

Mark Micol
mark.micol@pickettsprouse.com
(919) 287-3048

Noah Morrell
noah@pickettsprouse.com
(919) 530-0481



Industrial Space for Lease

3161 Hillsborough Road, Durham, NC 27705



Property Overview

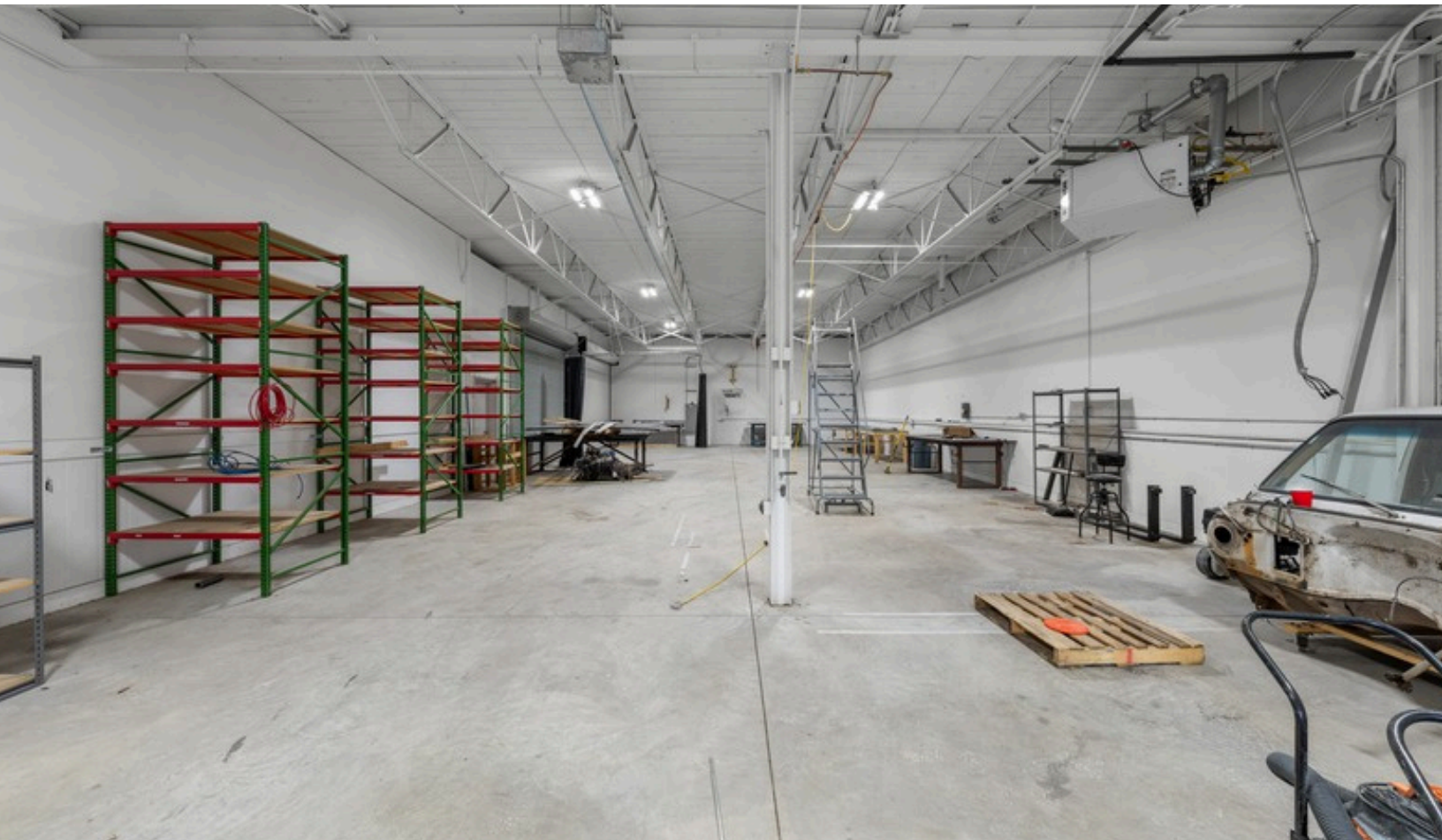
Approximately 3,000 square feet of warehouse space available for lease within a multi-tenant industrial building. The space features three roll-up doors, providing efficient access for loading, storage, distribution, or operational use. Zoned Commercial General (CG), the property allows for a wide range of potential uses, offering flexibility for industrial, service, warehouse, or commercial operations. Convenient access and functional layout make this an excellent opportunity for businesses seeking adaptable industrial space.

