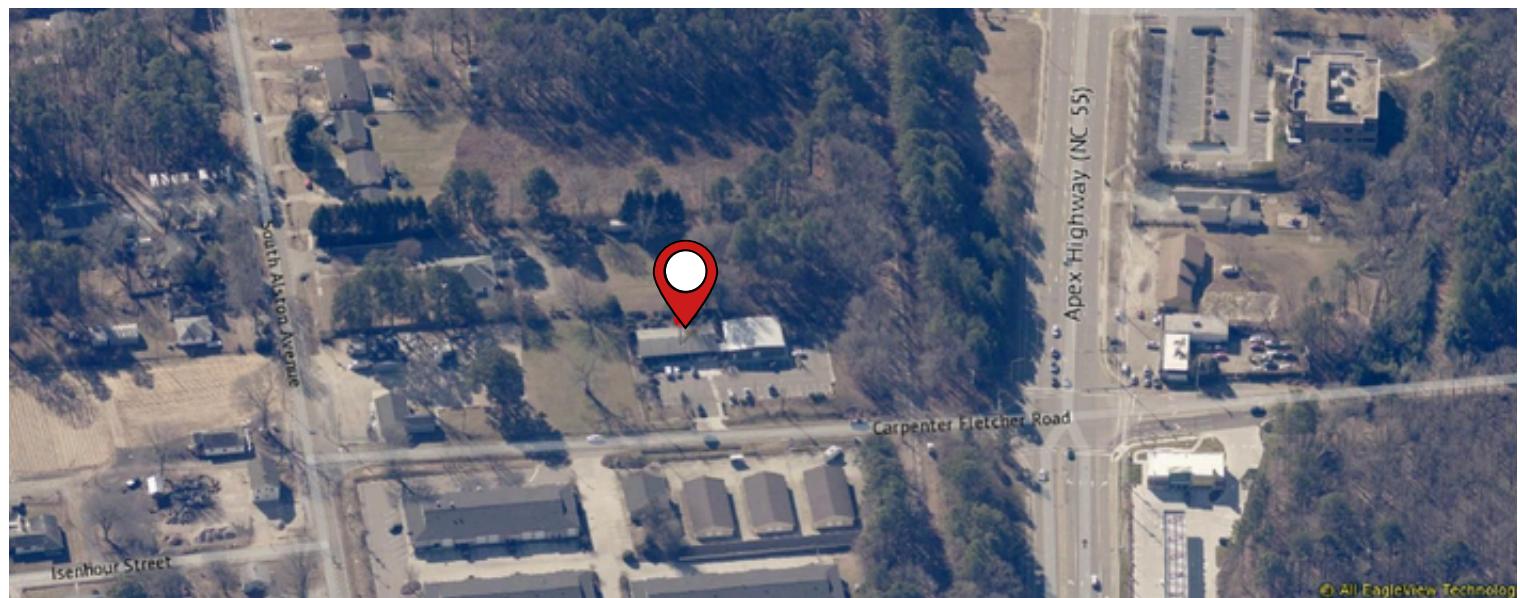
