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**PICKETT  
SPROUSE**  
COMMERCIAL  
REAL ESTATE

# Industrial Space for Lease

3161 Hillsborough Rd, Durham, NC 27705



Industrial Building

Pickett Sprouse Commercial Real Estate

# Property Overview

Large industrial building with two other tenants, a paint and flooring store. The space is 90% warehouse with a small office space and conference room in the front. It also comes with another 19,000 sf of lay down yard in the rear. The space has a total of five roll up doors, with front access to the office space and rear access around the right hand side of the building. Lay down yard is fenced in and locked. The space was formerly occupied by Bot Built, so it has plenty of power to go along with it.

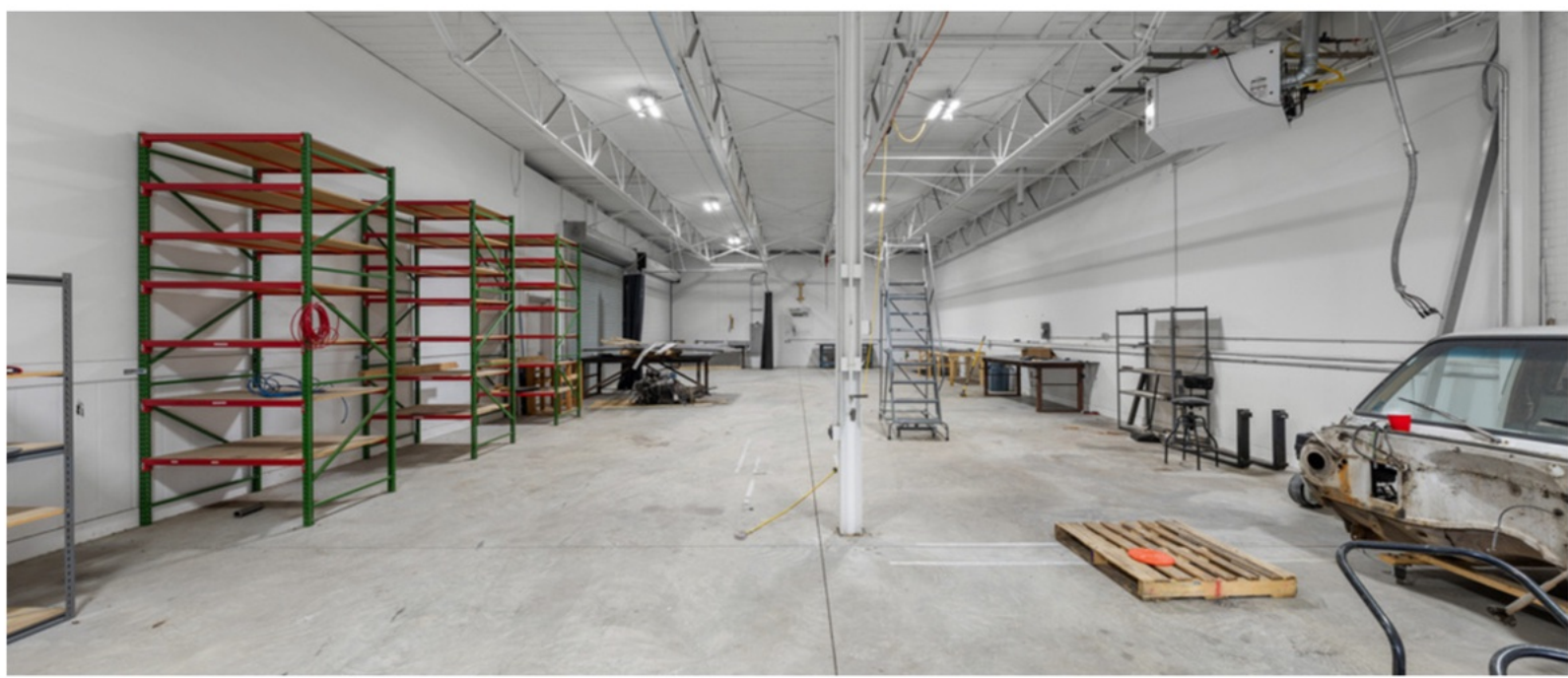
<b>ACREAGE</b>	±0.77 Acres
<b>SQUARE FOOTAGE</b>	±11,415
<b>COUNTY</b>	Durham
<b>ADDITIONAL TENANTS</b>	Triangle Floors, PPG Paint Store
<b>LEASE TERM</b>	3 year minimum
<b>LEASE RATE</b>	\$15/SF
<b>RENEWAL OPTIONS</b>	TBD
<b>YEAR BUILT</b>	1954
<b>PARKING</b>	Parking in the rear in fenced in yard and sides of building



