

1612 CARPENTER FLETCHER RD, DURHAM

# Durham Flex Building

## FOR SALE OR LEASE

*± 6,018 SF on 0.904 AC*



50051 Governors Dr  
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

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



3,000 SF Flex  
60' x 50'

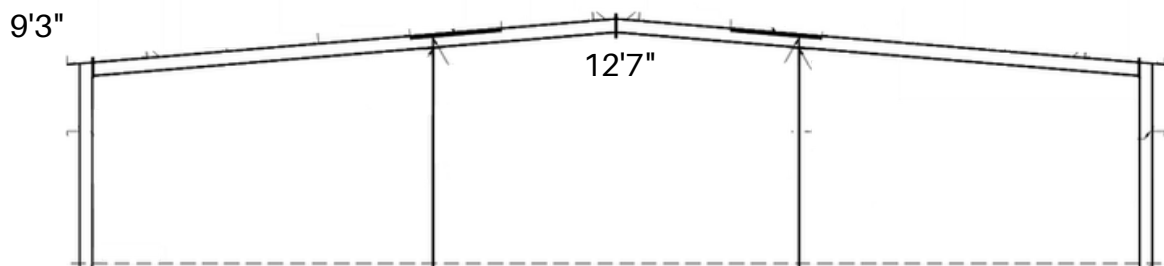
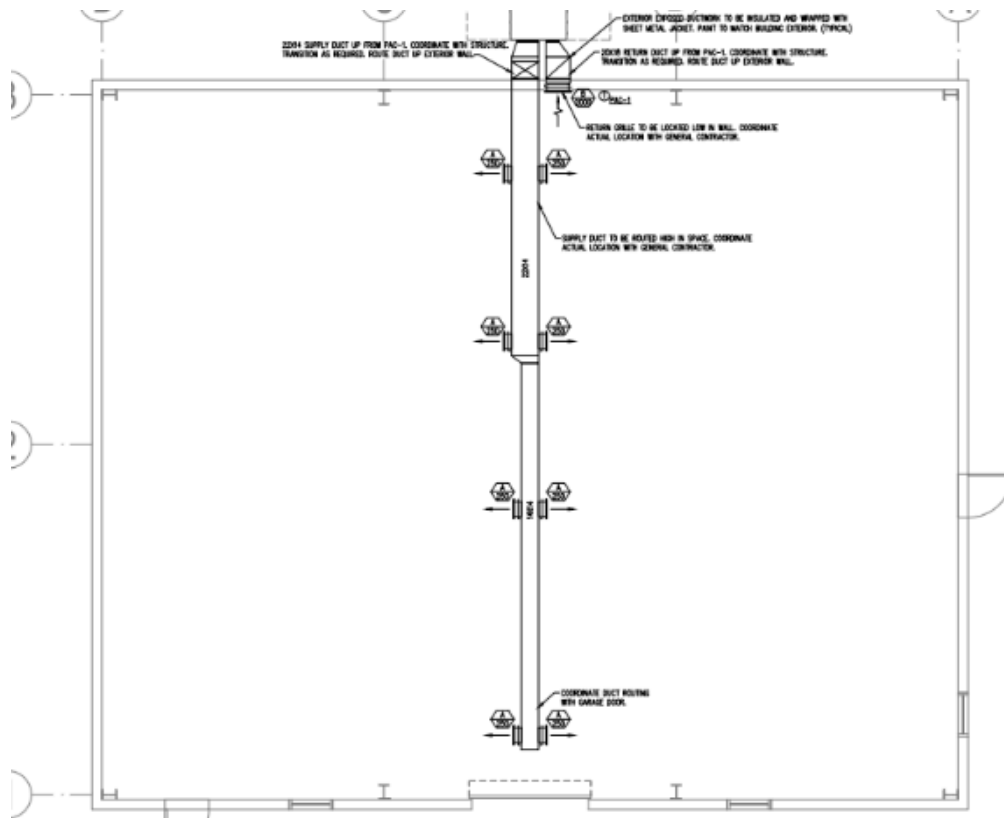


