

# 2 BAY INDUSTRIAL SERVICE FACILITY

FOR LEASE

608 S Hoover Road, Durham, NC 27703



## PROPERTY DETAILS

6,600± SF  
BUILDING:

- 3,100± SF shop
- 2 drive-through bays
- 4 overhead doors (14'x16')
- 20' clear height
- 240V/400 amp/single phase power
- 3,500± SF office
  - 2 floors

1.51± ACRE SITE:

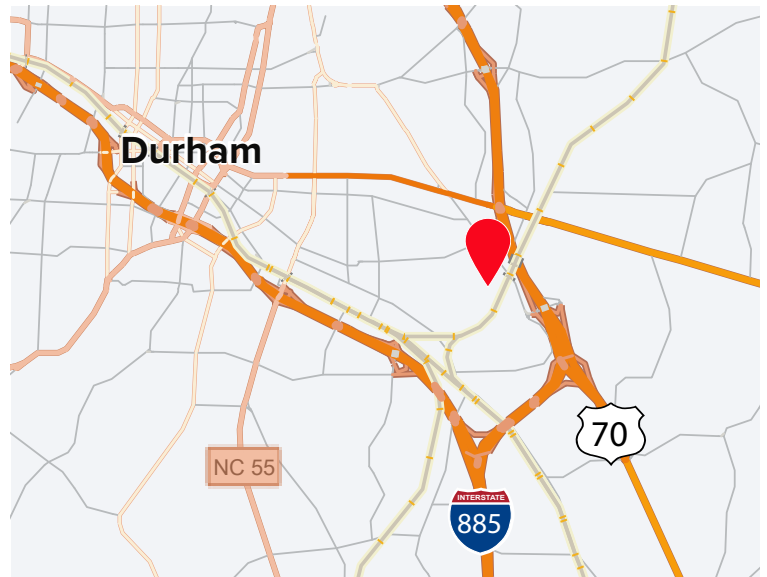
- Zoned IL ([view code](#))
- Fenced yard



## LOCATION HIGHLIGHTS

This facility offers immediate access to South Miami Boulevard with direct connectivity to I-40 (2 miles), I-85 (0.7± miles via US-70), and NC-147 via the East End Connector (1.5 miles), delivering unmatched access to Durham's commercial fleet operators and distribution facilities.

## CALL FOR PRICING



**Burr & Temkin**  
TRANSPORTATION REAL ESTATE SPECIALISTS SINCE 1983



Parker Dotson  
Broker  
336.682.2560  
[parker@burrtemkin.com](mailto:parker@burrtemkin.com)

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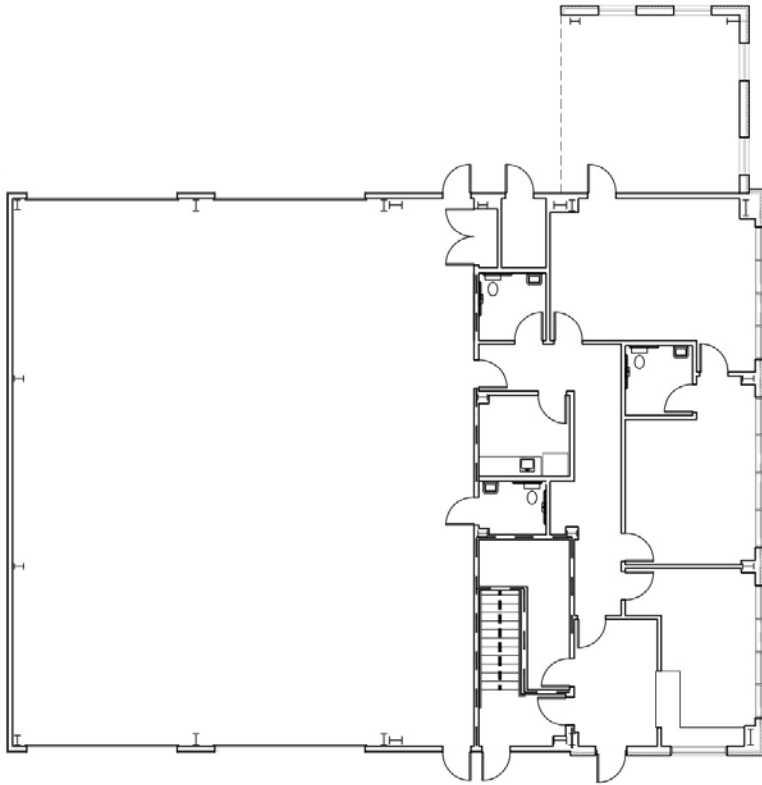
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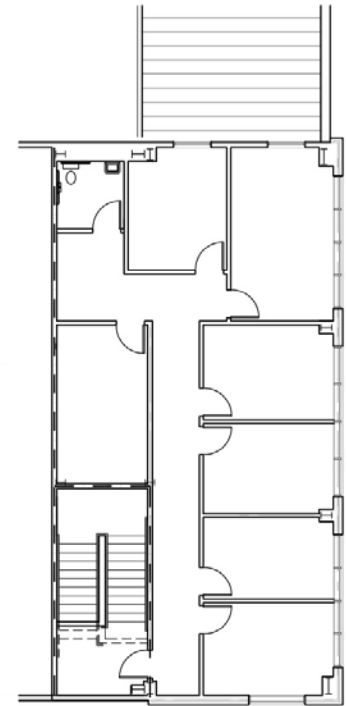
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Floor 1



Floor 2



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