

6 BAY SHOP WITH INDUSTRIAL OUTDOOR STORAGE

FOR LEASE - Available Q1 2027

4430 Hillsborough Road, Durham, NC 27705



PROPERTY DETAILS

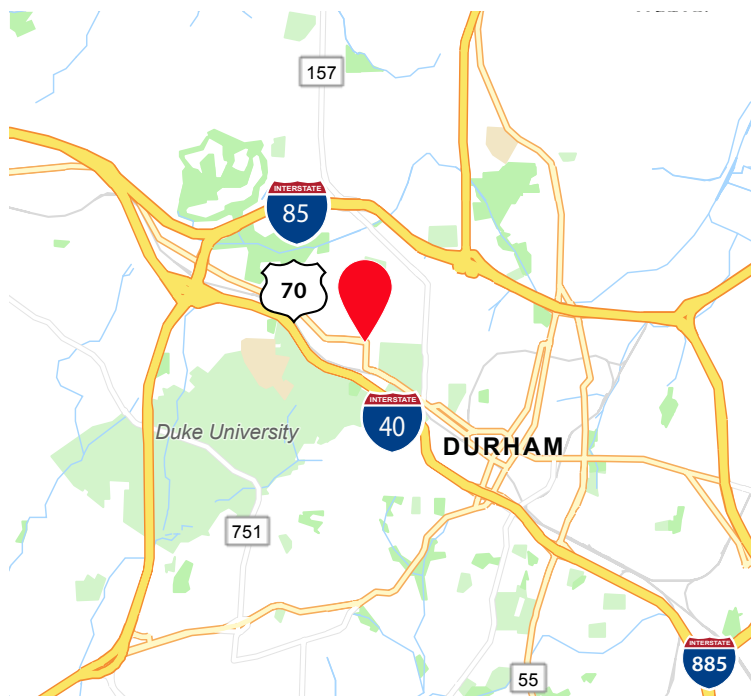
5,725± SF
MAINTENANCE
SHOP:

- Warehouse: 4,225 SF
- (6) 14'x14' overhead doors
- Office / Reception: 1,500 SF
- Restrooms: 3
- Clear height: 18'

TOTAL ACRES 1.7-
3.0 ACRES:

- 3 Access points
- Graveled
- Fenced, gated, & lighted
- Utilities: Water, Sewer, Gas, Electric
 - Electric: 208V / 3-phase
- Zoning: IL Industrial zoning ([view code](#))

CALL FOR PRICING DETAILS



LOCATION HIGHLIGHTS

This property offers exceptional access for a wide range of industrial outdoor storage and logistics uses. Located 2.2 miles from I-85 (Exit 170) and 7.7 miles from I-40, the site captures traffic from both major corridors with minimal deviation. Direct interstate proximity supports efficient inbound and outbound movement while positioning tenants to serve regional distribution, service, and equipment operations throughout the Raleigh-Durham area.

Burr & Temkin
TRANSPORTATION REAL ESTATE SPECIALISTS SINCE 1983



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Eric McFarlin
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336.996.2550

Owned & Operated By
RAMPART
REAL ESTATE PARTNERS

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