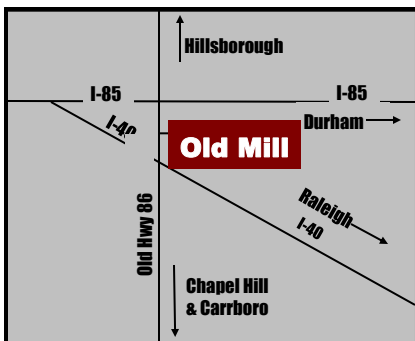




FOR LEASE OLD MILL BUSINESS PARK

A WEST & WOODALL COMPANY

Link to aerial video - https://youtu.be/MGm_3oar7tQ



FLEX / WAREHOUSE / OFFICE

Zoning: EDD Primary, Economic Development District

Utilities: Hillsborough water & sewer

Location: Old Mill Business Park is located on Old NC 86 (S. Churton Street) midway between I-40 and I-85. East on Millstone Drive to left on Leah Drive.

Unit Sizes: 1,800 SF to 6,000 SF

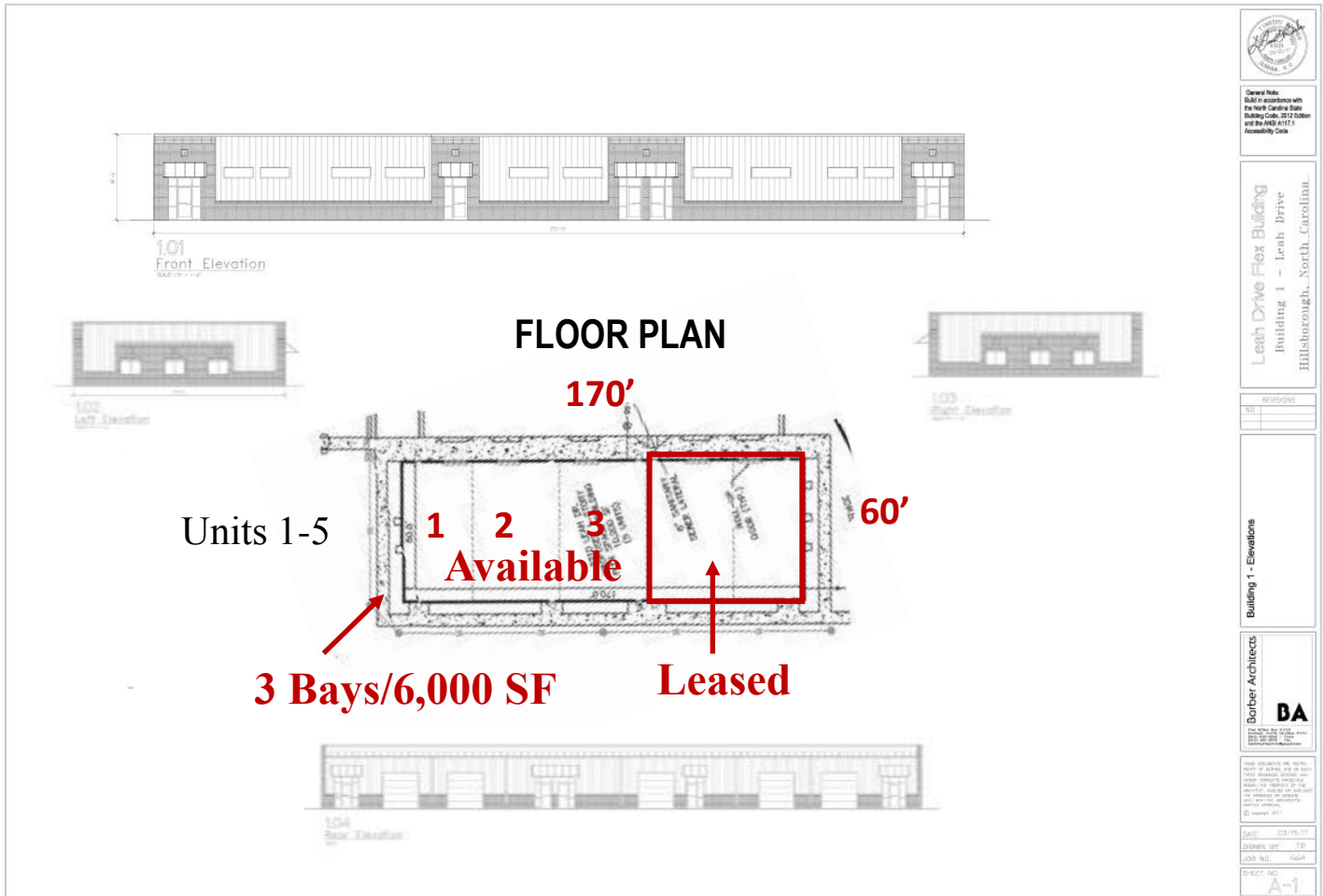
Price: \$9.50 PER SF base rate plus TICAM.

TICAM estimated at \$2.85 SF.

