

FLEX BUILDING FOR SALE – 4809 Hillsborough Rd, Durham, NC 27705



Marsh & Partners

4080 Barrett Drive

Raleigh, NC 27609

<https://marsh-partners.com>

Matt Marsh

Founder

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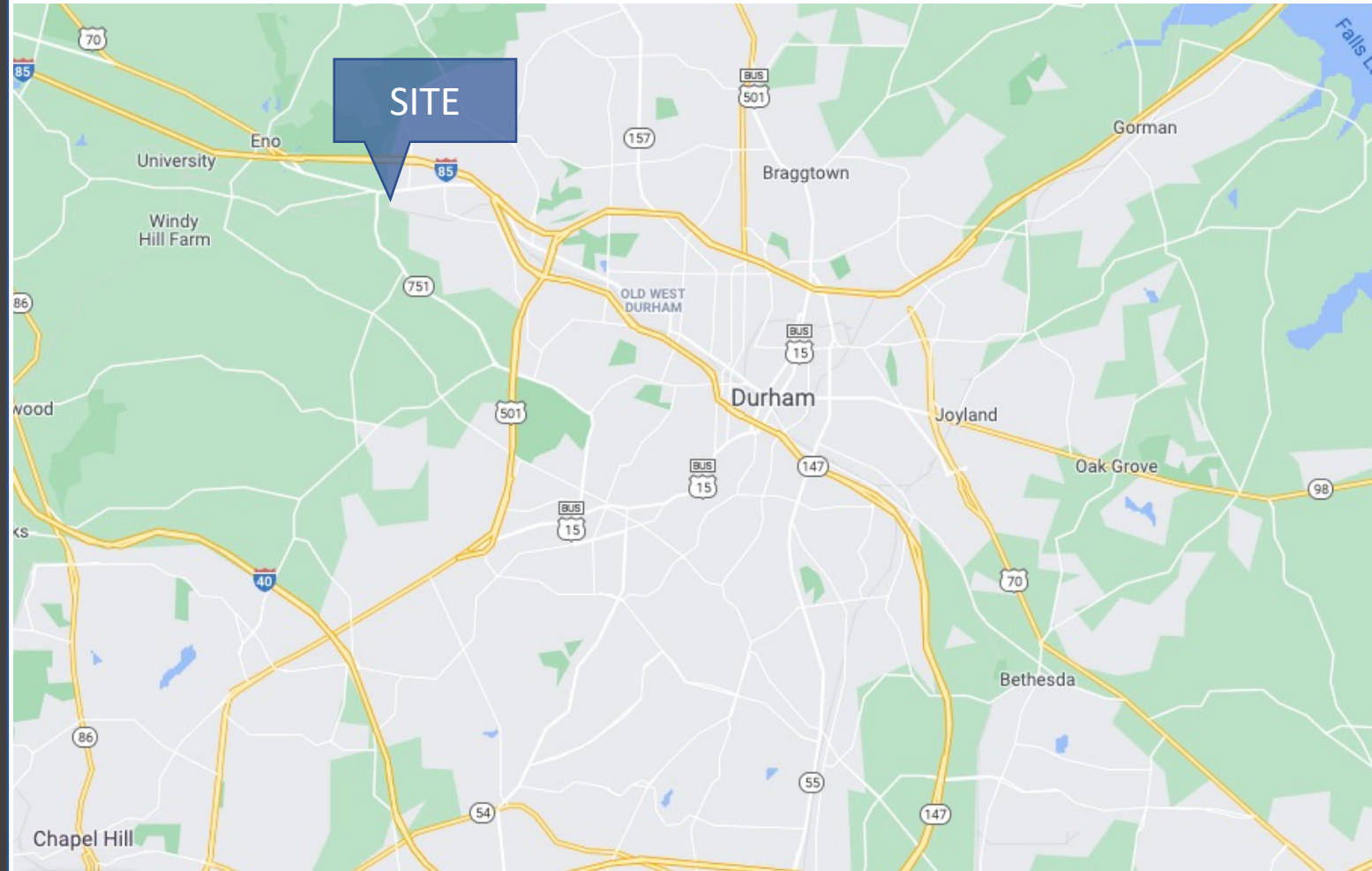


