

HILLSBOROUGH Flex Space For Lease

\$5,595/MO (Base Rent + TICAM)



2220 LEAH DRIVE, UNIT 1, HILLSBOROUGH, NC 27278



Functional space featuring a minimal buildout and essential amenities to suit various business needs.

Zoned Economic Development District (ECC), this property offers convenient access to I-85/I-40 and US 70, providing excellent connectivity for your operations. Available now.

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Property Details

Lease Rate	\$16.98/SF (Base Rent) + \$4.10/SF (Estimated TICAM)
Square Footage	3,185 SF
Zoning	Economic Development District (ECC)
Parcel Number	9873184481
Ceiling Height	15' (11' Clear)
Roll-Up Doors	(2) 9'x10'



FEATURES

- Minimal Buildout
- Bathroom
- Utility Sinks (4)
- 40 Gallon Hot Water Tank
- Fully Conditioned
- Rear Service Door
- Loading Dock

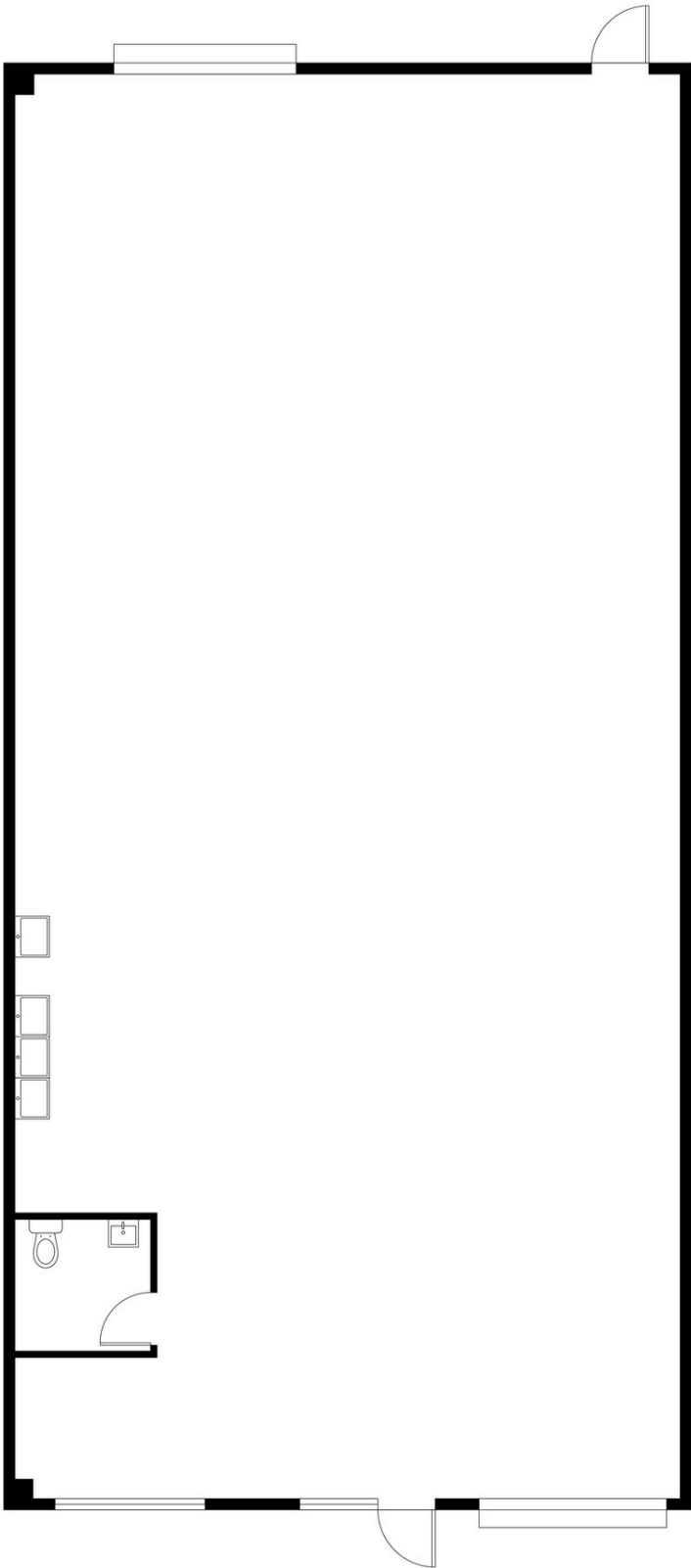
PERMITTED USES

- Personal Service Business
- Research
- Music/Dance School
- Flex
- Health Fitness
- Light Manufacturing
- Cold Storage
- Packaging/Distribution

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Floor Plan



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