

PICKETT
SPROUSE
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

INDUSTRIAL WAREHOUSE FOR LEASE

140 Somerset Church Rd., Roxboro, NC 27573

8.98 ACRES

140 Somerset Church Rd., Roxboro, NC 27573

Brad Gregory

(336) 202-0012

brad@pickettsprouse.com

Tyler Huntington

(919) 247-9691

tyler@pickettsprouse.com

INDUSTRIAL WAREHOUSE FOR LEASE

Property Summary

140 Somerset Church Rd., Roxboro, NC 27573

Property Overview

10,000 square feet of light industrial/flex space for lease in recently renovated Cotton Mill. The space includes 7,200 SF of warehouse space, 2,800 SF of office space, and an over 1 acre laydown yard. Located conveniently 35 minutes to Downtown Durham and 30 minutes to Downtown Hillsborough.

Offering Summary

Lease Rate	\$4.50/SF
Lot Size	8.98 Acres
Building Size	7,200 SF Warehouse Space 2,800 SF Office Space
Zoning	Industrial [I-1]
PIN	15094
Best Use	Light Industrial/Flex Space

Property Highlights

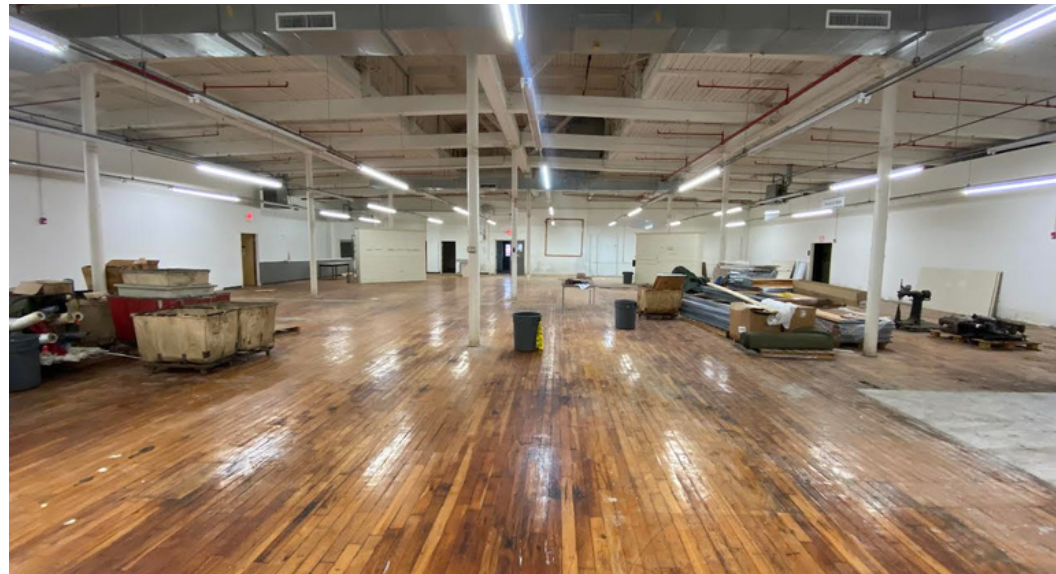
- 2 Loading Docks
- Ample Parking
- Heavy Power Available
- Fully Sprinkled
- Upfit is Negotiable



