



# Industrial Flex Building for Sale or Lease

SALES PRICE: \$2,600,000

LEASE RATE: \$14.50/SF NNN

416 MILLSTONE DRIVE, HILLSBOROUGH, NC 27278

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE



<b>ADDRESS</b>	416 Millstone Drive, Hillsborough, NC 27278
<b>COUNTY</b>	Orange
<b>PARCEL</b>	9873270740
<b>ZONING</b>	Economic Development District
<b>SQUARE FOOTAGE</b>	14,683 (Exterior Measurements)
<b>YEAR BUILT</b>	1999 2008 Addition
<b>LOT SIZE (ACRES)</b>	2.32
<b>PROPERTY TYPE</b>	Flex/Industrial
<b>LISTING PRICE</b>	\$2,600,000
<b>LEASE RATE (\$/SF)</b>	\$14.50/SF + \$2.60/SF TICAM
<b>LEASE RATE (MONTHLY)</b>	\$20,264.93 (\$17,183.71- Monthly Rent + \$3,081.22 - TICAM)
<b>ROLL-UP DOORS</b>	1
<b>CEILING HEIGHT</b>	13'-22'
<b>LOADING DOCKS</b>	1

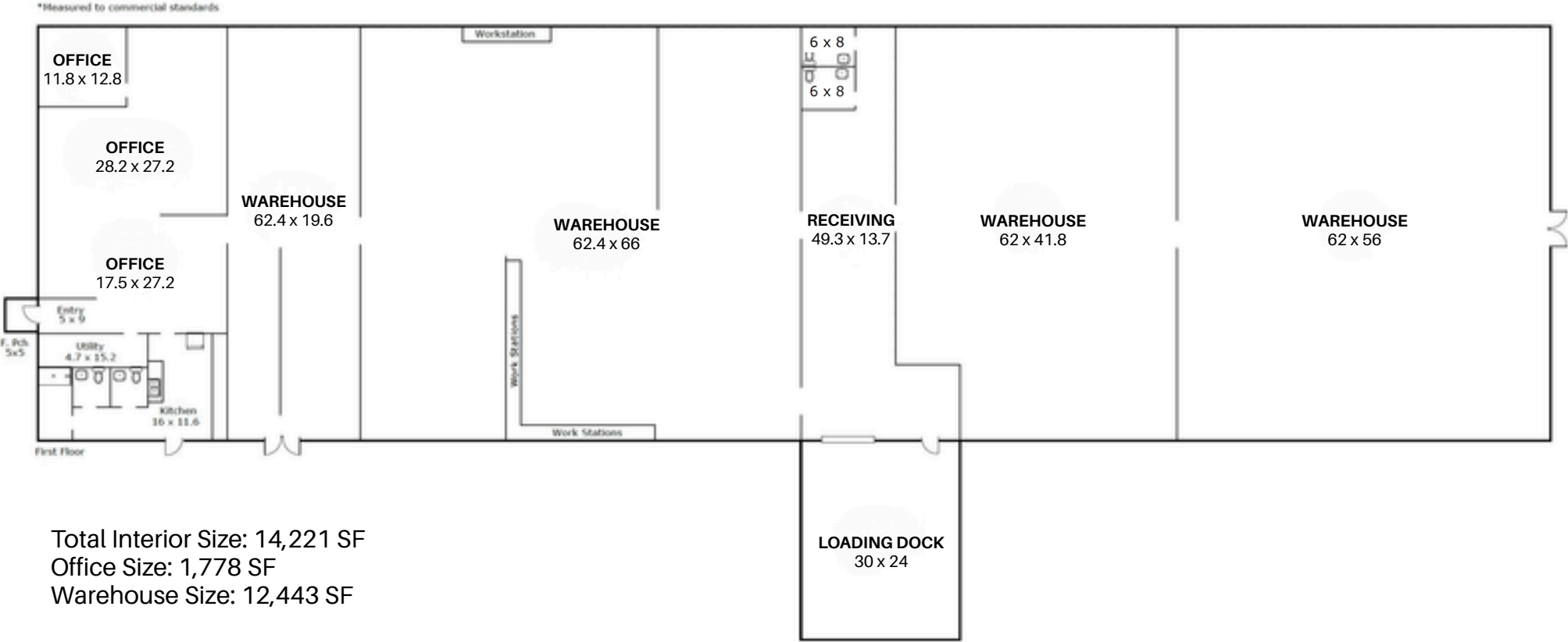
Located at 416 Millstone Drive in the established Economic Development District, this 14,683 SF industrial facility offers flexibility for a wide range of users. With ceiling heights ranging from 13 to 22 feet, one loading dock door with two levelers, and a fully conditioned interior, the building is well-suited for manufacturing, warehousing, order fulfillment, trade contractors, or professional service operations requiring a blend of office and functional workspace.

