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Hillsborough Flex Warehouse Unit For Lease

604-A Cornerstone Court



PROPERTY OVERVIEW

±3,900

Total Square Feet

±1,830

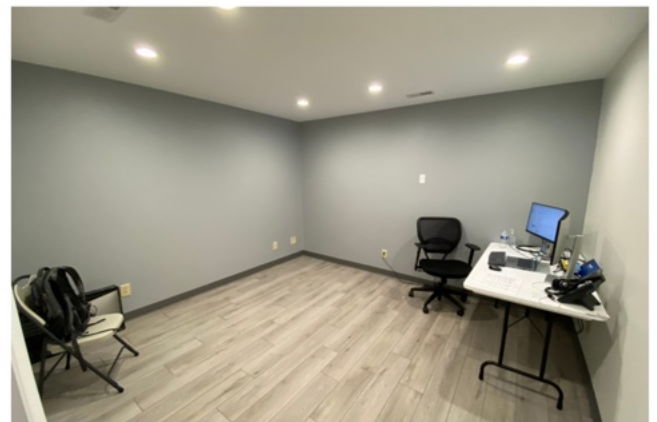
Warehouse Square Feet

Versatile office and warehouse unit available in a prime Hillsborough location. This well-maintained unit features a professional first and second floor office build-out, a fully conditioned warehouse, one roll-up door, a loading dock, shared parking, and an opportunity to have access to laydown storage.

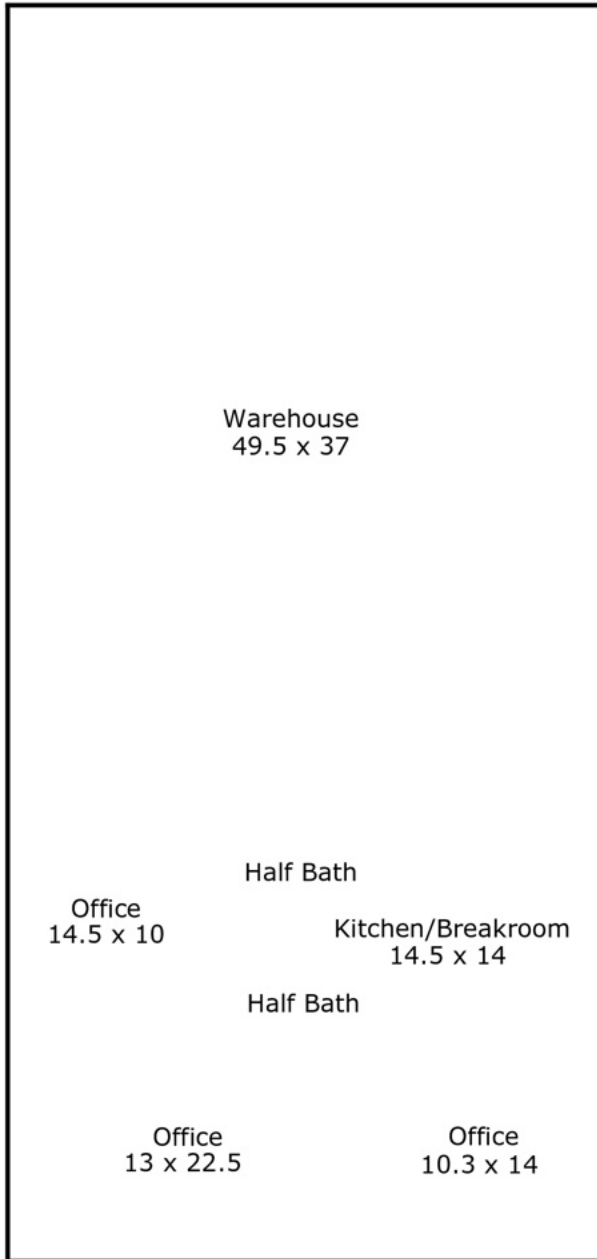
Ideal for trade contractors, research, storage, order fulfillment, or general flex use. Convenient access to I-85 and I-40 provides quick connectivity to Durham, Chapel Hill, and the broader Triangle and Triad region. Perfect for businesses seeking flexibility and convenience.

