

SUBLEASE

 **MAYER**

Warehouse | Flex Showroom

3140 Hillsborough Road | Durham, NC

Hunter Willard, SIOR

Executive Vice President
+1 919 264 0304
hunter.willard@colliers.com

Shields Bennett Liggett

Associate
+1 919 538 5707
shields.bennett@colliers.com



Accelerating success.

Warehouse | Flex Showroom

3140 HILLSBOROUGH ROAD | DURHAM, NC

3140 Hillsborough Road is a metal and brick building offering flexibility. With a functional layout and strong street presence along Hillsborough Road, the property is well suited for businesses looking to combine operations, showroom exposure, and efficiency in one strategic Durham location.












Master lease in place through December 31, 2028.



SERVICE PROVIDERS

Gas	Dominion Energy
Water/Sewer	City of Durham
Power	Duke Energy

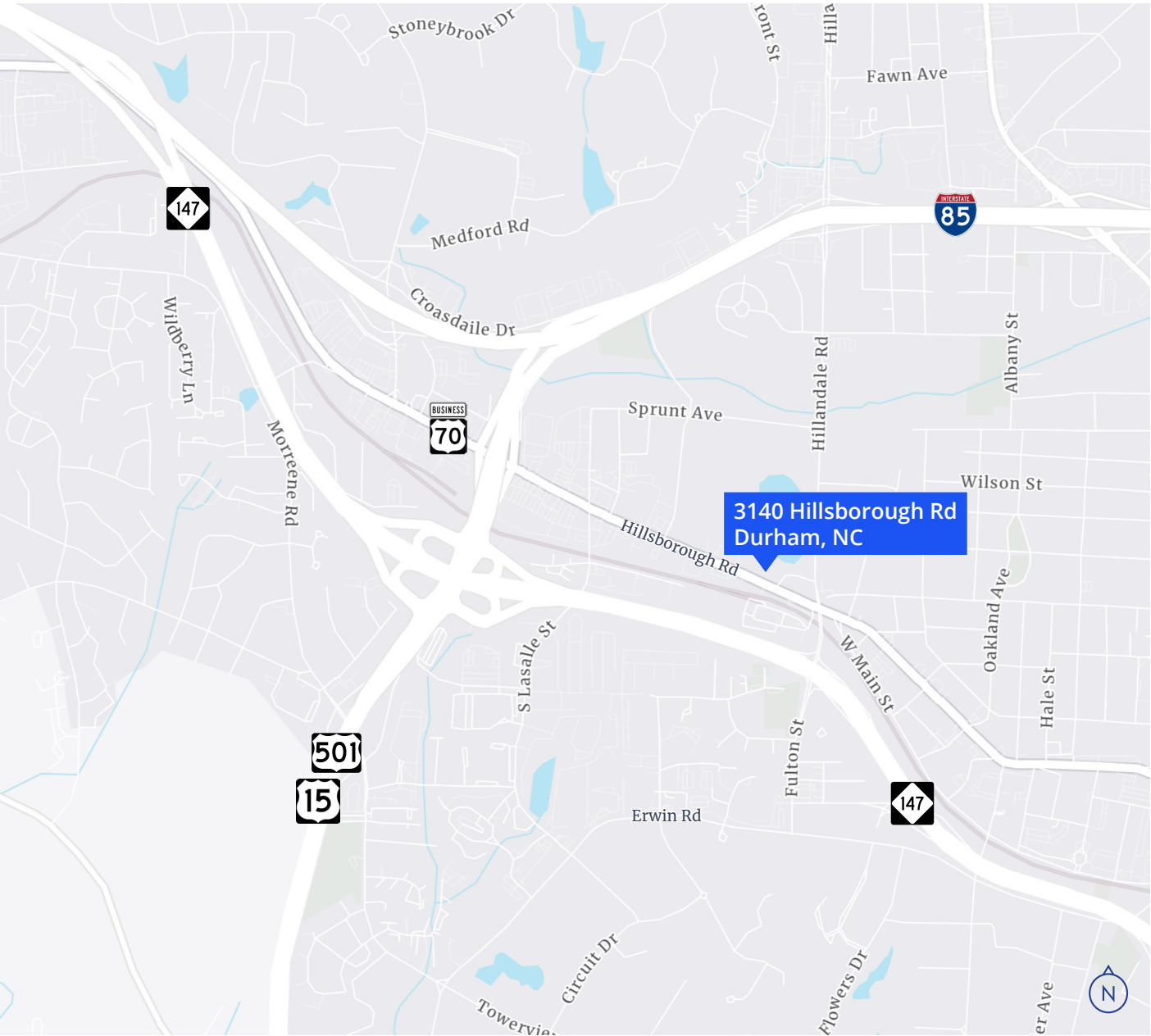
Property Highlights

-  Built in 1972
-  ±27,550 total SF available
-  0.72 acres
-  3 dock doors
-  2 drive-in doors
-  10'11" upstairs warehouse / 9' downstairs warehouse
-  400 amps; 3-phase, 120/208v
-  23 parking spaces, including platform loading dock
-  Outdoor storage area
-  TPO roofing
-  Zoned [Industrial Light](#) - City of Durham

Building Photos



Location Map



Driving Distances

NC-147 0.6 miles

US-15/501 0.8 miles

I-85 1.0 miles

Downtown Durham 3.0 miles



Traffic Counts

17,054 Hillsborough Road

20,958 Hillandale Road

44,199 NC-147

42,000 US-15/501

111,000 I-85

For more information, contact:

Hunter Willard, SIOR

Executive Vice President
+1 919 264 0304
hunter.willard@colliers.com

Shields Bennett Liggett

Associate
+1 919 538 5707
shields.bennett@colliers.com



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Raleigh, LLC