INDUSTRIAL WAREHOUSE FOR LEASE

Photos

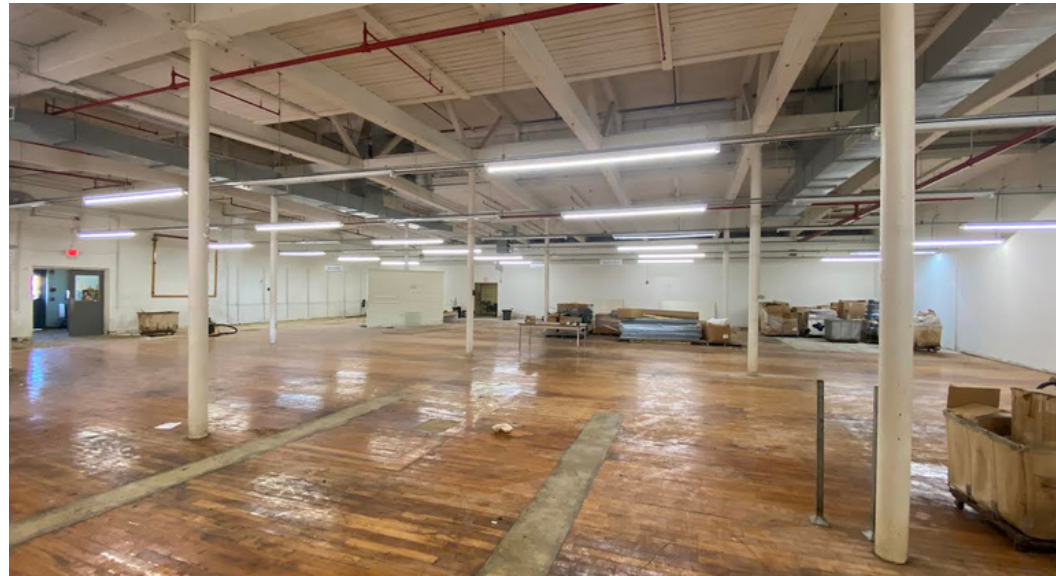
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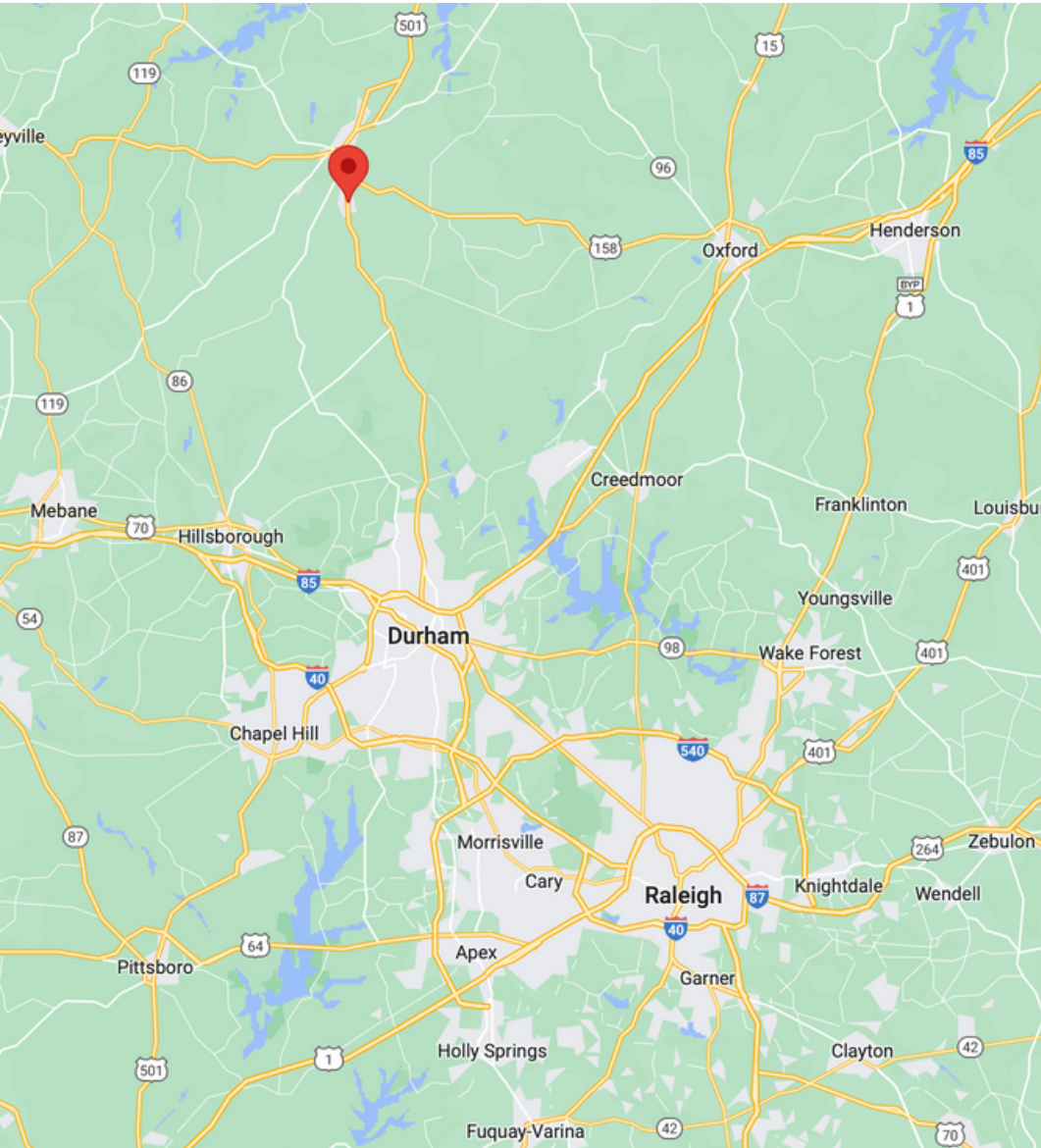