3,018 SF Finished Office/Retail

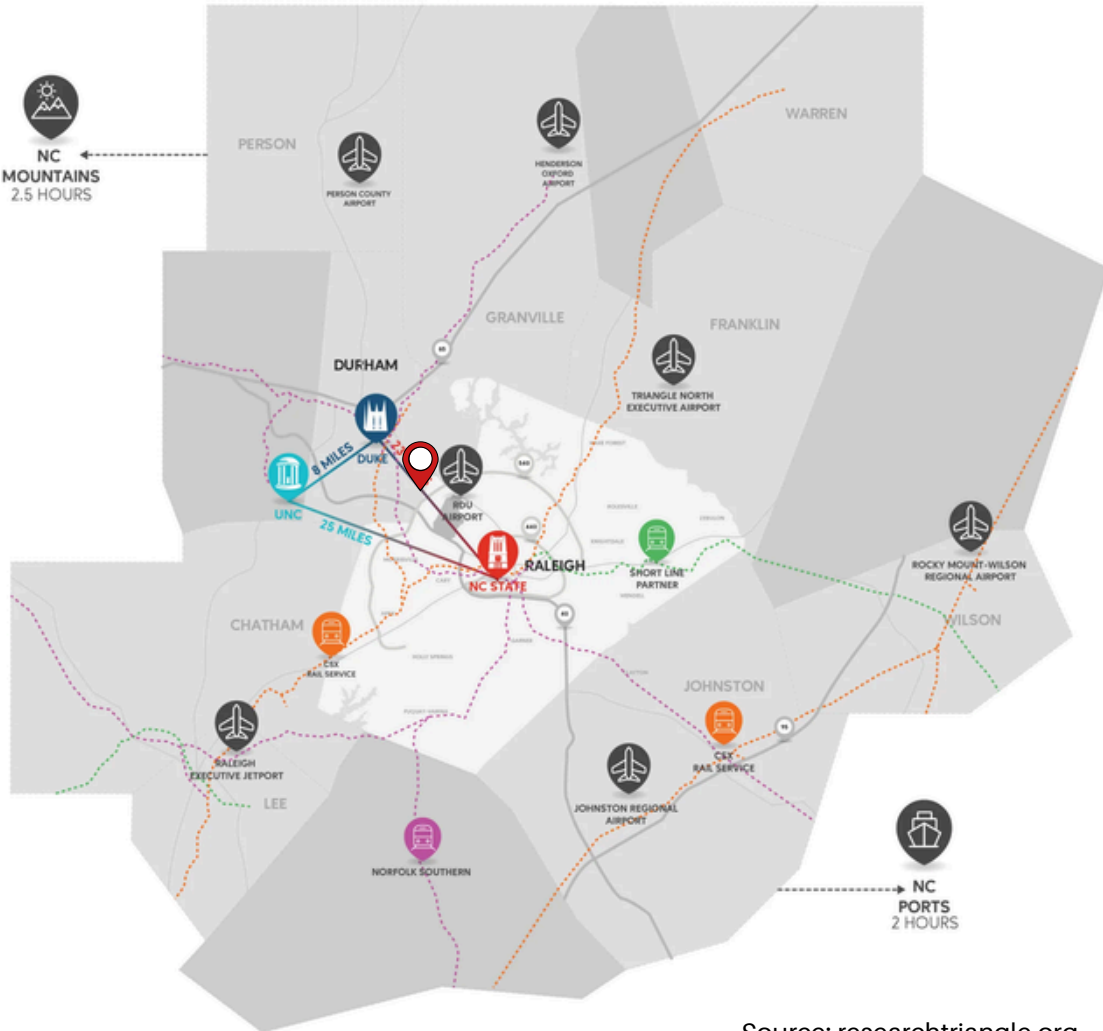


# Floor Plan

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