Positioned on 2.32 acres with ample parking and yard area, the property provides room to operate and grow. Its close proximity to I-40 & I-85 ensures efficient access for distribution, parcel delivery, and regional connectivity, making it an ideal option for businesses that value visibility, convenience, and operational efficiency. Available for sale or lease.

**Emilee Collins, CCIM**  
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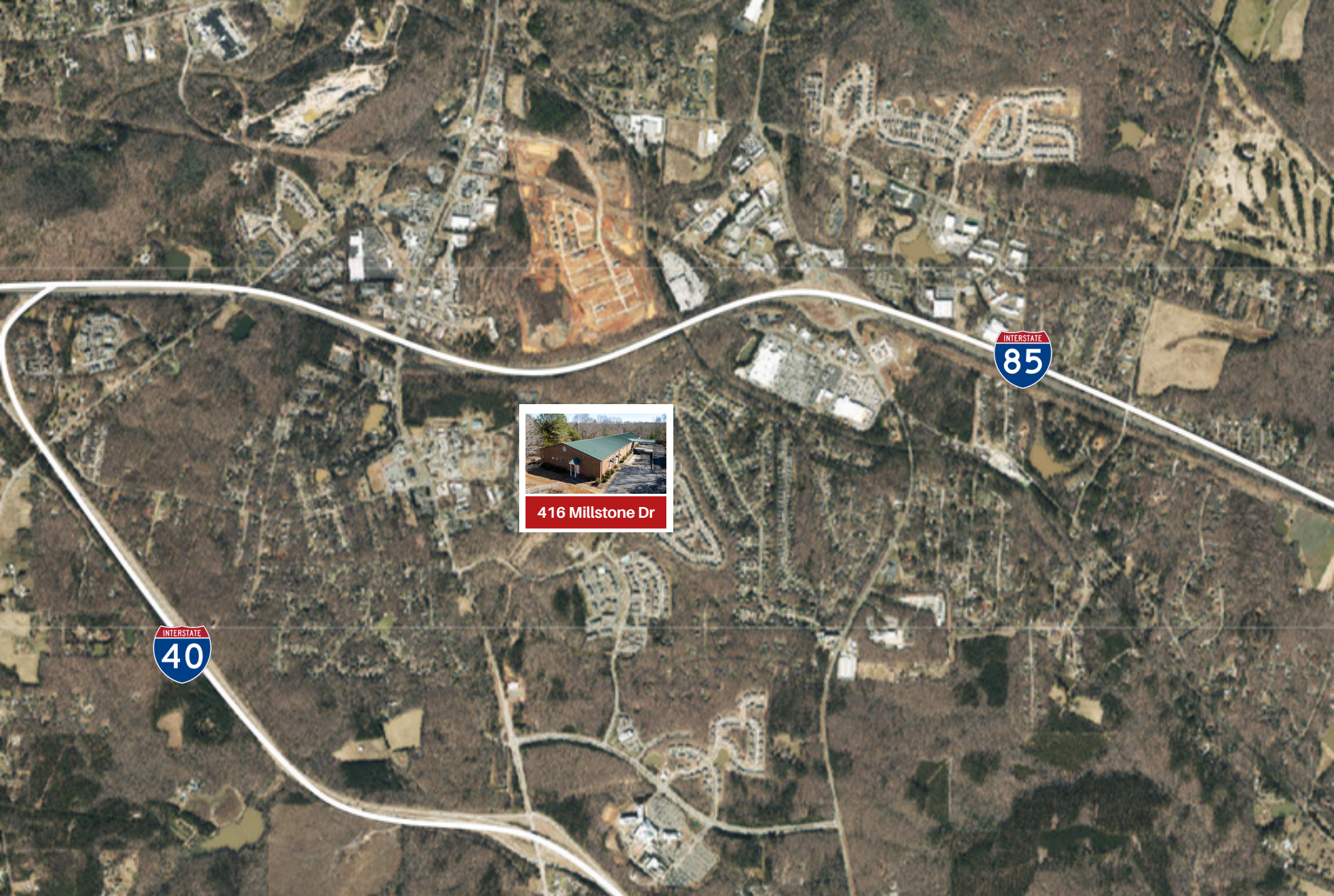
**Matthew Morton**  
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# Floorplan