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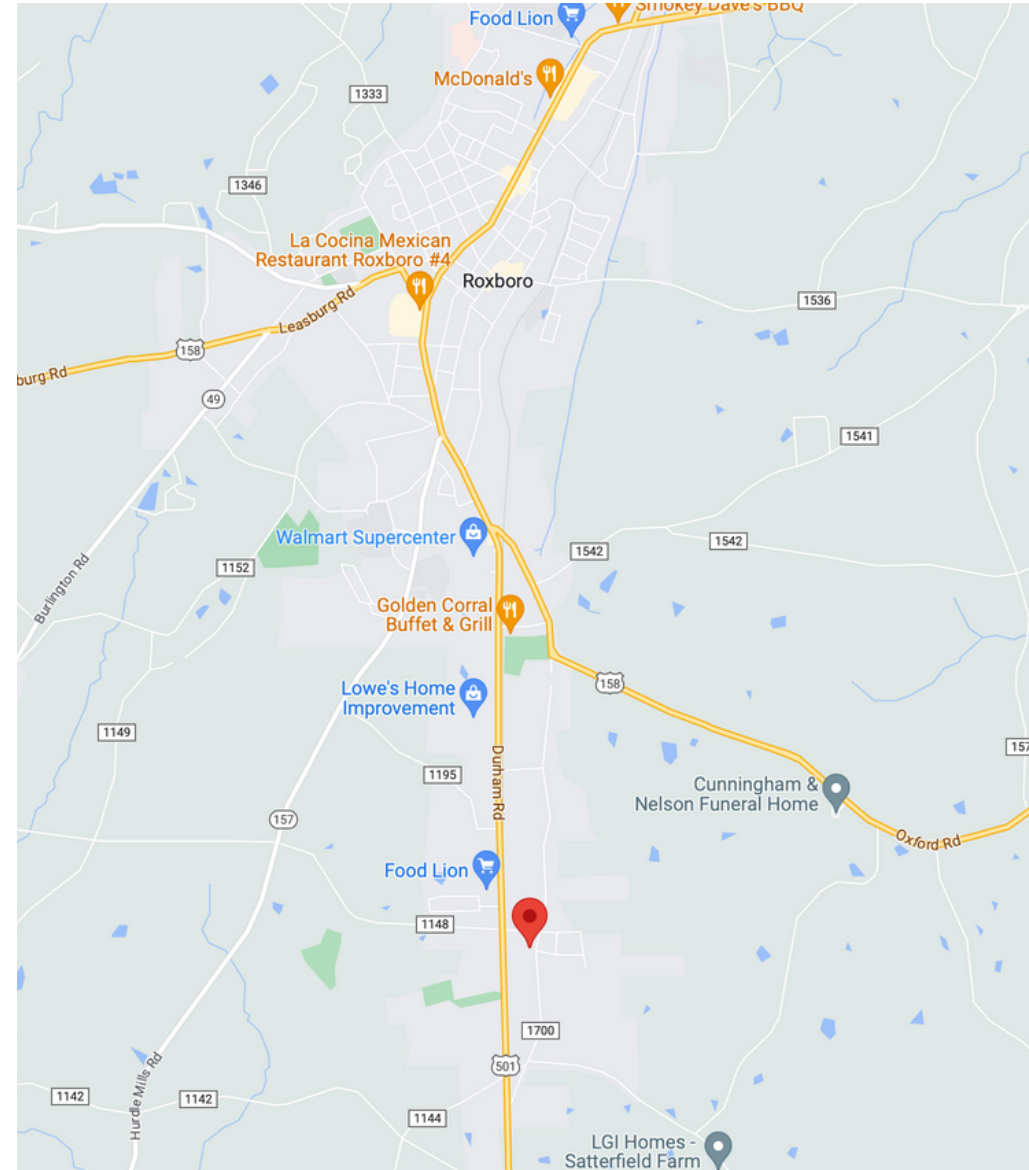
Map

