

2210 LEAH DRIVE, UNIT 5, HILLSBOROUGH, NC 27278

FLEX WAREHOUSE FOR LEASE



Warehouse space with flexible office or reception area available in a well-established industrial and retail business park in Hillsborough. Featuring a drive-in, roll-up door for easy loading, front and rear access and ample shared parking, this property offers convenience and versatility for a variety of users. Inside, the suite is fully-conditioned and clean making it a comfortable, easy-to use space that fits well with light industrial, storage or service oriented users looking for the right place to grow their business.

Property Address	2210 Leah Drive, Unit 5, Hillsborough, NC 27278
Zoning	Economic Development District (EDD)
SQFT	1,920
Highest and Best Uses	Building/trade contractor's office, flex space, food prep, light manufacturing, professional services, order fulfillment center, personal service, research facility, storage & warehousing, wholesale sales
Total Monthly Payment	\$3,550.80 (Base Monthly Rent + TICAM)
Base Monthly Rent	\$2,885/month (\$18.03/SF)
TICAM	\$665.80/month (\$4.16/SF)
Occupancy Date	August 1, 2026

Emilee Collins, CCIM
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**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE

Matthew Morton
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Floorplan



Total Square Footage 1,920

Ceiling Height 14'2"-14'4"

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Current & Future Planned Developments



Collins Ridge by D.R. Horton
Single-Family & Townhomes

Department of Transportation

Subject

Beckett's Ridge
Single-Family Homes

Cates Creek Manor
(Planned Residential)

Cadence at Cates Creek
Multifamily

Cornwallis Hills
Single-Family Homes

Persimmon at Cates Creek
Multi-Family
(Under Construction)

UNC Urgent Care

Little School of Hillsborough

Piedmont Electric

Durham Tech Expansion

Durham Tech Orange County Campus
Community College



Future Shops at Waterstone

UNC Hospitals
Hillsborough Campus

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