Acreage	0.77 Acres
Square Footage	±3,006 SF
County	Durham
Additional Tenants	Paint Store, Flooring Store
Lease Term	3 Year Minimum
Lease Rate	\$20/SF
Year Built	1954
Parking	Parking in the rear



Mark Micol
marl.micol@pickettsprouse.com
(919) 287-3048

Noah Morrell
noah@pickettsprouse.com
(919) 530-0481



Mark Micol

marl.micol@pickettsprouse.com

(919) 287-3048

Noah Morrell

noah@pickettsprouse.com

(919) 530-0481



Mark Micol

marl.micol@pickettsprouse.com

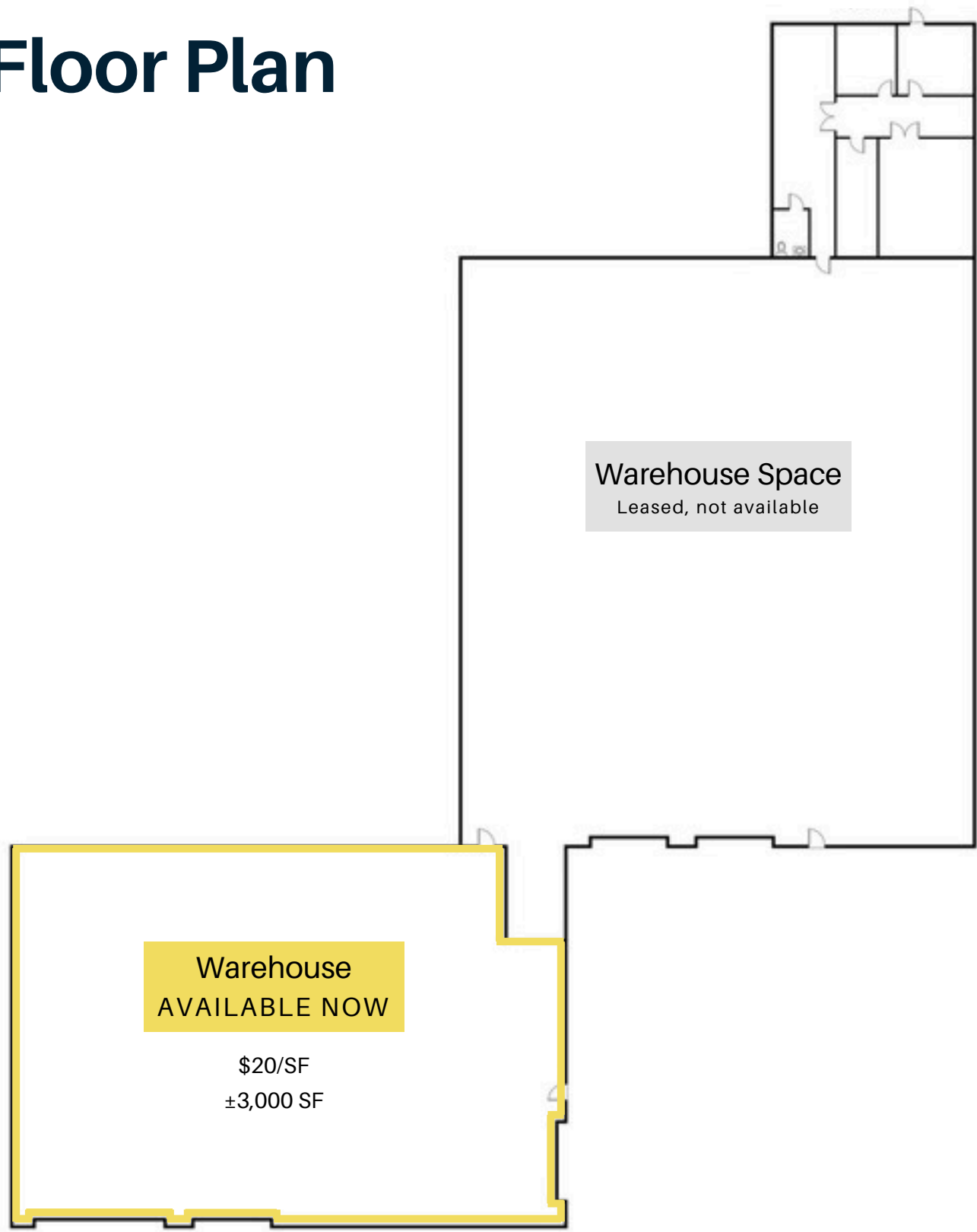
(919) 287-3048

Noah Morrell

noah@pickettsprouse.com

(919) 530-0481

Floor Plan



Warehouse Space
Leased, not available