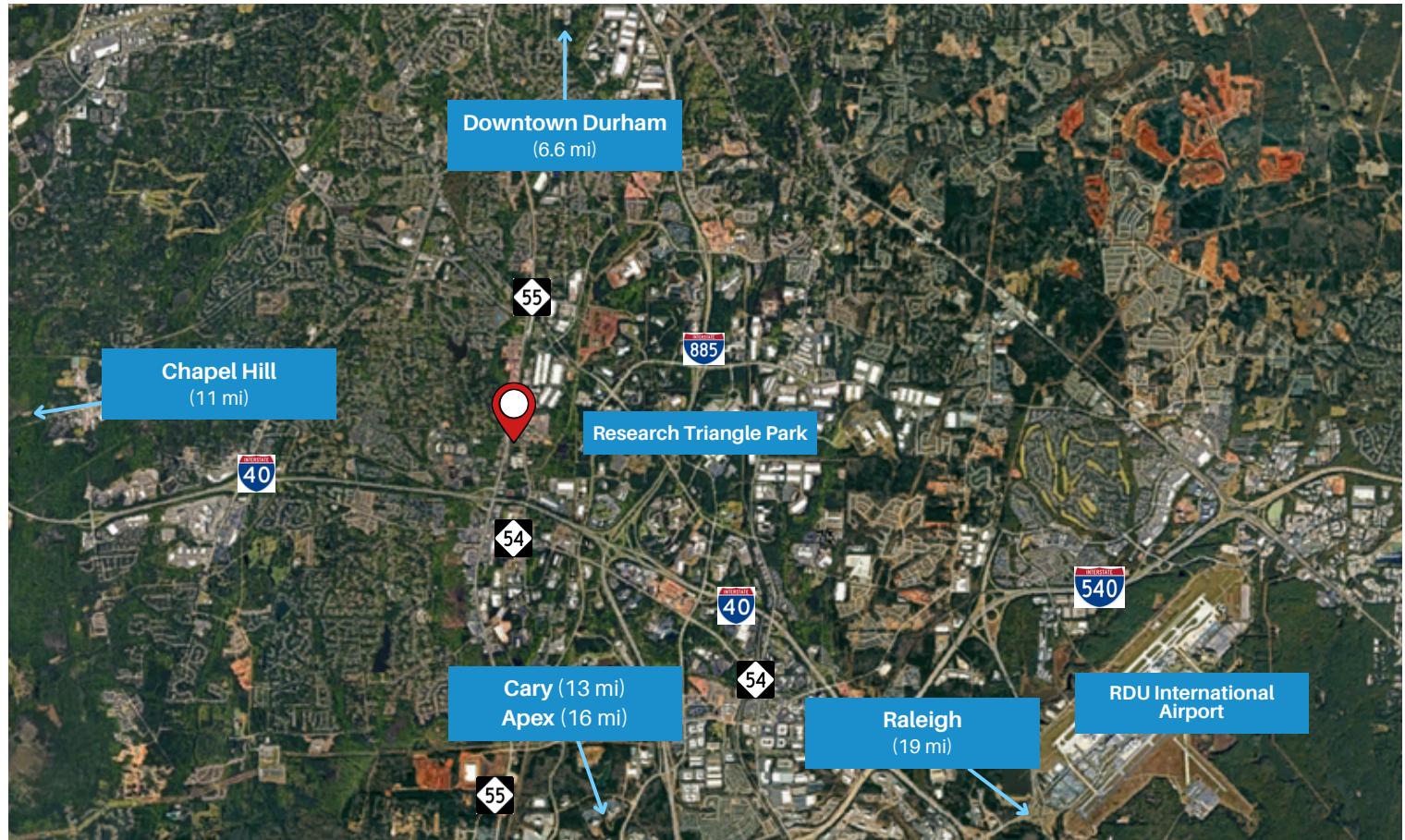
Property Location