Available October 2025

SQUARE FOOTAGE	±3,900 (±1,830 warehouse)
PARCEL	9874412450
COUNTY	Orange
DOCK-HIGH DOORS	1 (8'x8')
TOTAL MONTHLY RENT	\$5,525/month
ZONING	HIC (High-Intensity Commercial)
WAREHOUSE CEILING HEIGHT	14'8" - 19'
OFFICE CEILING HEIGHT	8'
HIGHEST & BEST USE	Trade Contractor's Office, Flex Space, Order Fulfillment Center, Research, Storage & Warehousing

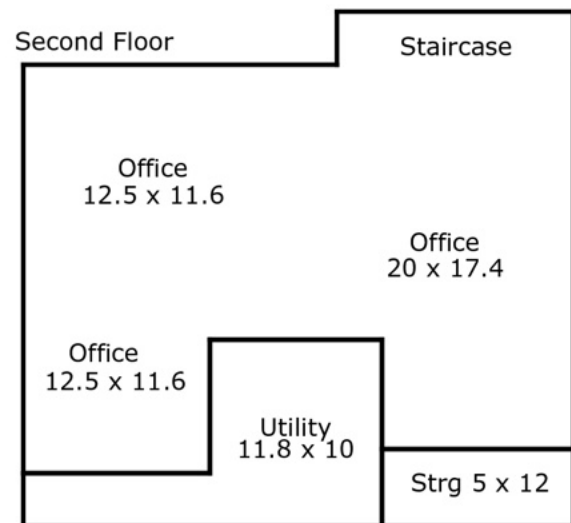


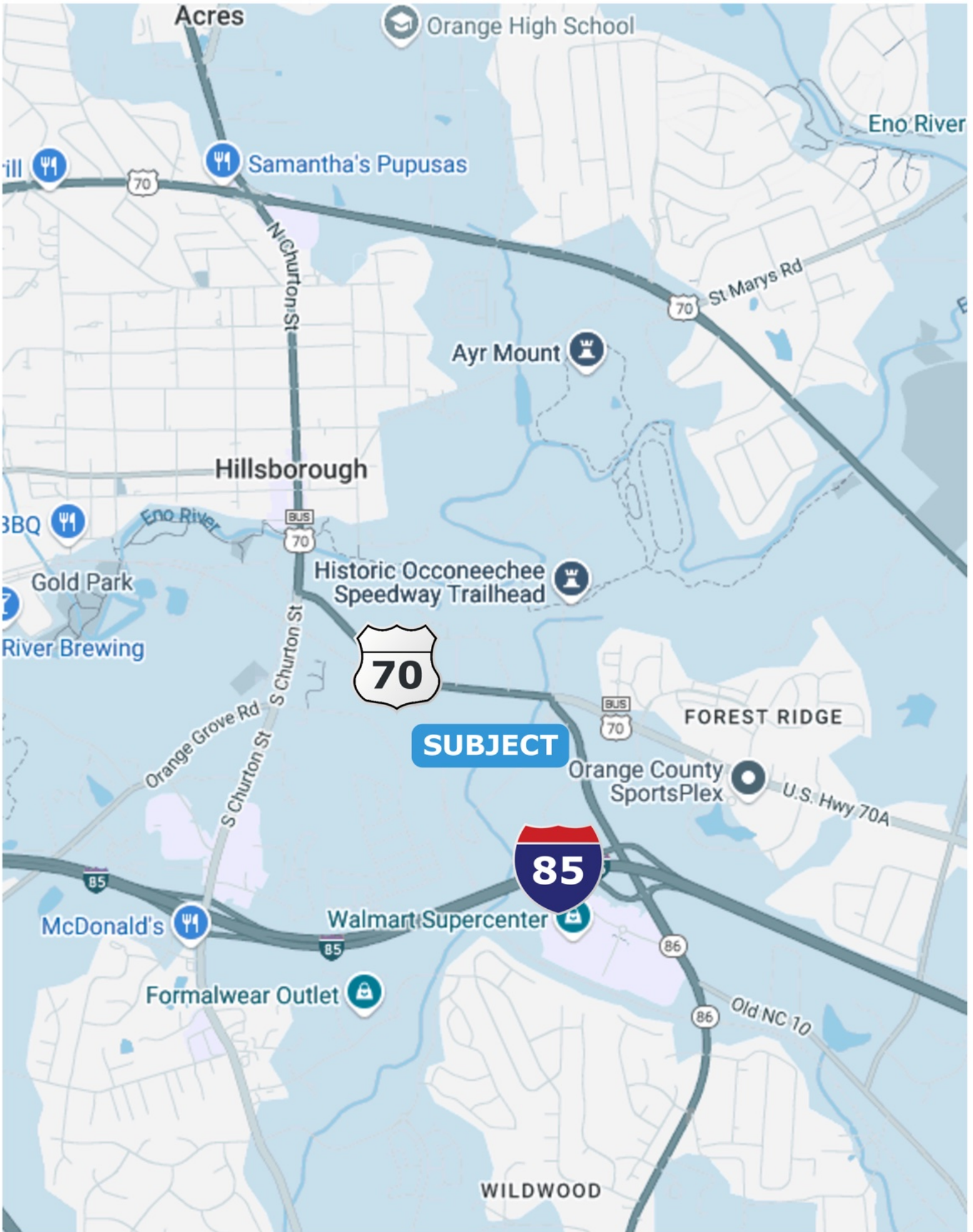
FLOORPLAN



First Floor

*Measured to Commercial Standards





SUBJECT

