



# FLEX WAREHOUSE FOR LEASE

620 VALLEY FORGE ROAD, H&I, HILLSBOROUGH, NC 27278



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# Property Overview

Versatile office and warehouse unit in a prime Hillsborough location, featuring a well-appointed office build-out, two heated warehouse areas with roll-up doors, shared loading dock, and shared parking.

Conveniently situated near I-85 and I-40, this property offers seamless access to Durham, Chapel Hill, and the greater Triangle area, making it ideal for a variety of business operations.

<b>SQUARE FOOTAGE</b>	4,000 (2,000 Office + 2,000 Warehouse)
<b>PARCEL</b>	9874421227
<b>COUNTY</b>	Orange
<b>LEASE RATE</b>	\$5,000/month
<b>ZONING</b>	High Intensity Commercial
<b>CEILING HEIGHT</b>	13'7" - 15'
<b>ROLL-UP DOORS</b>	2 (10'x12')
<b>RESTROOMS</b>	2
<b>PARKING</b>	Shared



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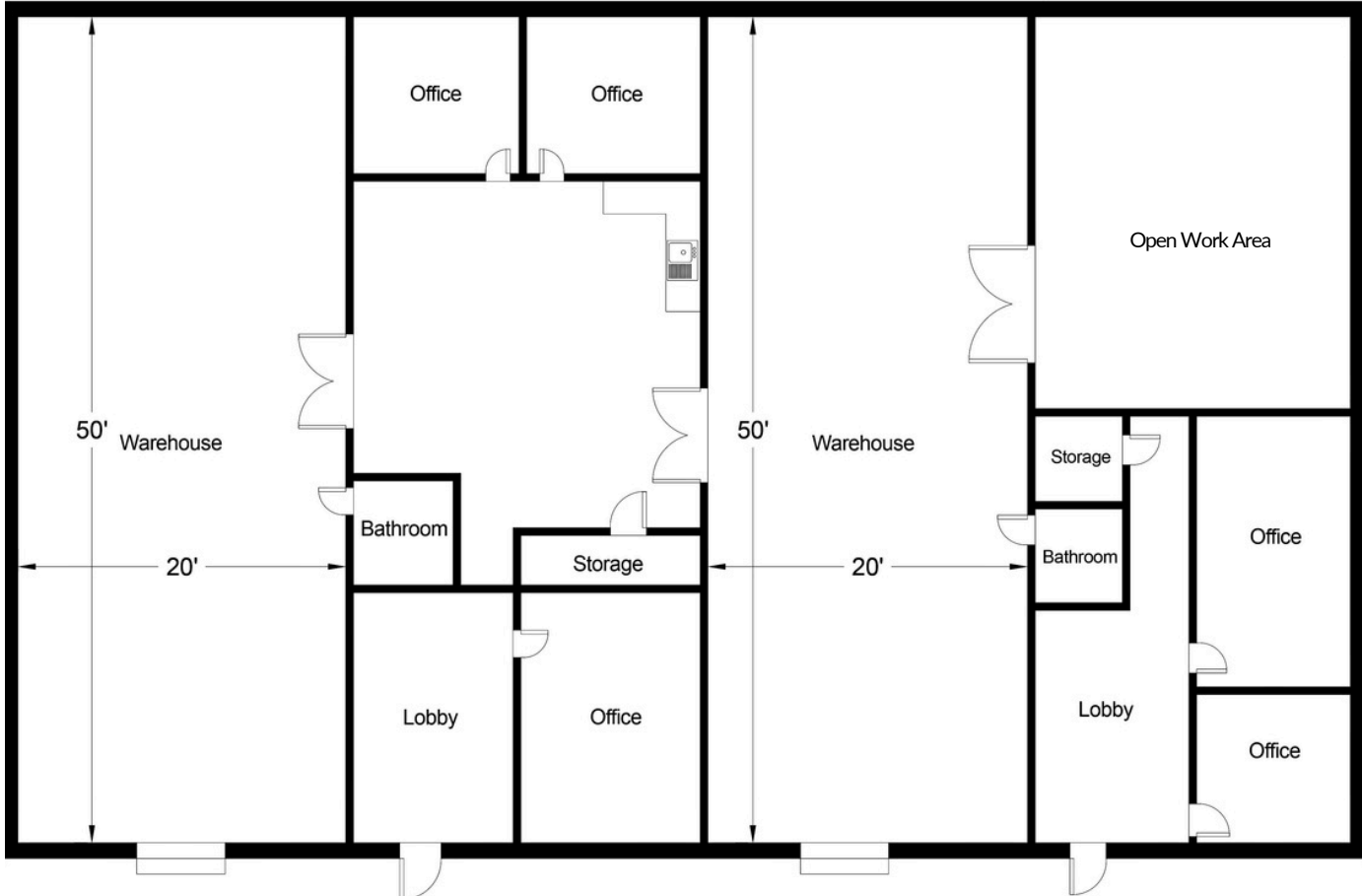
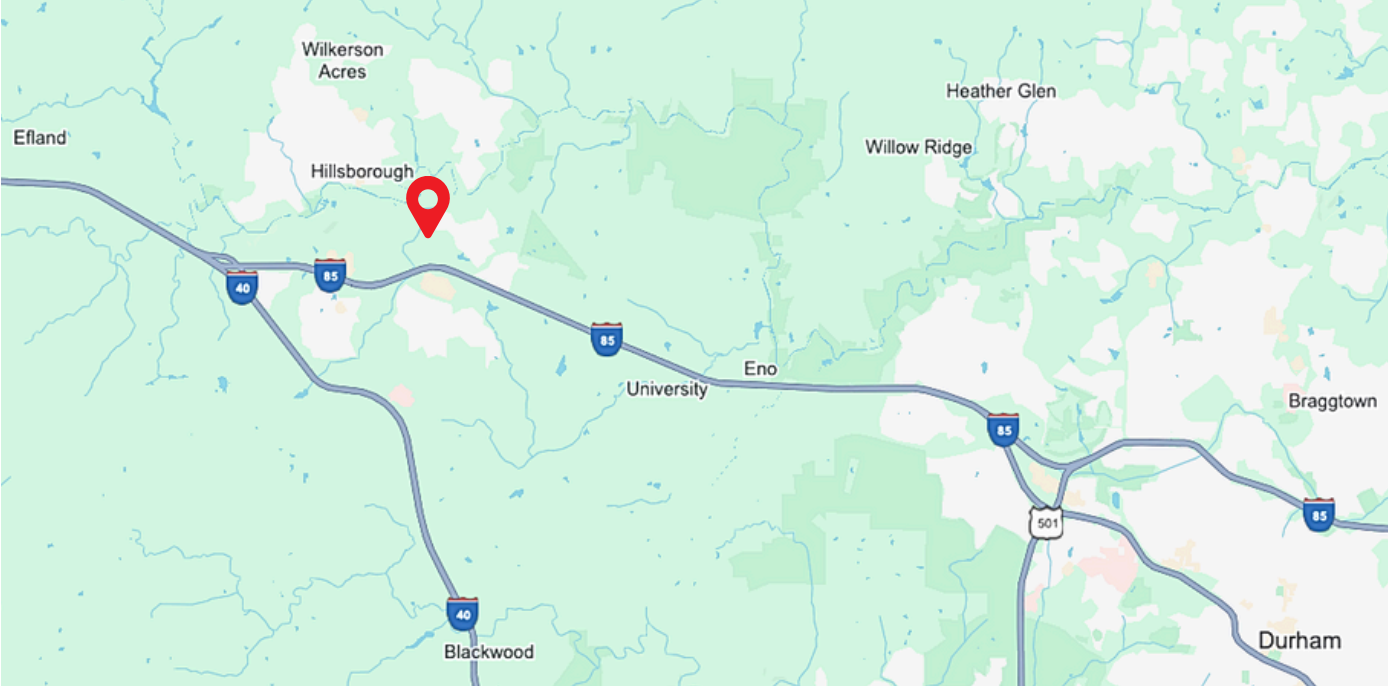
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