

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE

# FLEX BUILDING FOR LEASE

165 MAYO STREET  
HILLSBOROUGH, NC 27278



±5,200 SQUARE FEET | \$7,585.00/MONTH (BASE RENT + TICAM)

**Emilee Collins, CCIM**  
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# Property Overview

Stand-alone commercial building with ample parking. This 5,200 SF facility includes two spacious interior staging assembly workspaces with a storage garage, ideal for light retail, storage or operations. Inside, you'll find three roll-up doors, two office spaces, and a large lobby. Conveniently located near I-85/I-40 that provides access to Downtown Durham, Chapel Hill, and Mebane. This property offers versatile space ideal for a contractor's office, order fulfillment center, research facility, maintenance, or sales business.

<b>SQUARE FOOTAGE</b>	± 5,200
<b>ACERAGE</b>	0.88
<b>PARCEL</b>	9864808968
<b>COUNTY</b>	Orange
<b>PARKING</b>	Ample
<b>LEASE TYPE</b>	NNN
<b>TOTAL MONTHLY RENT</b>	\$7,585.00 (including TICAM)
<b>BASE MONTHLY RENT</b>	\$6,502.00 (\$15.00/SF)
<b>MONTHLY TICAM</b>	\$1,083.33 (\$2.50/SF)
<b>ZONING</b>	High Intensity Commercial
<b>MINIMUM TERM</b>	3 Years
<b>MAX CEILING HEIGHT</b>	14 Feet
<b>ROLL-UP DOORS</b>	3 (10'x12')
<b>RESTROOMS</b>	2
<b>UTILITIES</b>	Public Water, Public Sewer