(919) 493-0395

Mark O'Neal— CCIM — marko@pickett-sprouse.com
Visit us on the web at www.pickett-sprouse.com

BUILDING 1 - 2210 Leah Drive



Building 1 (Firewall Separations)

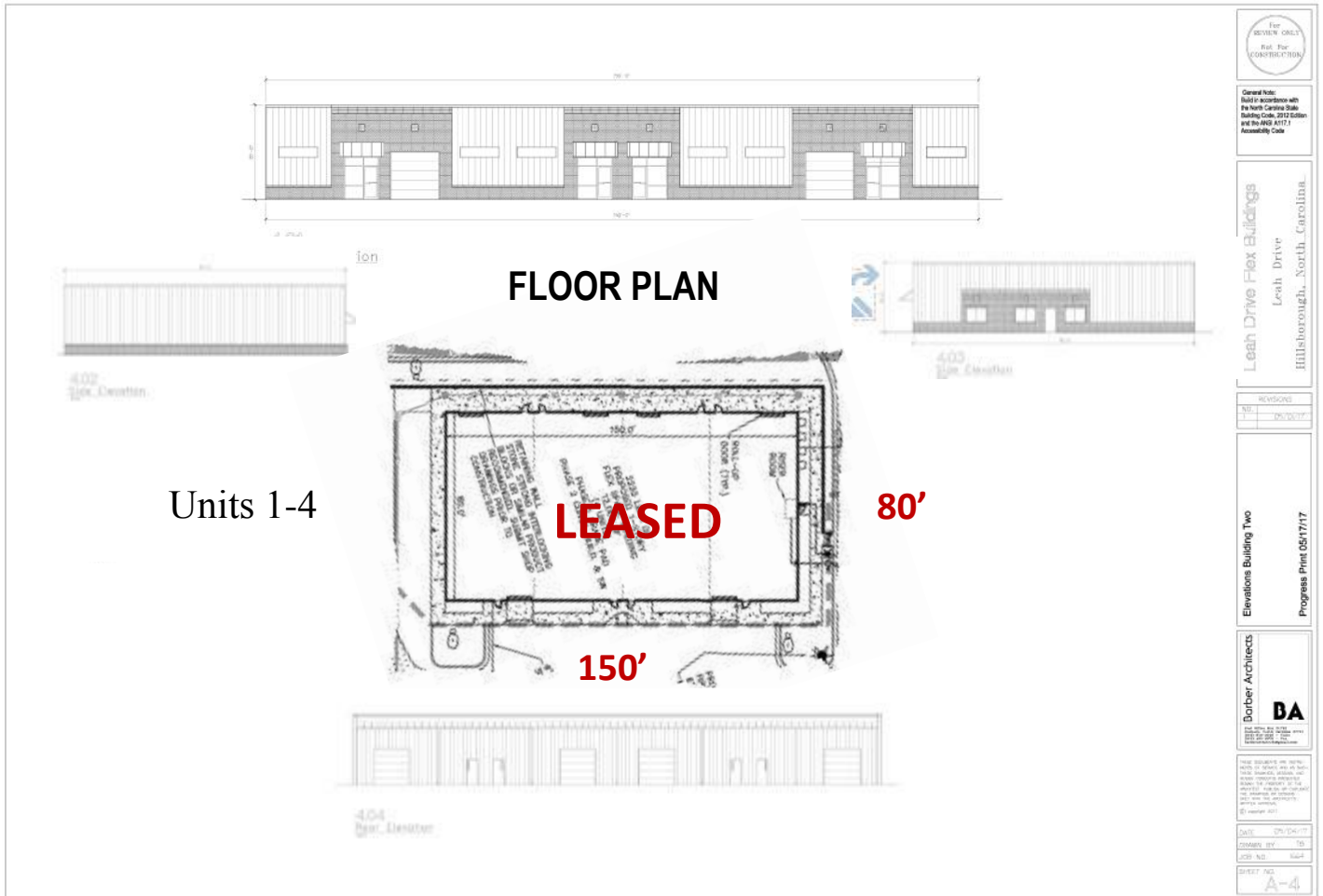
Unit sizes (approximate)	Base Rate	TICAM*	Upfit allowance per unit
1,890 SF to 3,000 SF	\$9.50	+ \$2.85	\$22/SF
6,000 SF **	\$9.25	+ \$2.85	\$22/SF

*TICAM is estimated.

** 6,000 SF space requires firewall separation



BUILDING 2 - 2220 Leah Drive



For REVIEW ONLY
Not For CONSTRUCTION

General Note:
Build in accordance with
the North Carolina State
Building Code, 2017 Edition
and the 2011 ADA
Accessibility Code

Leah Drive Flex Buildings
Leah Drive
Hillsborough, North Carolina

REVISIONS

NO.	DESCRIPTION

Elevations Building Two
Progress Print 05/17/17

Dorber Architects
DA

DATE: 07/24/17
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SHEET NO. A-4

Building 2 (sprinklered) 12,000 SF