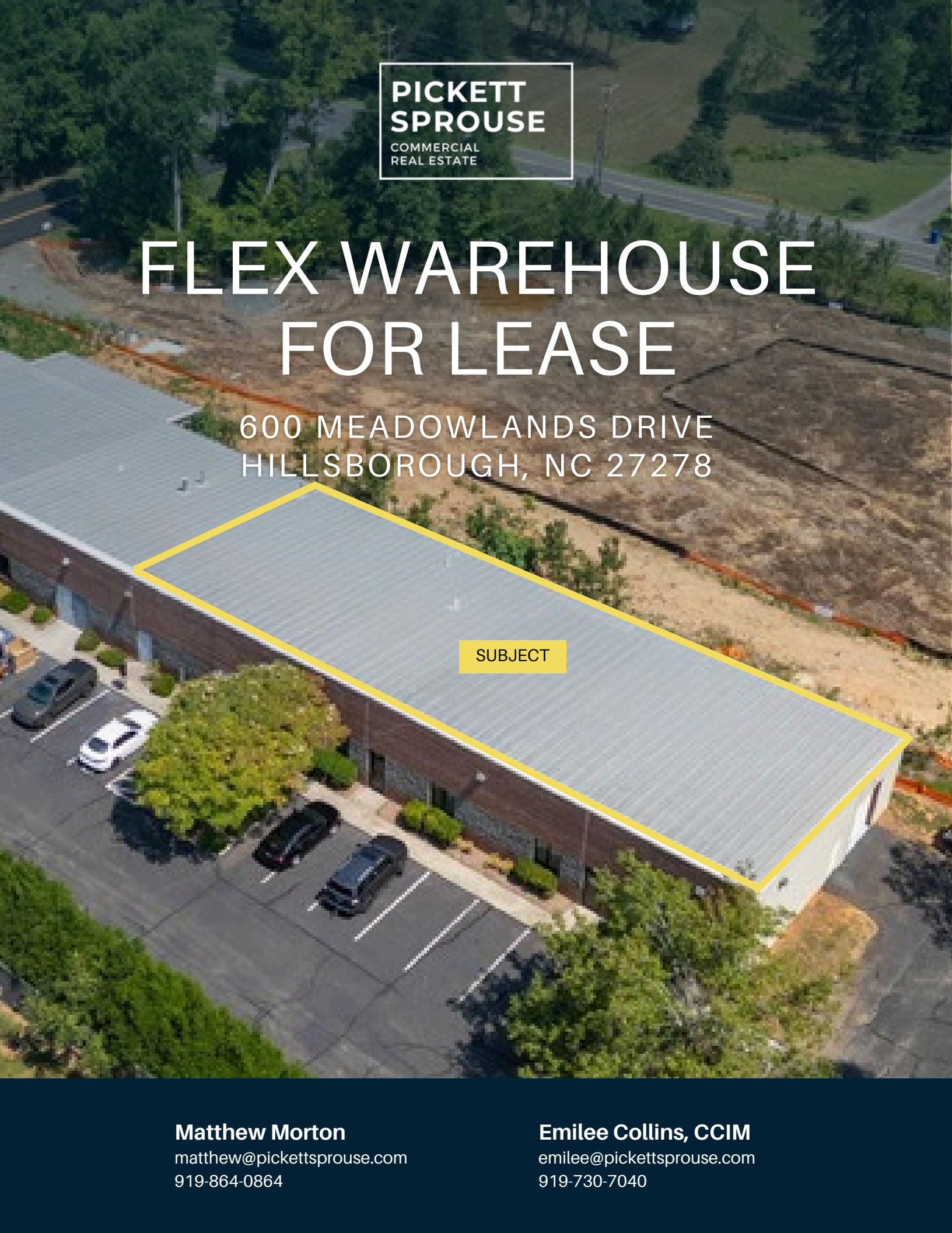




**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE

FLEX WAREHOUSE FOR LEASE

600 MEADOWLANDS DRIVE
HILLSBOROUGH, NC 27278

SUBJECT

Matthew Morton
matthew@pickettsprouse.com
919-864-0864

Emilee Collins, CCIM
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919-730-7040

Property Overview

Versatile commercial space offering an ideal combination of office and warehouse functionality in a highly accessible location. The interior features a mix of finished office space and warehouse area, open workspaces, a breakroom, two private restrooms, and a grade-level roll-up door for convenient loading and operations. Conveniently located with easy access to I-85 and I-40, the property is just 15 minutes from Durham and Chapel Hill and approximately 25 minutes from Research Triangle Park.