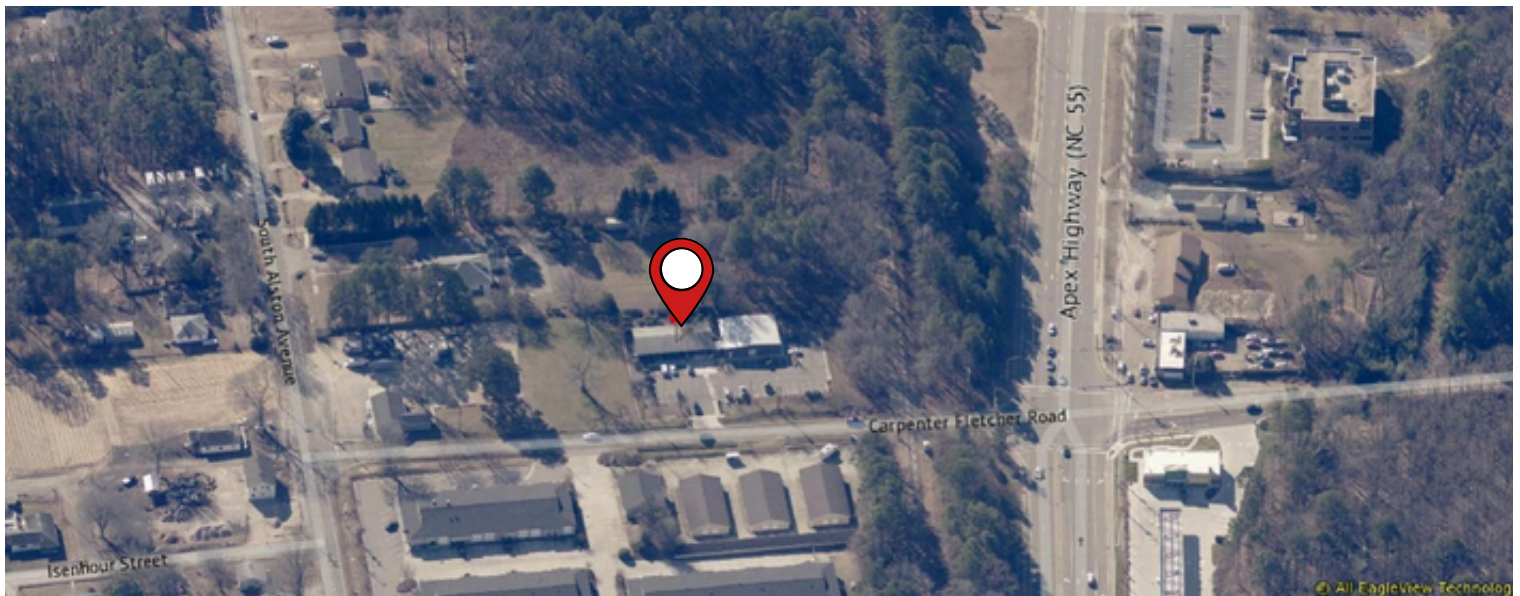
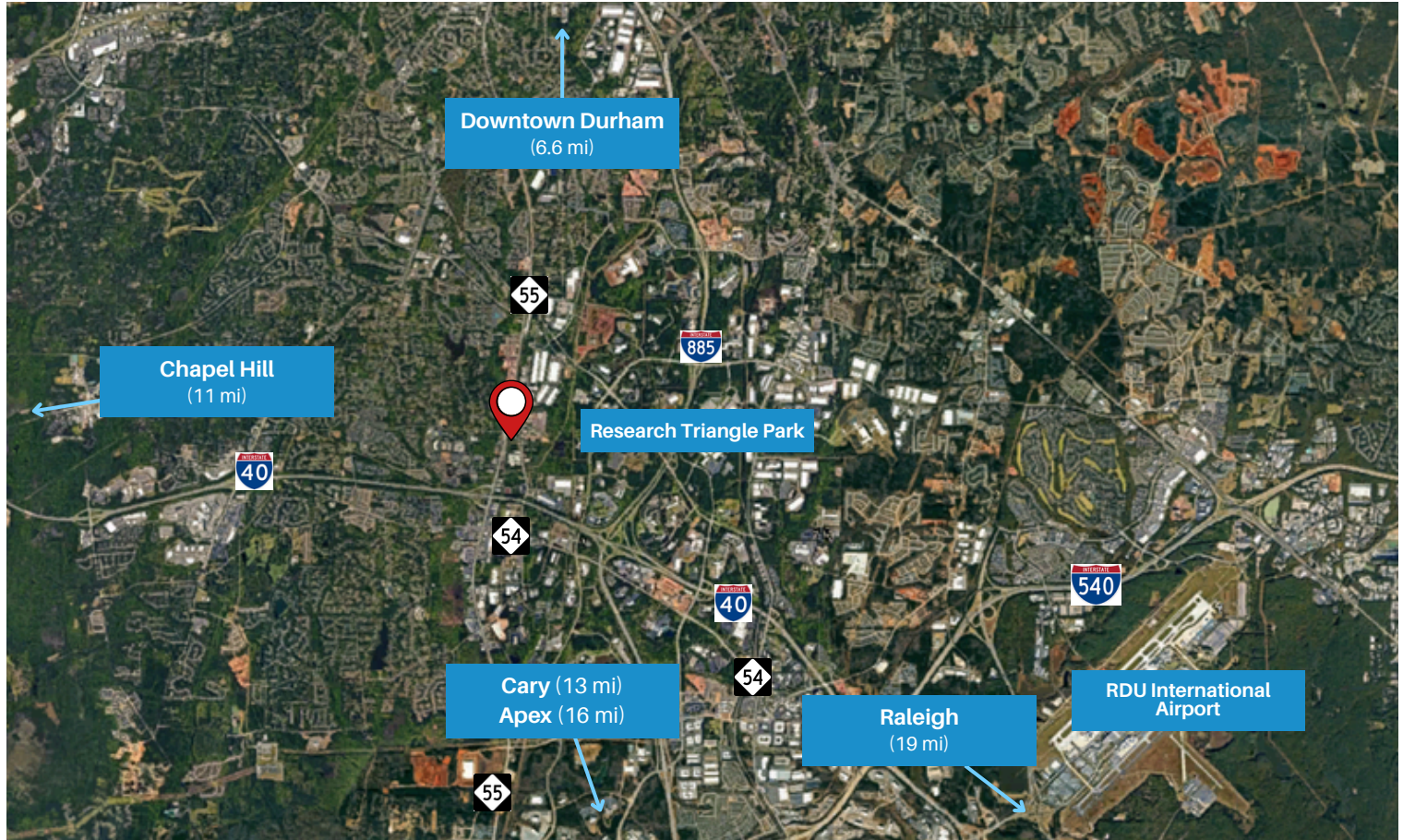
# Property Location