Warehouse
AVAILABLE NOW

\$20/SF
±3,000 SF



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

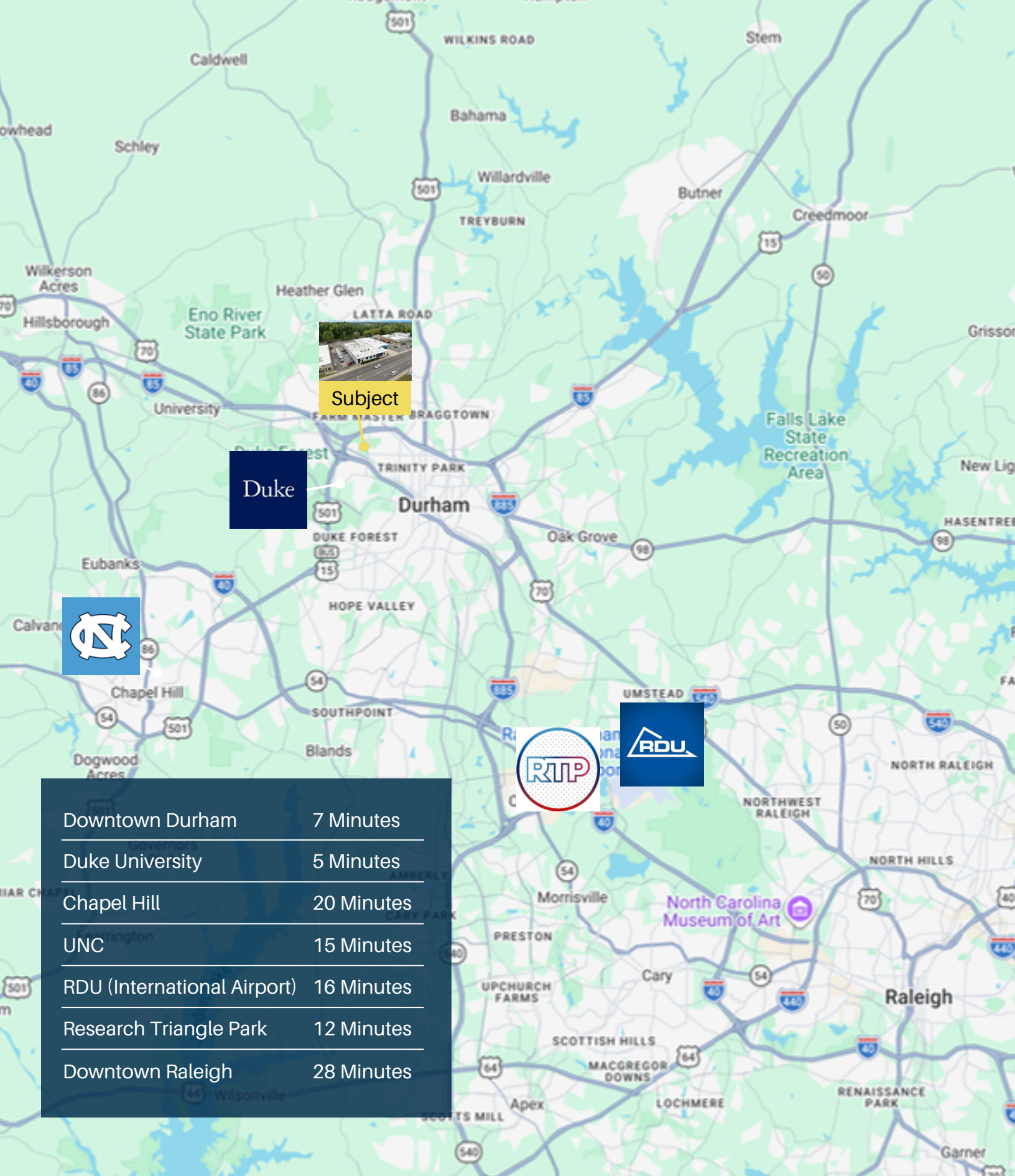
Hillsborough Rd - 20,621 VPD



SUBJECT

Mark Micol
marl.micol@pickettsprouse.com
(919) 287-3048

Noah Morrell
noah@pickettsprouse.com
(919) 530-0481



Subject

Duke



Downtown Durham	7 Minutes
Duke University	5 Minutes
Chapel Hill	20 Minutes
UNC	15 Minutes
RDU (International Airport)	16 Minutes
Research Triangle Park	12 Minutes
Downtown Raleigh	28 Minutes

Mark Micol

marl.micol@pickettsprouse.com
(919) 287-3048

Noah Morrell

noah@pickettsprouse.com
(919) 530-0481