SQUARE FOOTAGE

± 6,000 SF (Total)
± 2,000 SF (Conditioned Office)
± 2,000 SF (Heated Warehouse)
± 2,000 SF (Conditioned Warehouse)

PIN	9874803900
COUNTY	Orange
TOTAL MONTHLY RENT	\$8,125 + Utilities
ZONING	HIC (High Intensity Commercial)
CEILING HEIGHT	11'3" - 17'1" (Warehouse) 9'9" (Office)
ROLL-UP DOORS	1 (10' x 12')
RESTROOMS	2 Private Bathrooms (1 Shower)
BEST USE	Building/Trade Office, Contractor Office, Flex Space, Research Facility, Order Fulfillment, Storage and Warehousing



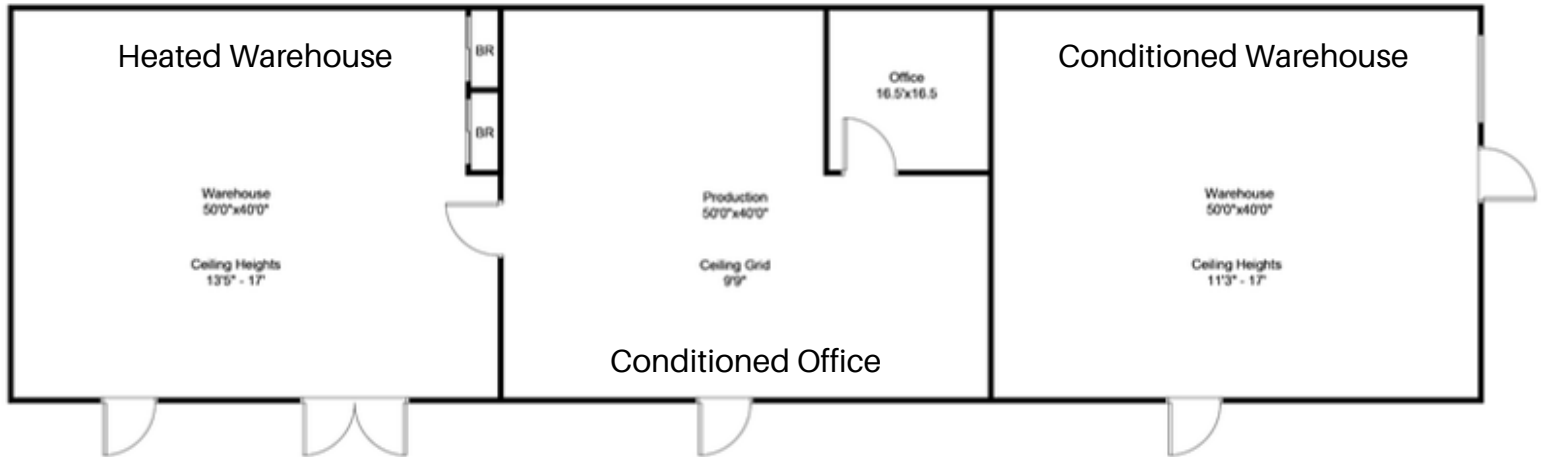
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Floorplan



600 MEADOWLANDS DRIVE, HILLSBOROUGH, NC 27278



Meadowlands Dr Industrial Neighbors

Orange County Sportsplex

PHE, Inc.

Citel, Inc.