Source: researchtriangle.org

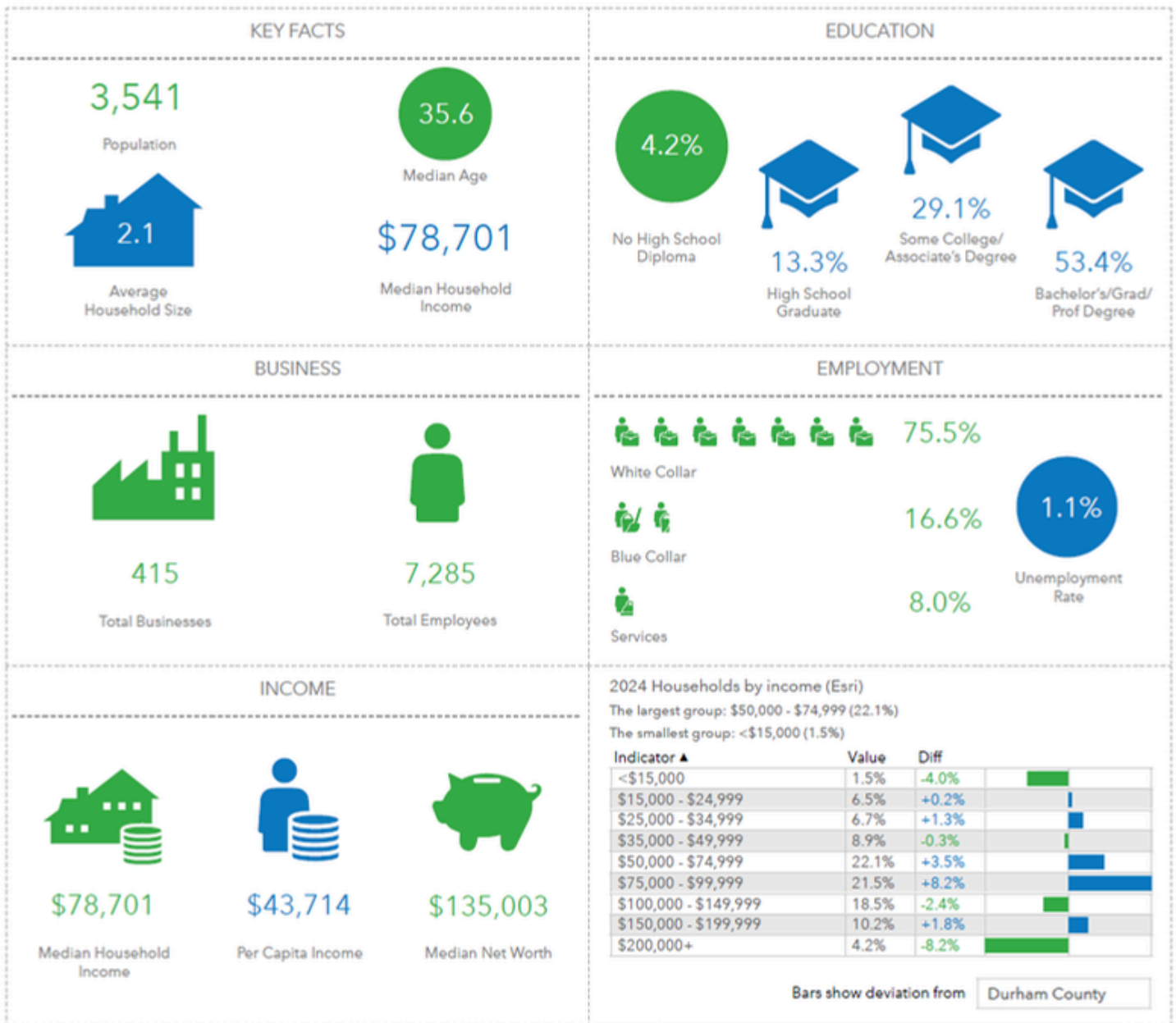


# Property Location



# 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](#)









## Chela Tu, CCIM

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