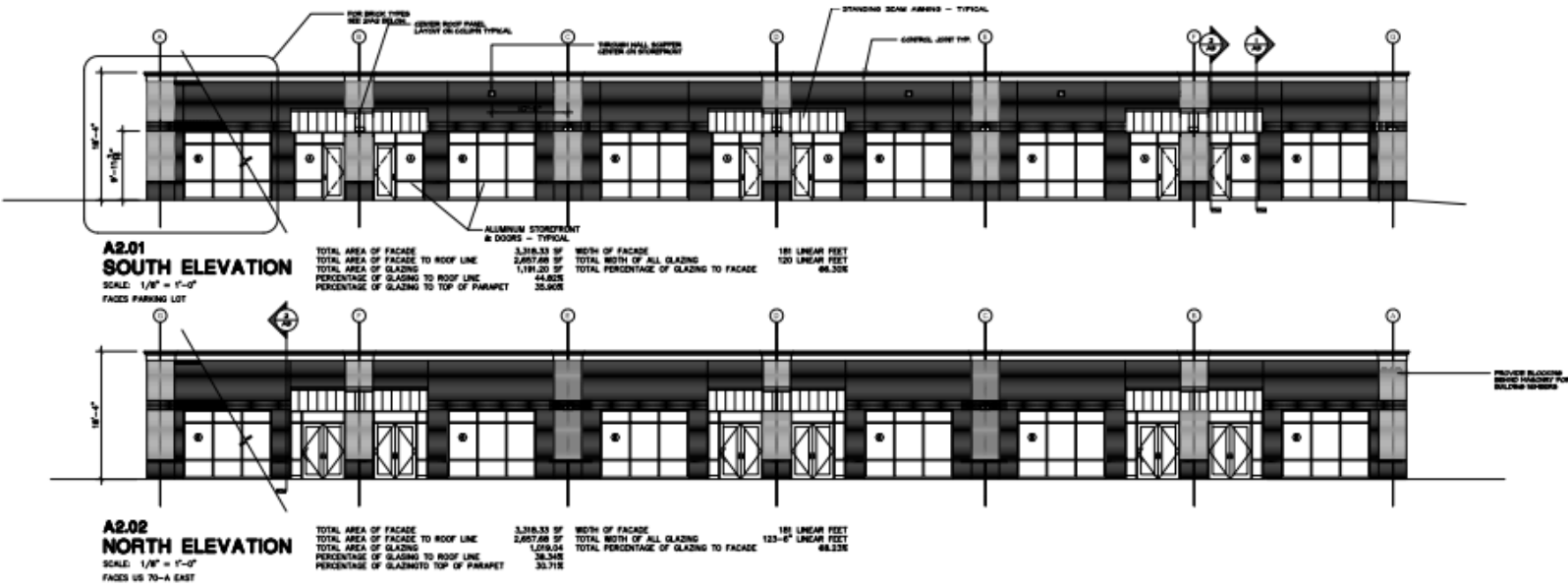


PROFESSIONAL FLEX/OFFICE FOR LEASE

640 Meadowlands Drive, Hillsborough, NC 27278



PROPERTY DESCRIPTION

Brand new 10,950 SF professional flex/office warehouse available for lease. With 14' ceilings and the ability to divide into smaller bays, this space is versatile for various business needs. Expected delivery in Q2 2025. Contact us for more details.

Ideal for medical or professional offices.

OFFERING SUMMARY

Lease Rate	\$23/sf NNN (shell condition)	Ceiling Height	14 Feet
TICAM	\$2.86/sf (estimated)	Square Footage	2,000 - 10,000 SF

For more information contact:

Emilee Collins, CCIM
(919) 730-7040
Emilee@PickettSprouse.com

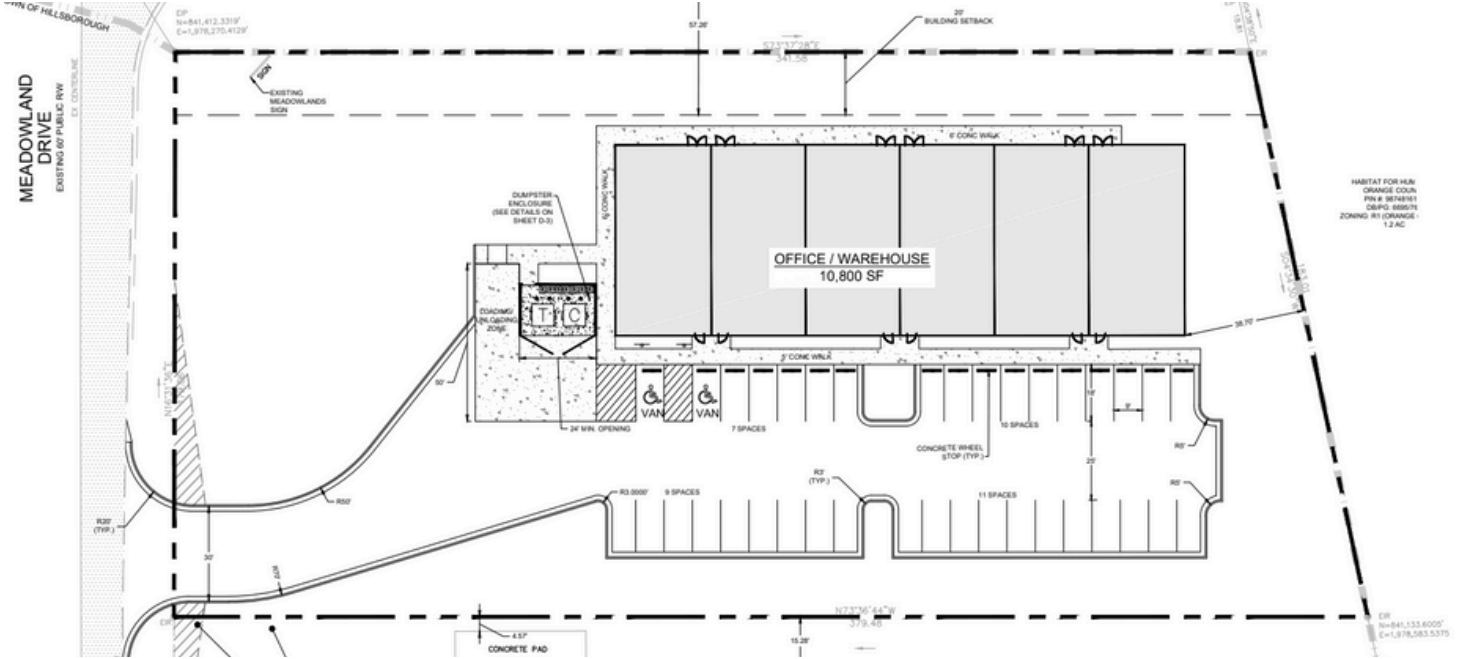


PROFESSIONAL FLEX/OFFICE FOR LEASE

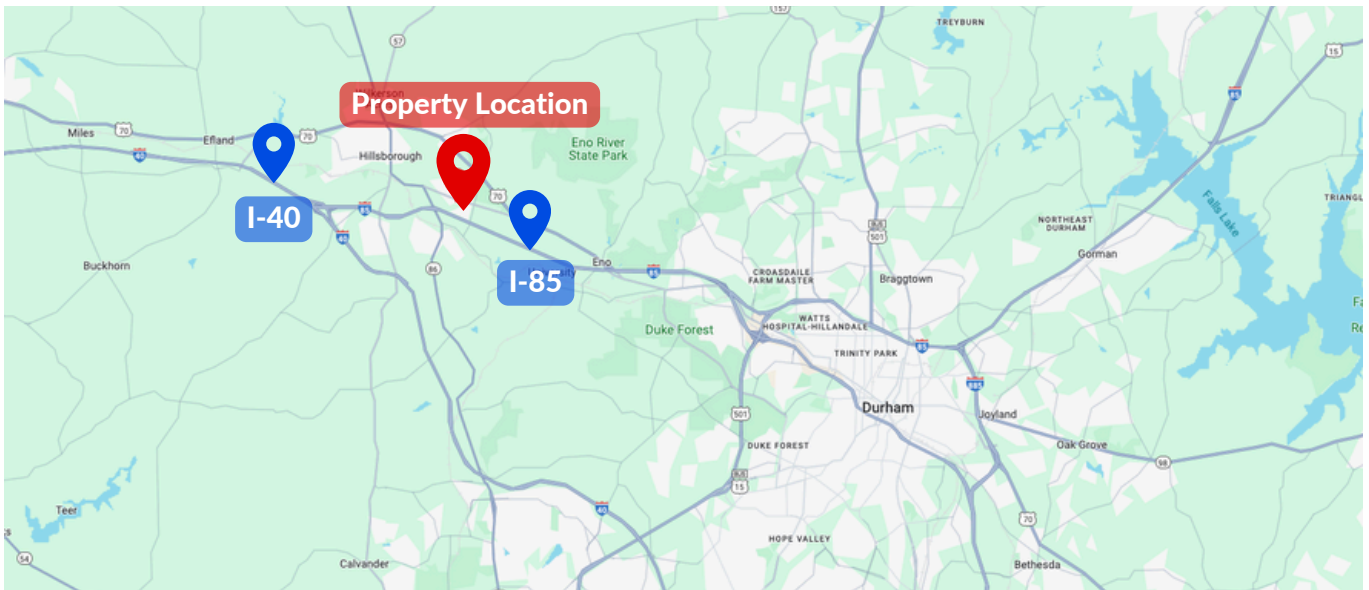
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SITE PLAN



REGIONAL MAP



Emilee Collins, CCIM

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