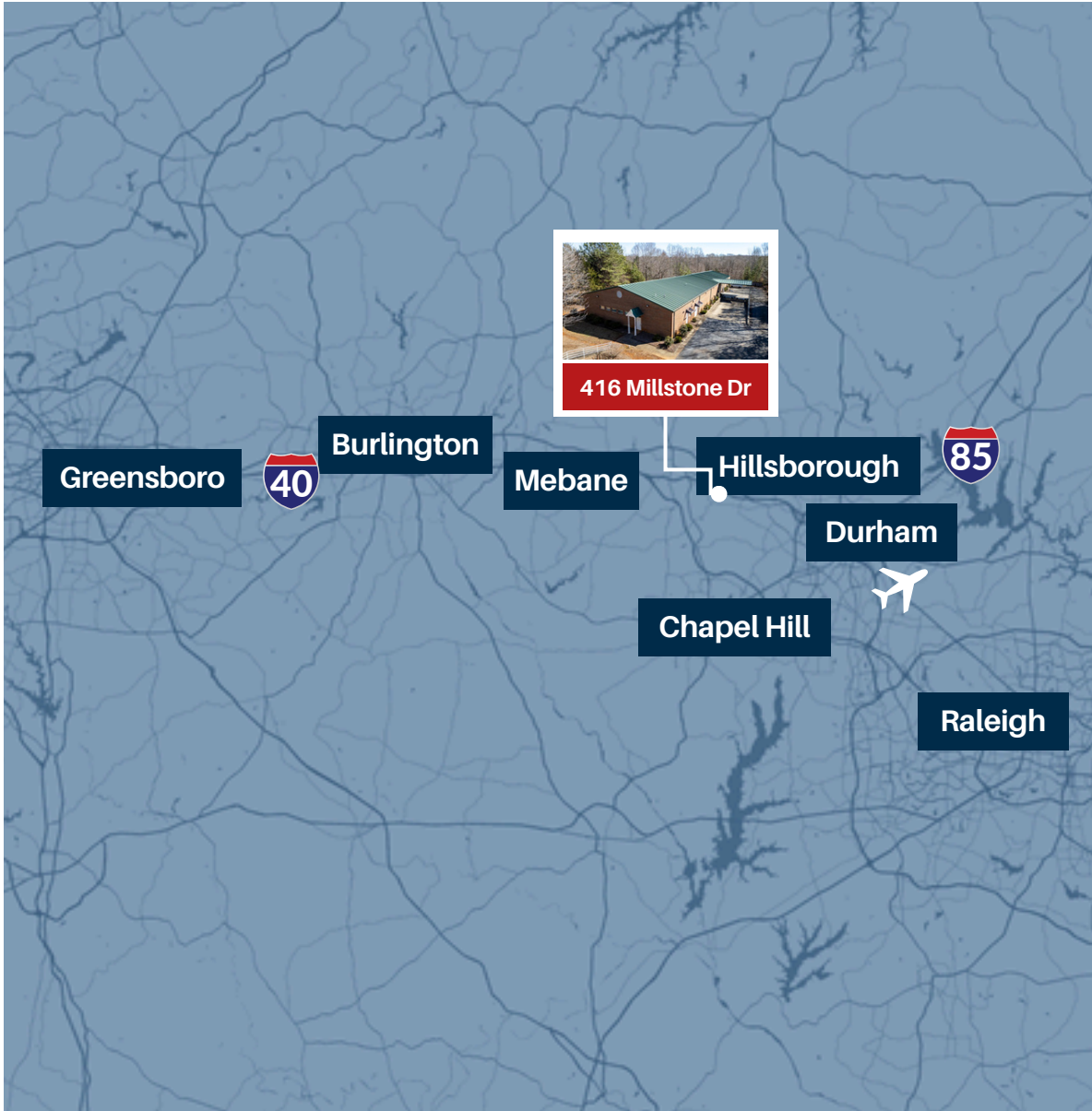


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# Drive Times

The subject's proximity to I-85 and I-40 provides direct connectivity to major cities across the Triangle and Triad, including Durham, Raleigh, Greensboro, and Chapel Hill.

**16 min.**  
Chapel Hill

**26 min.**  
Burlington

**18 min.**  
Durham

**41 min.**  
Raleigh

**19 min.**  
Mebane

**42 min.**  
Greensboro



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# Contact Us

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