140 Somerset Church Rd., Roxboro, NC 27573

REGIONAL MAP



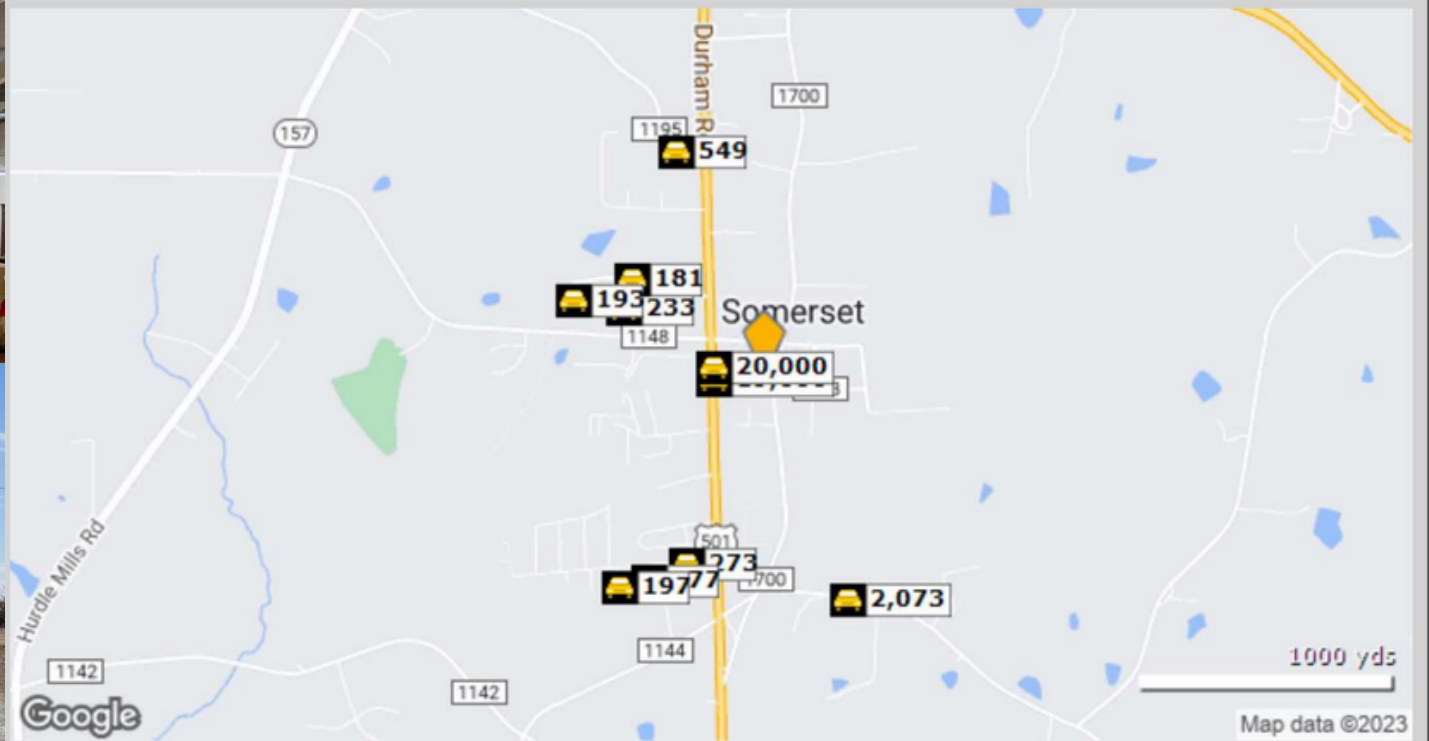
LOCAL MAP



INDUSTRIAL WAREHOUSE FOR LEASE

Traffic Count

140 Somerset Church Rd., Roxboro, NC 27573



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Durham Rd	Jesse Barrett Dr	0.06 N	2022	19,600	MPSI	.11
2	Durham Road	Jesse Barrett Dr	0.06 N	2019	20,000	AADT	.12
3	Magnolia Dr	Nandina Dr	0.11 E	2018	233	MPSI	.35
4	Azalea Dr	Nandina Dr	0.08 E	2018	181	MPSI	.38
5	Somerset Dr	Webster Dr	0.02 W	2018	273	MPSI	.45
6	Wisteria Dr	Magnolia Dr	0.02 S	2018	193	MPSI	.47
7	S 2nd St	Somerset Dr	0.03 N	2018	177	MPSI	.52
8	Lucy Garrett Rd	Old Durham Rd	0.20 W	2022	2,073	MPSI	.54
9	Industrial Dr	Durham Rd	0.07 E	2022	549	MPSI	.56
10	S 3rd St	Somerset Dr	0.04 N	2018	197	MPSI	.57