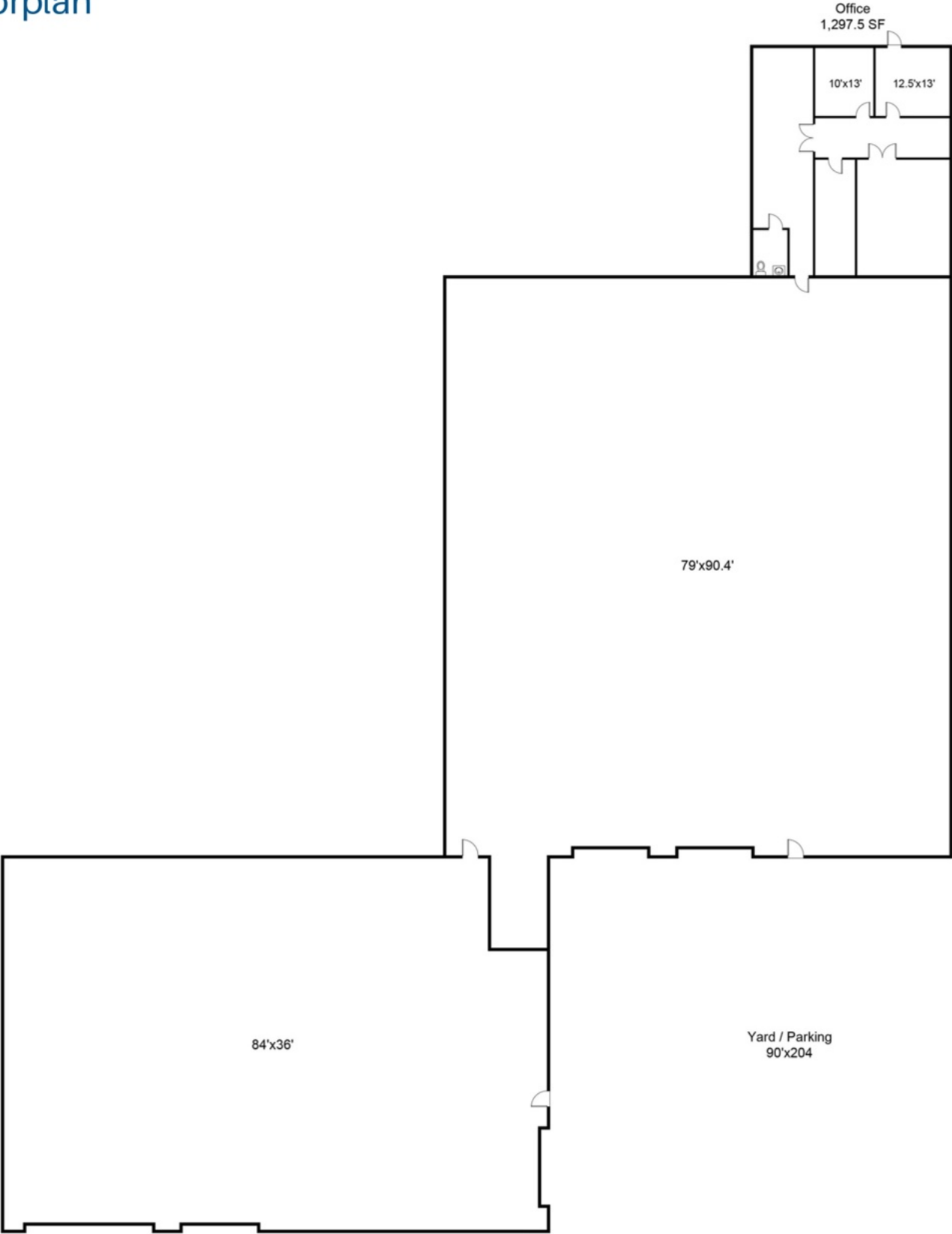








# Floorplan



\* Not drawn to scale

TOTAL FLOOR AREA = 11,415.1





**Westside Bottling** - New Mixed-use development 70,000SF Retail, 370 multifamily residences, and 35 townhomes



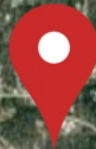
**SUBJECT**

Hillsborough Rd - 20,621 VPD



3161 HILLSBOROUGH RD, DURHAM, NC 27705

HILLSBOROUGH



DURHAM



CHAPEL HILL



RALEIGH

I-40/I-85	2 minutes
DUKE UNIVERSITY	4 minutes
DURHAM	8 minutes
HILLSBOROUGH	15 minutes
RTP	16 minutes
UNC CHAPEL HILL	20 minutes
RDU AIRPORT	21 minutes
CHAPEL HILL	23 minutes