

**Pickett-Sprouse**

REAL ESTATE

**FOR SALE**

## HILLSBOROUGH OFFICE & WAREHOUSE



### **122 US 70, HILLSBOROUGH, NC** **FLEX BUILDING ON HWY 70 AT NC 86**

Former Orange County ABC warehouse & office building on US 70, just east of the intersection with NC 86.

Approx. 7,700 SF. Split 30% office, 70% warehouse.  
0.43 acre. Built 1960. Zoned GC. Parcel ID #9875-00-3085

#### Warehouse area features:

- 2 loading dock doors
- 1 restroom
- Heated

#### Office area features:

- 4 large offices w/reception
- Conference room, break room
- Restrooms with shower
- Supply and storage rooms

**\$395,000**

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