

Pickett-Sprouse

REAL ESTATE

919.493.0395

PICKETT-SPROUSE.COM



3014 CROASDAILE DRIVE, DURHAM, NC

FOR SALE—Ideal headquarters, light industrial R& D facility to serve Durham, Chapel Hill and the Research Triangle Region

One story frame, masonry and steel office-research facility constructed in ±1975 with major addition in 1999. Nicely landscaped two acre lot (IP Industrial Park) is adjacent to Croasdaile Golf Course.

Building Area: ±17,000 square feet with ±7,700 square feet of office and ±9,300 square feet of heated/cooled research-service area. Offices have traditional finishes. Service area has 11' clearance, suspended lights, one 10'x10' overhead grade level door and one 10'x10' overhead door on a loading dock.

Parking: Paved parking front and rear striped for about 30 vehicles plus paved delivery court for more parking.

Location: Interstate 85 Exits 173 (Cole Mill Road) and Exit 174 (Hillandale Road) are two minutes away. Convenient to Duke University, downtown Durham, UNC, Chapel Hill and Research Triangle Park.

Sale Price: \$1,225,000

POSSIBLE USES include:

Office
Contractor's Office
Research & Development
Light Manufacturing & Assembly
Printing/Publisher
Research Product Manufacturing
Transfer & Storage
Medical Use



Contact Us at 919.493.0395

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Trae McCarthy

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INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.
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PROPERTY SUMMARY

THE LAND

- 2 acres of land situated on the north side of Croasdaile Drive
- East of Cole Mill Road and west of Hillendale Road
- IP Industrial Park zoning
- City water and sewer and city services
- Well landscaped
- Paved/striped parking for vehicle and delivery traffic

