



**A WEST & WOODALL COMPANY**



4,775 SF space for lease in a excellent location! The property has multiple offices, a breakroom, reception area, several storage rooms, bathroom, warehouse, basement, and fenced storage yard. Conveniently located between NC-147 & I-85 with easy access to Hillsborough Road (Hwy 70) and major highway corridors.

- 2,000 SF Office, 2,775 SF Warehouse and 1,250 SF Basement Storage Area
- Two large 12' x 12' drive in doors with automatic openers
- Sited on .84 - Acres Zoned IL (Light Industrial)
- Tenant responsible for taxes, insurance, utilities, janitorial and lawn
- Available for occupancy in November 2019
- **\$4,800 NNN - \$12.00 SF NNN**

Link to aerial video: [https://youtu.be/wRa1KRUW\\_Hs](https://youtu.be/wRa1KRUW_Hs)

For more information, please contact:

**Graham Storey** | [garham@westandwoodall.com](mailto:garham@westandwoodall.com) | Cell 919-698-8799

**Mark O'Neal, CCIM** | [mark.oneal@westandwoodall.com](mailto:mark.oneal@westandwoodall.com) | 919-287-3051

Visit us at [westandwoodallcre.com](http://westandwoodallcre.com)

INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.

3805-A UNIVERSITY DR. • PO BOX 52118 • DURHAM, NC 27717 • 919.493.0395 • 919.493.1523 (FAX) • [WWW.PICKETT-SPROUSE.COM](http://WWW.PICKETT-SPROUSE.COM)

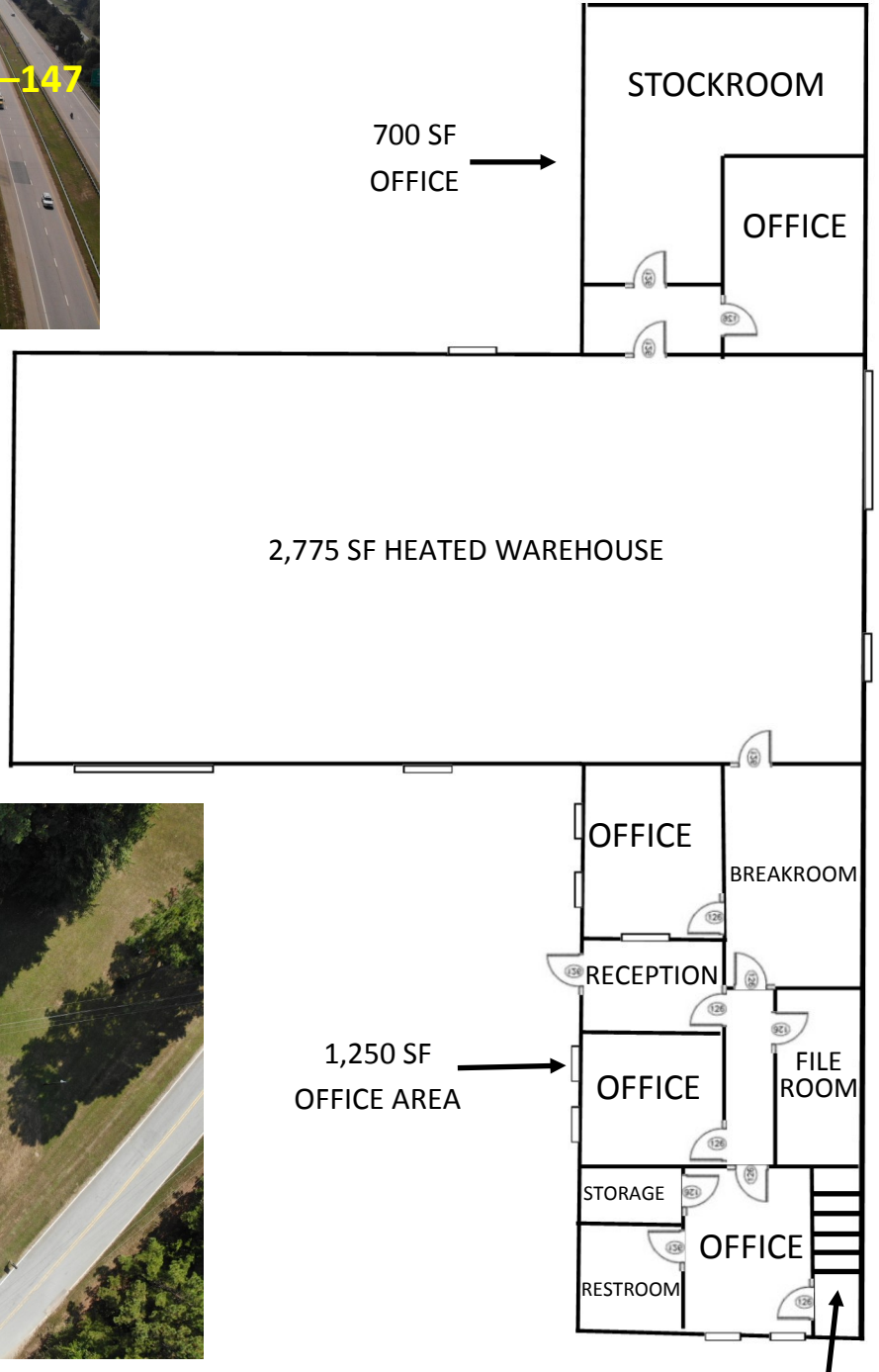
# PICKETT SPROUSE

COMMERCIAL  
REAL ESTATE



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## FOR LEASE 4004 Comfort Lane Durham, NC



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SPROUSE**

COMMERCIAL  
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**FOR LEASE**  
4004 Comfort Lane  
Durham, NC



**BREAKROOM**



**OFFICE**



**WAREHOUSE**



**STORAGE**

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