## Tenant Improvement Allowance

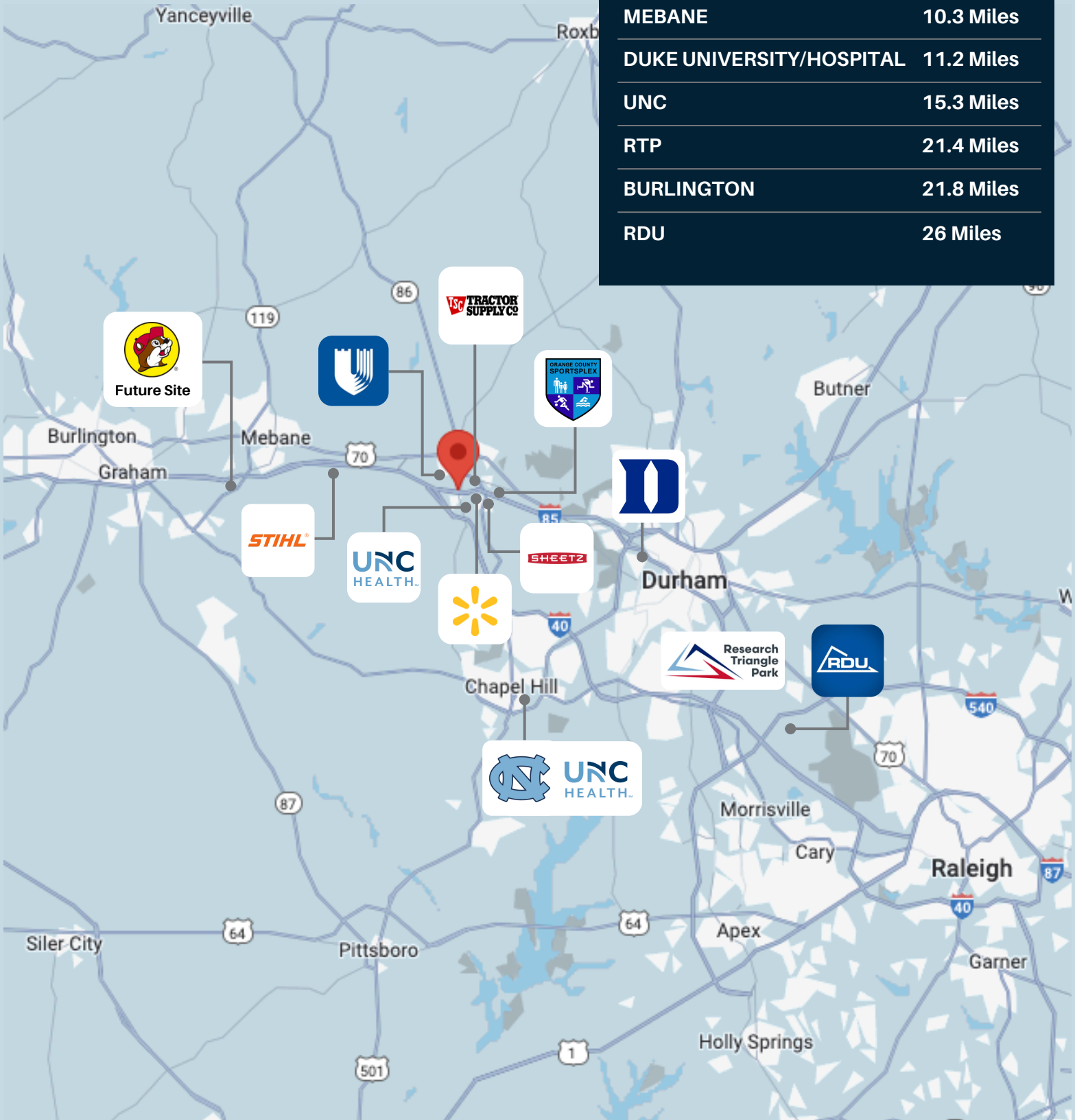
**\$20,000**

Available to use for bathrooms, flooring, paint, and HVAC improvements

**AVAILABLE NOW!**

## DISTANCE TO:

MEBANE	10.3 Miles
DUKE UNIVERSITY/HOSPITAL	11.2 Miles
UNC	15.3 Miles
RTP	21.4 Miles
BURLINGTON	21.8 Miles
RDU	26 Miles



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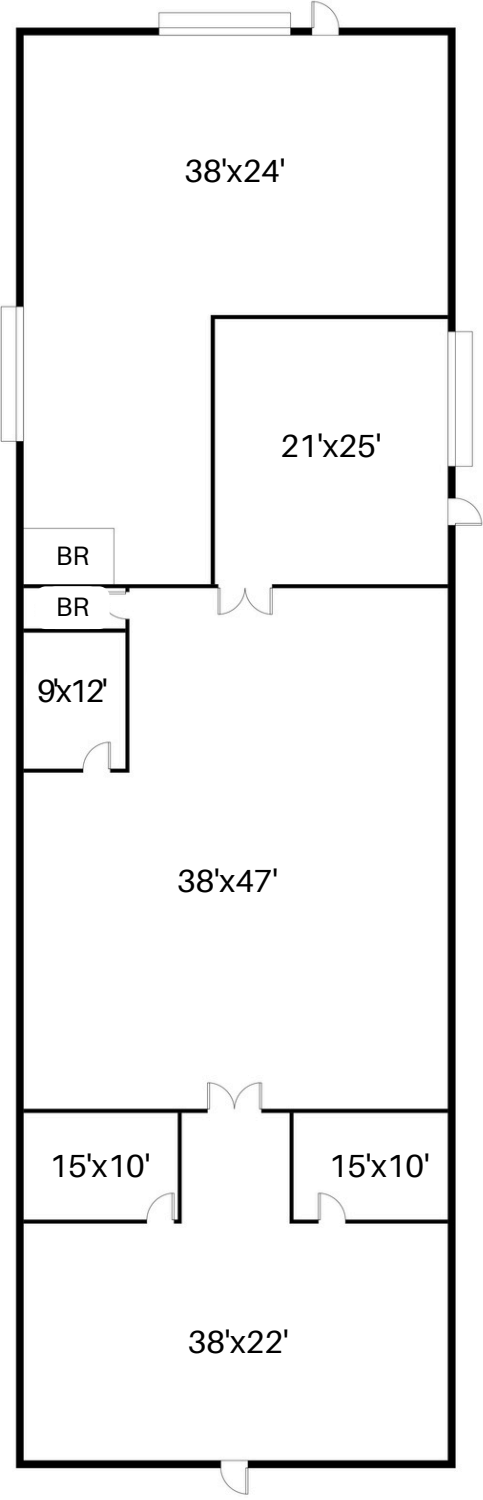
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FLOOR PLAN

NOT DRAWN TO SCALE AND APPROXIMATE DIMENSIONS

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