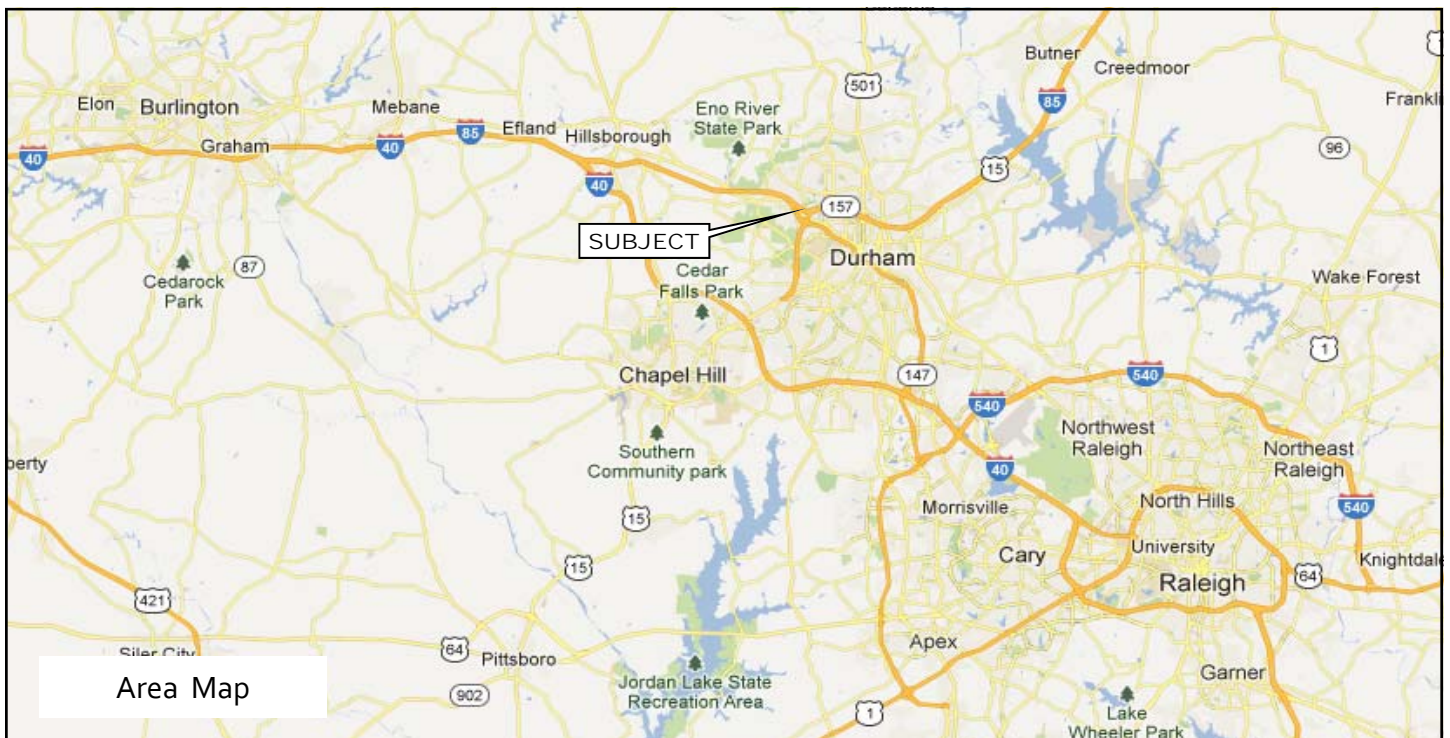
THE BUILDING

 One-story commercial building has:

- Masonry and steel structure
- Central heat and air with roof-top units
- Multiple fixtures in men's and women's restrooms
- Building area is about ±17,000 SF with ±7,700 SF of office space and about ±9,300 SF of flex area

ADDITIONAL INFORMATION

- Built in phases in ±1975 and 1999
- Durham GIS Parcel 130466
- Assessed Tax Value: \$1,092,751
- 2014 Taxes: \$15,140.80



