

**PICKETT  
SPROUSE**  
COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

# FOR SALE

## 412-B Buttonwood Drive Hillsborough, NC



Two condominium units in a 12,200 SF manufacturing / warehouse metal building consisting of approximately 2,500 SF office area and two warehouse areas, totaling 9,700 SF. One dock door. Hillsborough water and shared individual septic system.

**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 5730/515; PB 87/64-65 Bldg B  
PIN No 9875-40-6770.003 & 9875-40-6770.004

**Price:** \$325,000



For more information, please contact:

**Mark O'Neal, CCIM**

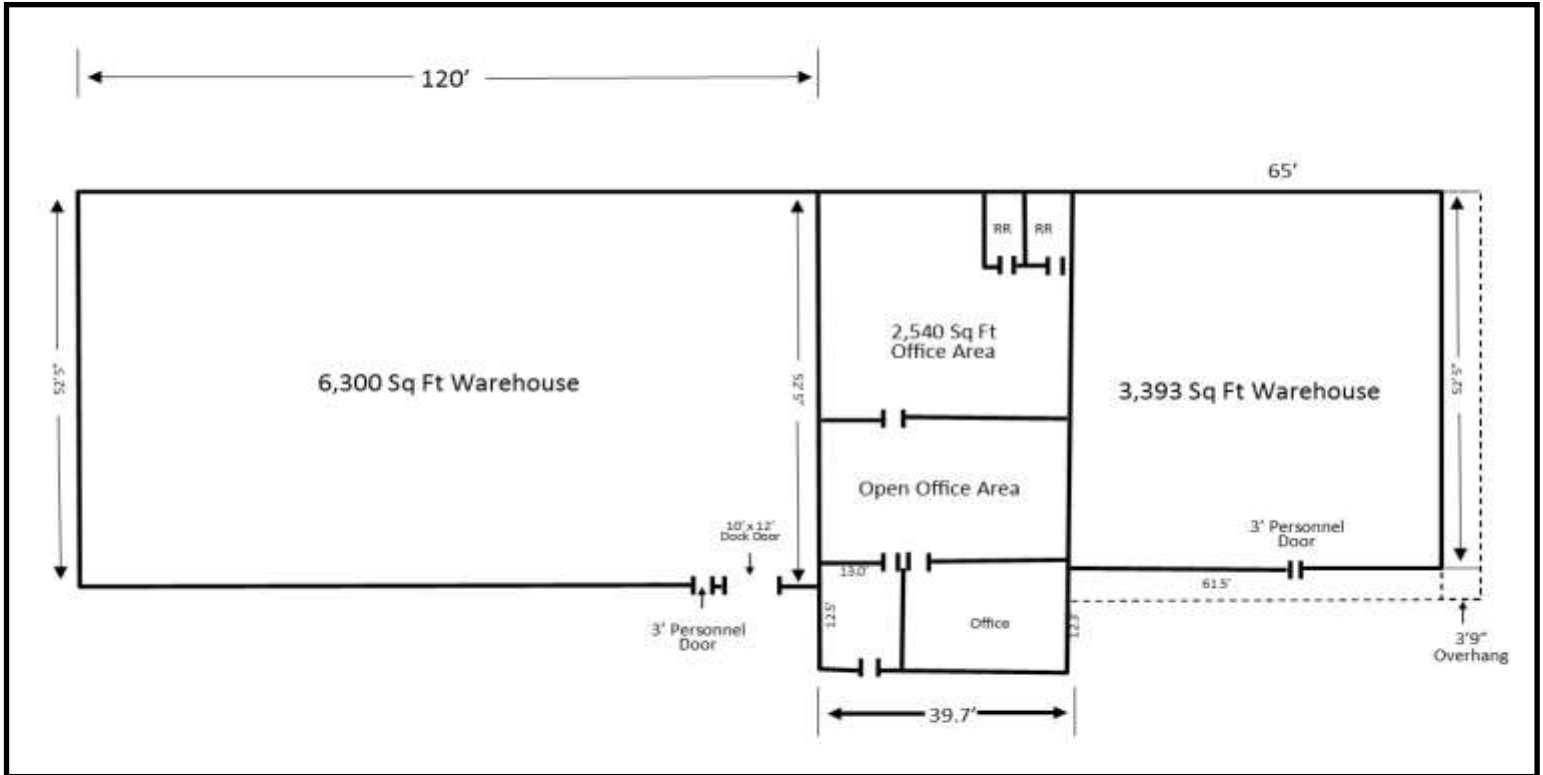
marko@pickett-sprouse.com | direct 919-287-3051  
919-493-0395 | Visit us at pickett-sprouse.com

*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.*

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## FLOOR PLAN



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