Barlow Scientific

Big Spoon Roasters

Hillsborough Veterinary Clinic

Orange County Emergency Services

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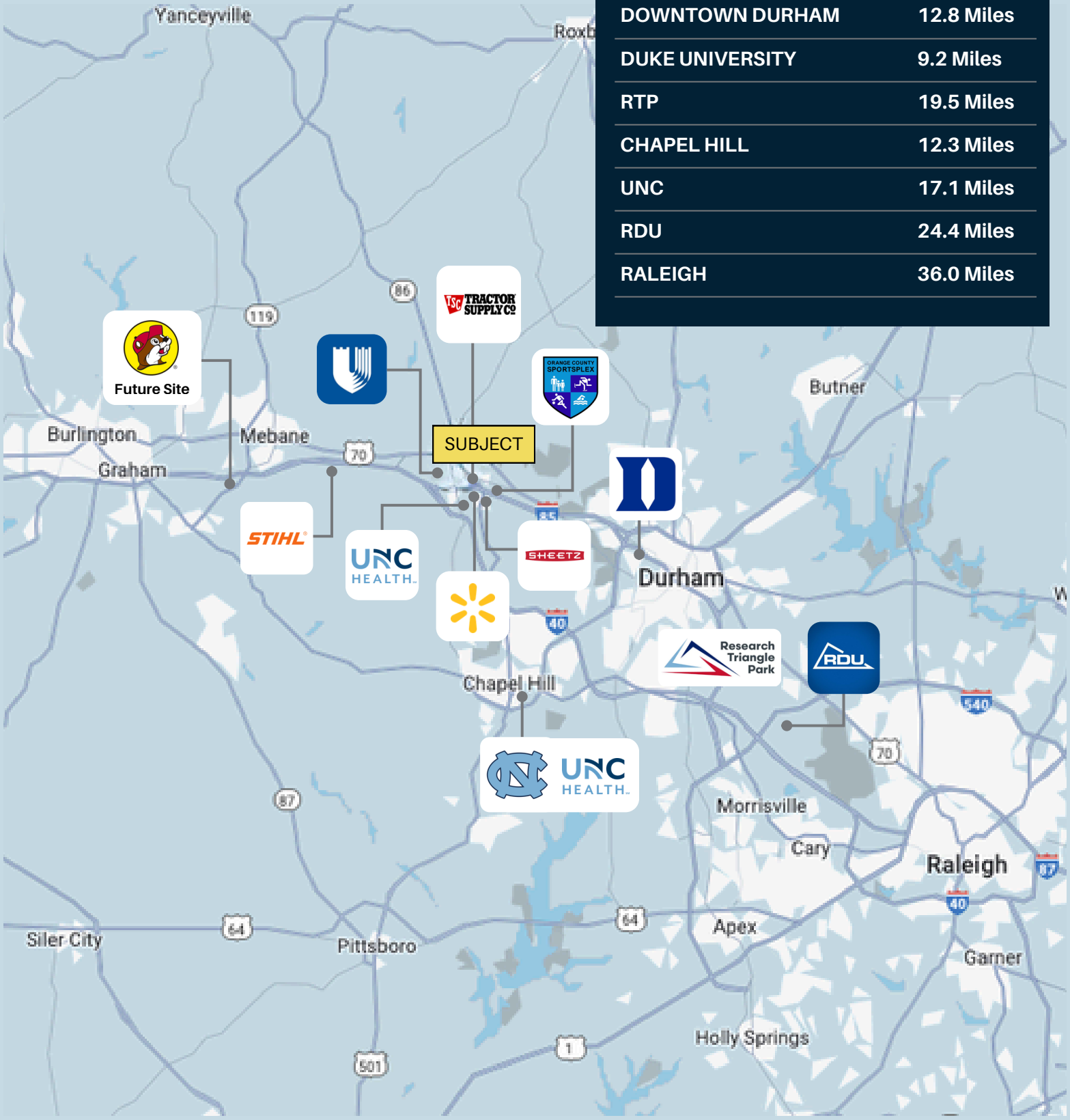
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DISTANCE TO:

DOWNTOWN DURHAM	12.8 Miles
DUKE UNIVERSITY	9.2 Miles
RTP	19.5 Miles
CHAPEL HILL	12.3 Miles
UNC	17.1 Miles
RDU	24.4 Miles
RALEIGH	36.0 Miles



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