

2210 LEAH DRIVE, UNIT 4, HILLSBOROUGH, NC 27278

FLEX WAREHOUSE FOR LEASE



Located within a well-established office, industrial, and retail business park in Hillsborough, this flex warehouse offers a clean and functional layout that suits a variety of users. The space features a drive-in roll-up door for easy loading, along with both front and rear access for added convenience and shared parking. Inside, the suite receives great natural light and is fully conditioned, making it comfortable year-round. The layout allows for more usable warehouse space, including a restroom and a warehouse sink. A practical, easy-to-use space that fits well for light industrial, storage, or service-oriented users looking for the right place to grow or establish operations.

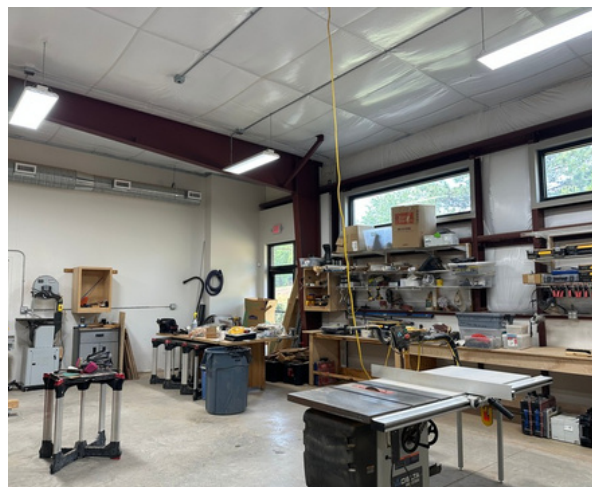
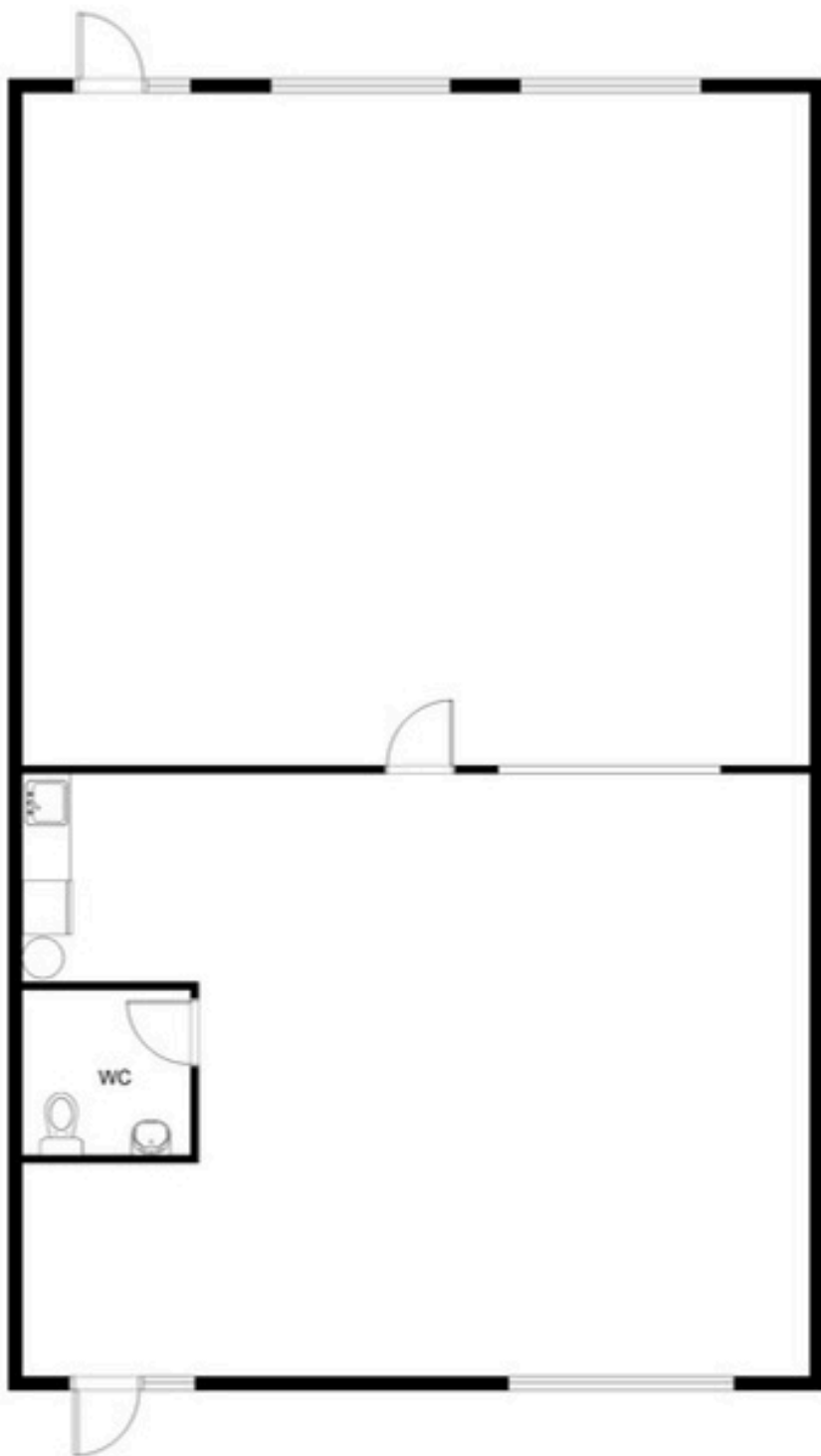
Property Address	2210 Leah Drive, Unit 4, Hillsborough, NC 27278
Zoning	Economic Development District (EDD)
SQFT	2,502
Highest and Best Uses	Building/trade contractor's office, flex space, food prep, light manufacturing, professional services, order fulfillment center, personal service, research facility, storage & warehousing, wholesale sales
Total Monthly Payment	\$4,402.36 (Base Monthly Rent + TICAM)
Base Monthly Rent	\$3,535/month (\$16.95/SF)
TICAM	\$867.36/month (\$4.16/SF)
Occupancy Date	October 1, 2026

Emilee Collins, CCIM
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Matthew Morton
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Floorplan



Total Square Footage 2,502

Ceiling Height 14'2"-14'4"

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**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE

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Current & Future Planned Developments



Logos for Domino's Pizza, Wendy's, Bojangles, TACO BELL, MICROTTEL BY WYNDHAM, and Planet Fitness.



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

Logos for Jersey Mike's Subs, KFC, McDonald's, SECU, and H. Lee Williams.

Subject

Department of Transportation

Beckett's Ridge
Single-Family Homes

Logos for Walmart, Home Depot, ALDI, SHEETZ, HILLSBOROUGH, Jeep, RAM, and DODGE.

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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