

# Pickett-Sprouse

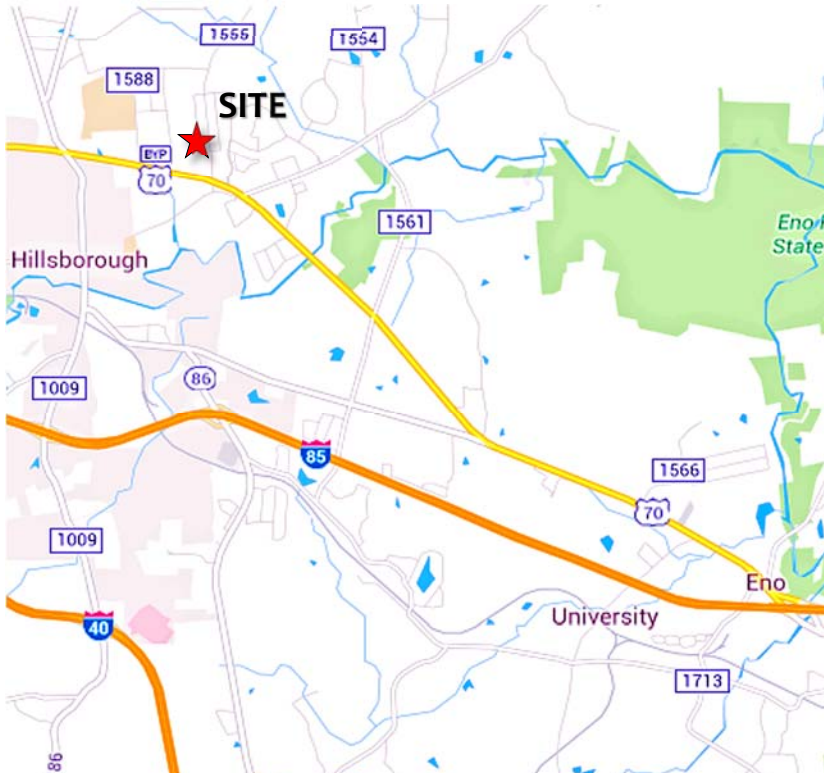
REAL ESTATE

919.493.0395

PICKETT-SPROUSE.COM



## FOR SALE—412-A Buttonwood Drive, Hillsborough, NC



**Directions:** Take HWY 70 to north side of Hillsborough. Turn north on Miller Road for 0.5 miles. Turn left on Apple Lane for 0.2 miles. Left on Buttonwood Drive, building on right.

Two undivided condominium units (1 & 2) in a 6,000 SF manufacturing / warehouse metal building. Two dock high doors. Office area totaling 1,326 SF including two bathrooms and break area. Clear span ceiling heights 12.5 feet at center to 11.5 feet at wall (bottom of beam).

**Zoning:** Residential R-20 in Hillsborough ETJ. Consult with the Hillsborough Planning Department about a continuation of use, zoning compliance permit, for a “non-conforming use of a major structure.” Current use is manufacturing, office and warehouse.

**Legal:** DB 3057/175; PB 87/64 Bldg A Units 1&2  
PIN No 9875-40-6770.001 & 9875-40-6770.002

**Price:** \$210,000

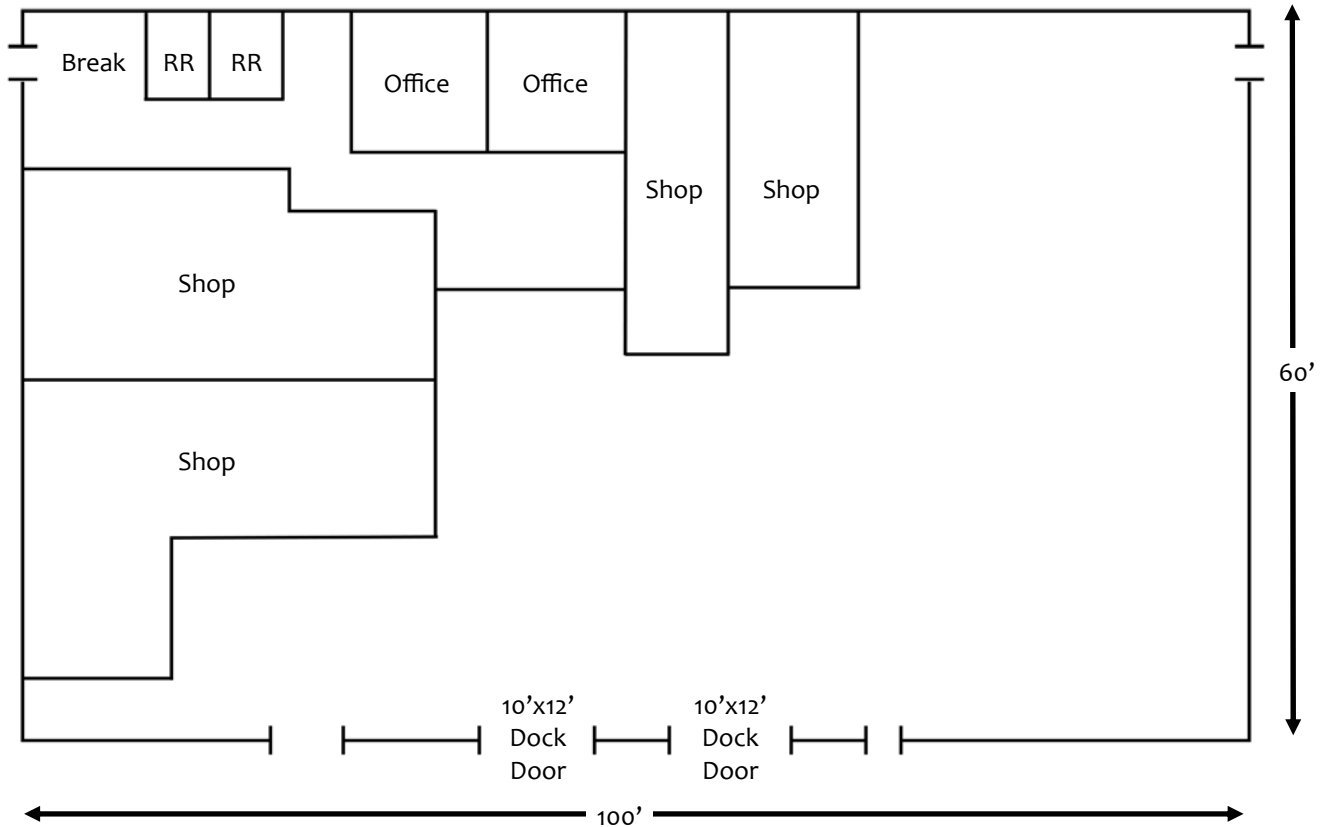
For more information, please contact:

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