



FLEX SPACE FOR LEASE

902 CLEVELAND STREET
DURHAM, NC



- **AVAILABLE SPACE:** 2,400 SF
- **ZONING:** Commercial General (CG)
- **POWER:** 3 Phase
- **PARKING:** 12 Spaces
- **LEASE RATE:** \$12.00 P/SF + \$2.90 TICAM + Utilities
- **WAREHOUSE CEILING HEIGHT:** 11 1/2 feet

SPACE BREAKDOWN:

- Warehouse: 836 SF
- Office/Remaining: 1,564 SF

DESCRIPTION: Come checkout this conveniently located flex space in Downtown Durham. This property has three offices, one large retail/showroom space, two bathrooms and an open warehouse. This property does not have a dock or drive in door. Warehouse space is accessed through the front door. Being zoned Commercial General, this property allows for a variety of uses. Contact listing agent for a full tour and check-out the aerial video below:

https://www.youtube.com/watch?v=HDUS_Cl0-wY&feature=youtu.be

For more information please contact:

Graham Storey graham@westandwoodall.com | Cell 919-698-8799

Visit us at PickettSprouse.com

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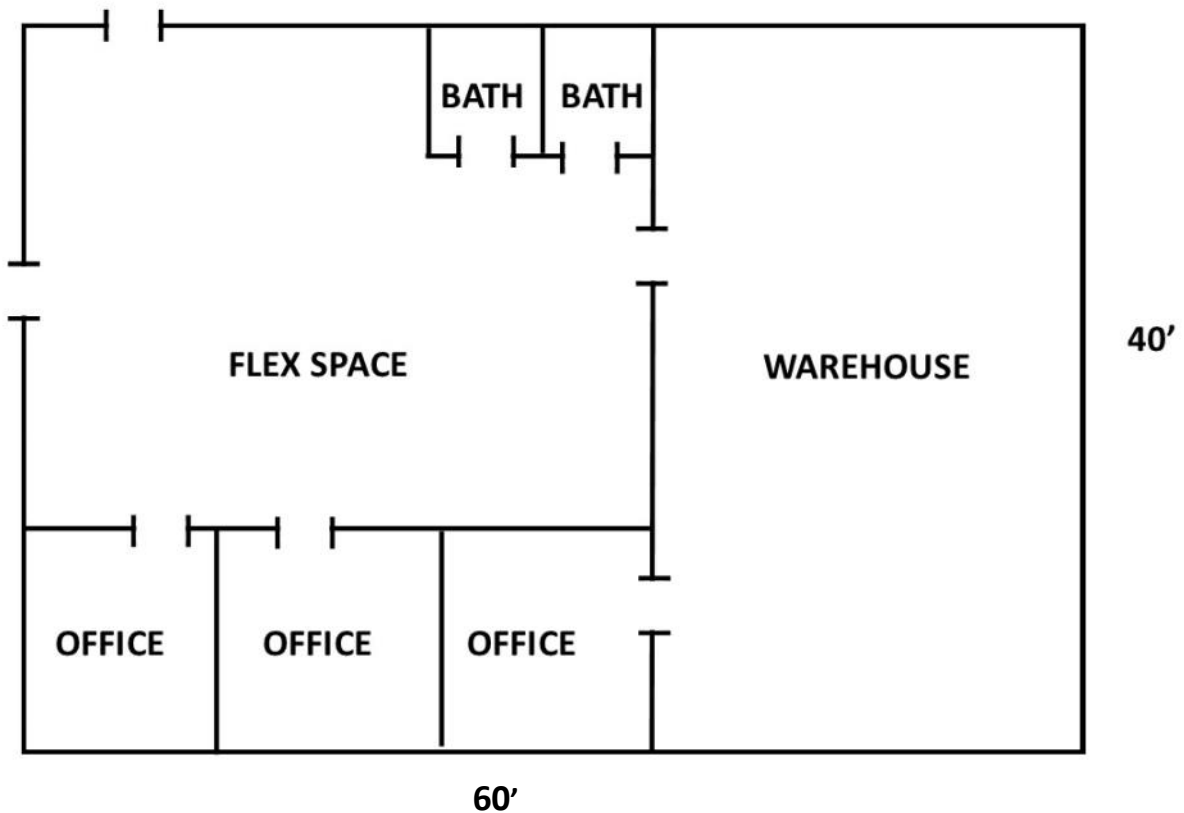
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FLOOR PLAN



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