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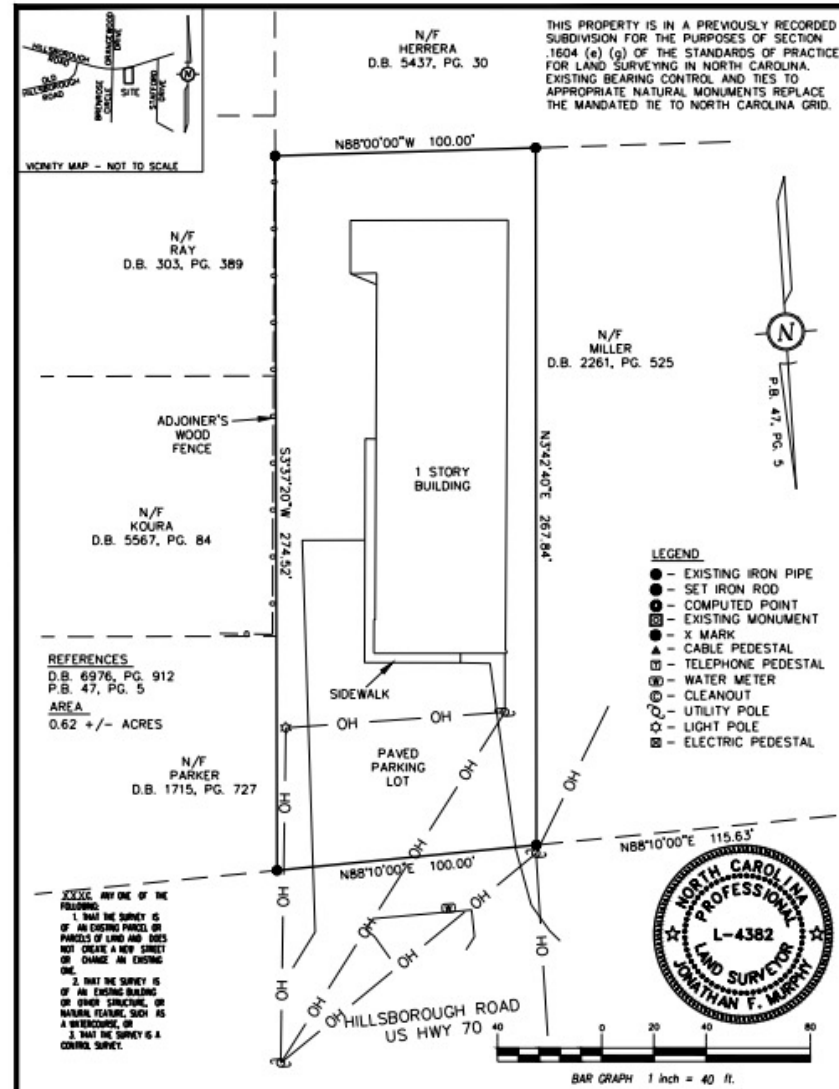
Deal Highlights

- Asking Price - \$1,200,000
- Approximately +/- 8,500 SF
- Owner will sign a 24-36 month sale-leaseback upon closing
- Space can be demised for multiple tenants
- Great for an investor or operating company that needs future space (w/ in-place income)





SITE OVERVIEW





BUILDING FEATURES

Address	4809 Hillsborough Rd
City	Durham
State	North Carolina
Zip Code	27705
County	Durham
Parcel ID	175494
PIN	0803-03-40-2540
Zoning	OI/LI
Acres	.62 Acres
Total Facility SF	Approx. +/- 8,500 SF
Office SF	Approx. +/- 2,700 SF
Warehouse SF	Approx. +/- 5,800 SF
Loading	1x Drive in Door 1x Dock Door
Parking	15 spaces
Ceiling Height	13'