Source: researchtriangle.org

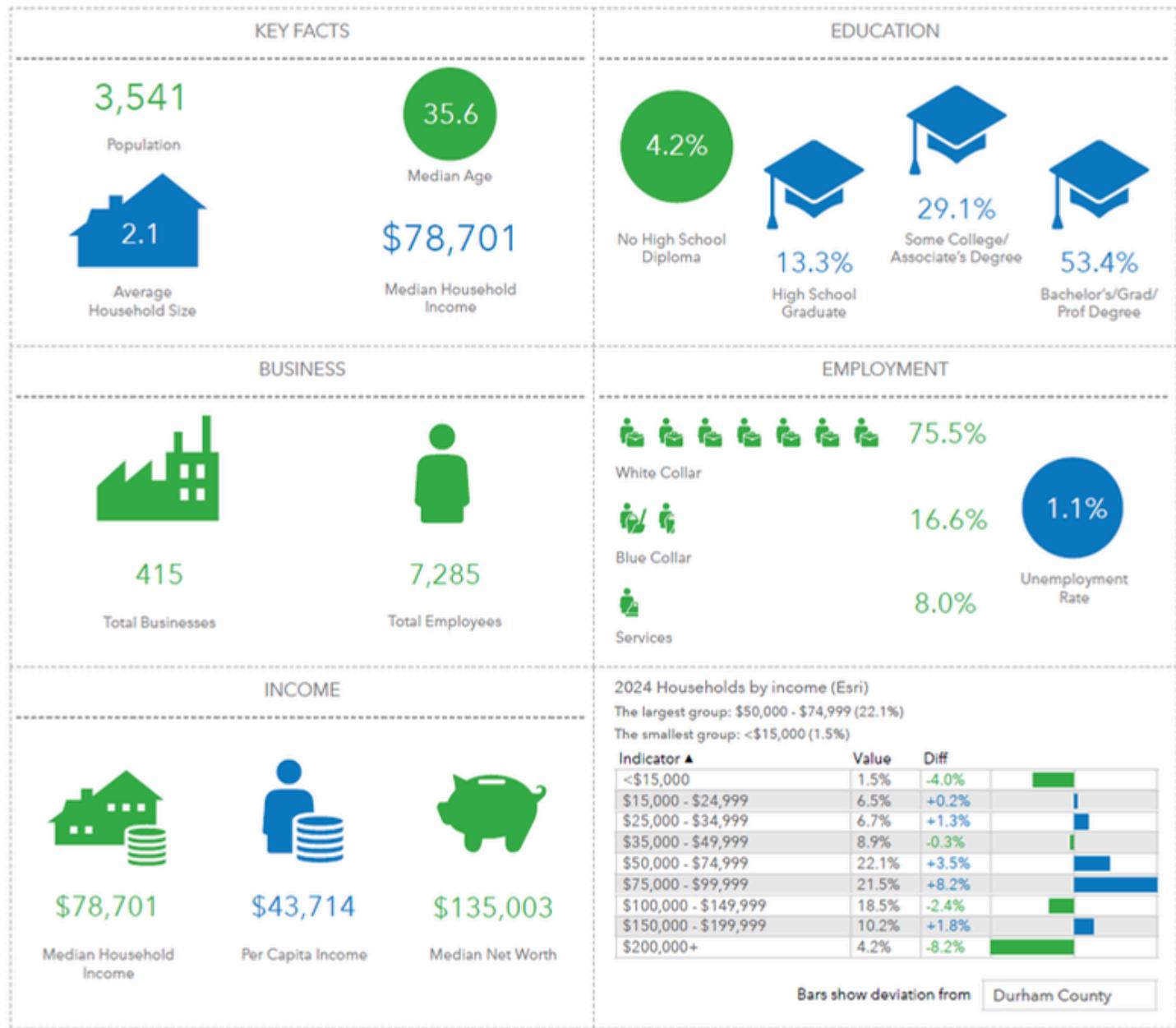


Property Location



Property Community

1 mile radius



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri

APPROVED USES - CG Zoning District

- **Medical** facilities, excluding hospital, helistop, housing for staff/trainees
- **Restaurants**, excluding fast food/drive-thru
- Sales-oriented **retail sales and service** excluding drive-through facilities, gasoline sales, car washes, and veterinary clinics
- Personal service-oriented retail sales and service excluding tennis/swim club, payday lenders/cash checking
- Vehicle sales, excluding manufactured home sales
- **Office** use categories excluding helistop
- **Research and development**, excluding major utilities and outdoor storage

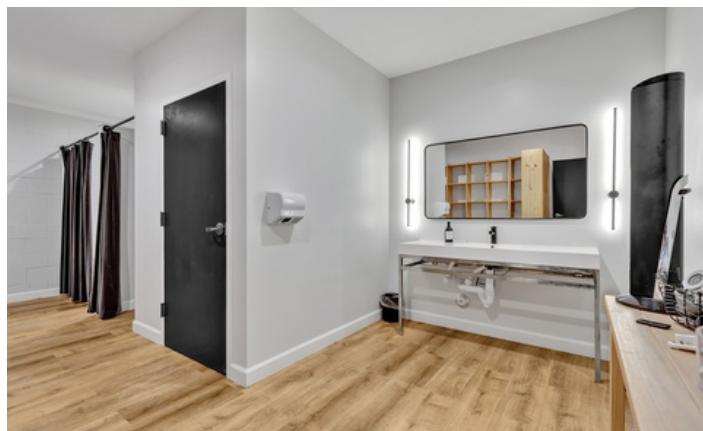
[City of Durham UDO Use Regulations](#)



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