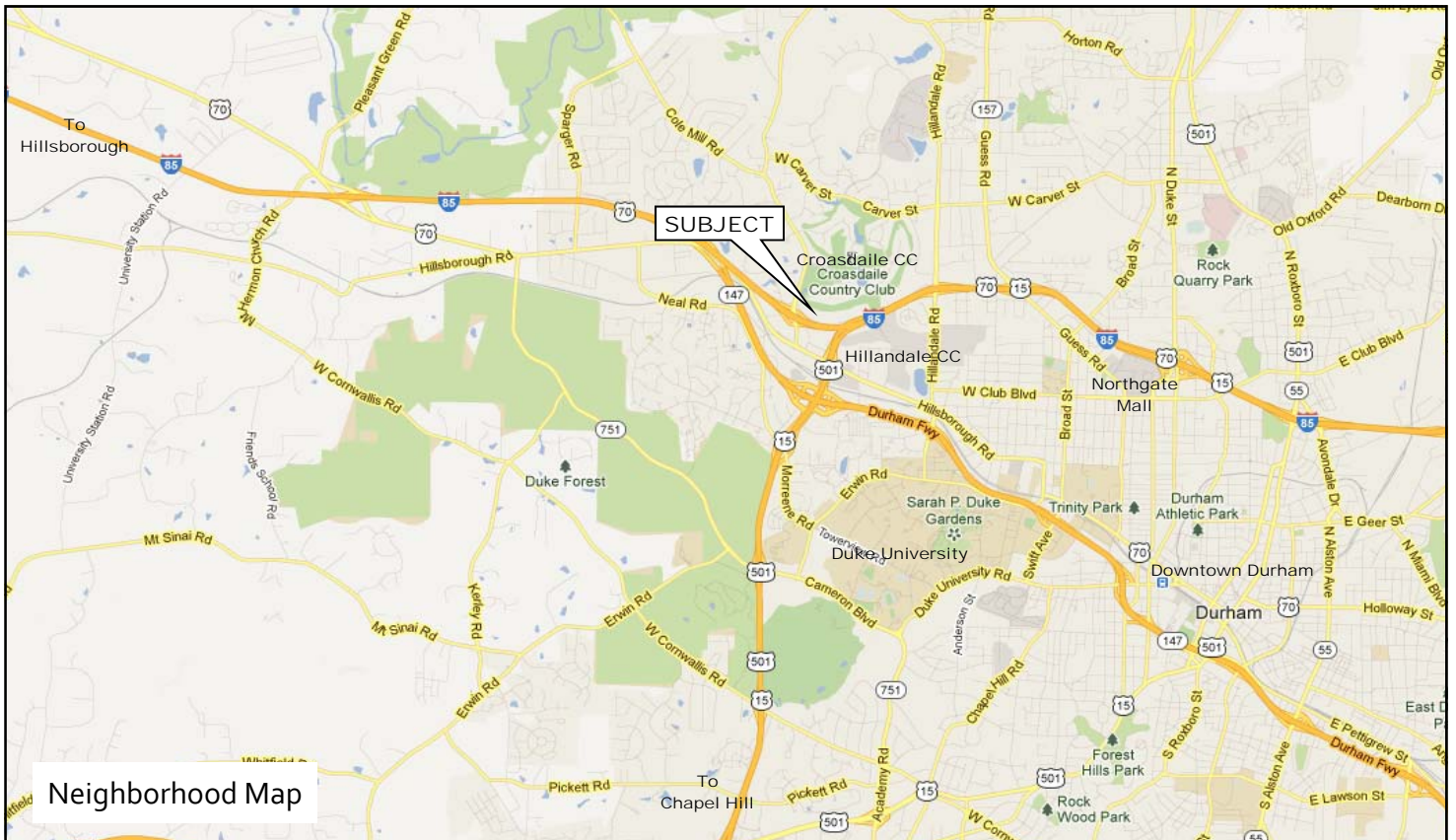
Area Map

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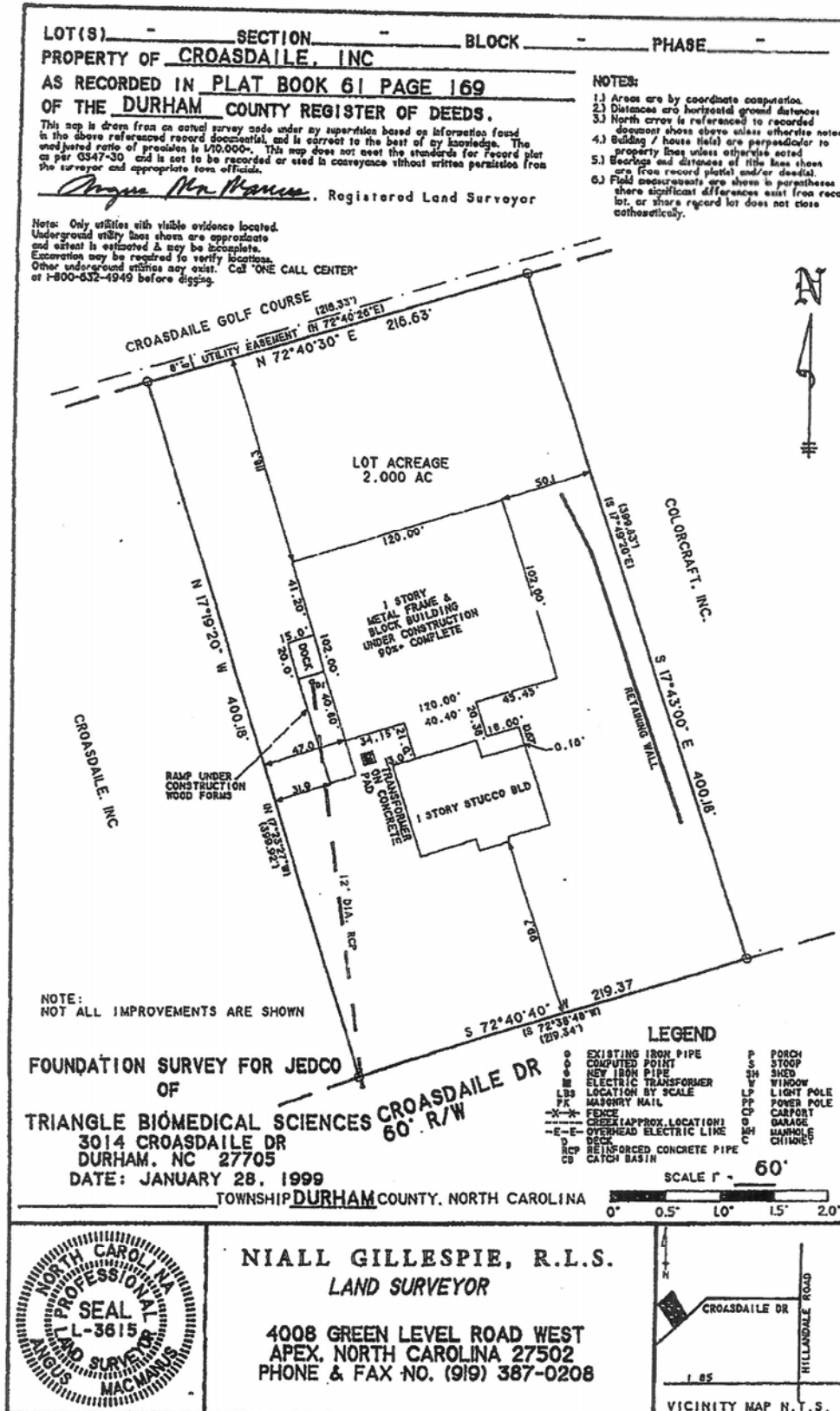


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