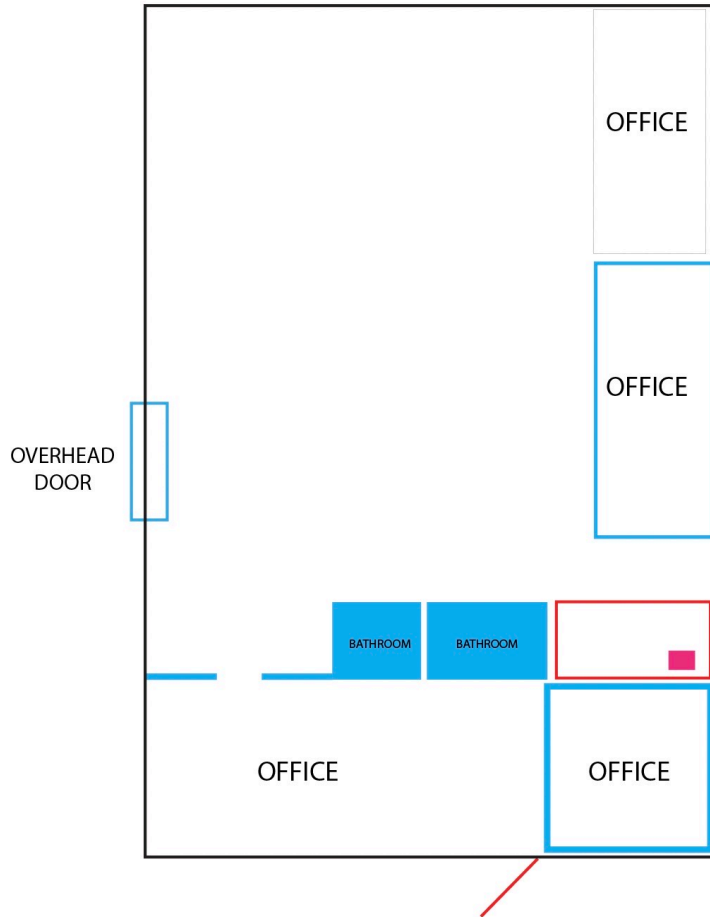
Sprinklers	None
Lighting	LEDs in Warehouse
Heating	Warehouse Heated & Cooled
Utilities	City of Durham (Sewer/Water)
Electrical	3 phase / 200 Amps
Access	Close Proximity to I-85, Hwy 147 & US 501



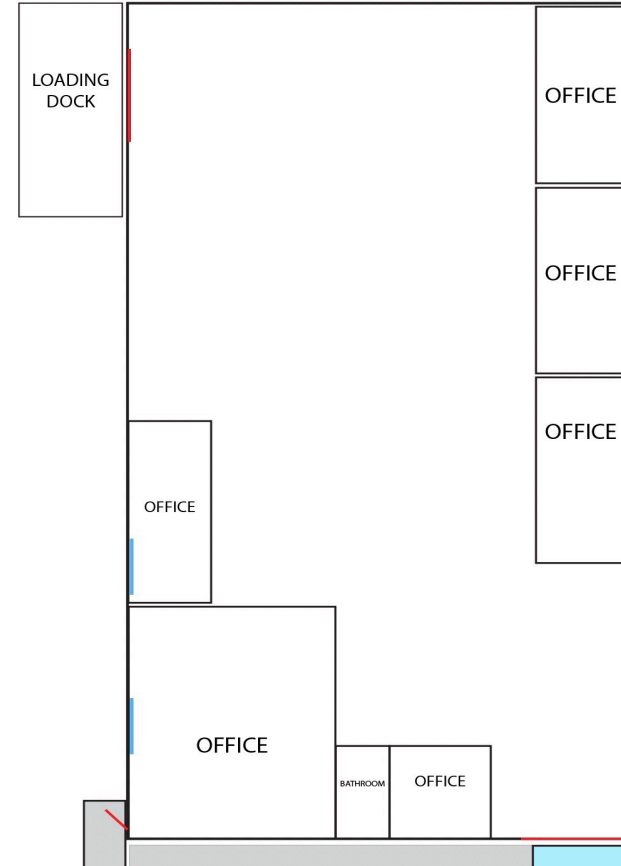


FLOORPLAN

Front Half of Building



Rear Half of Building





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