

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

FOR SALE | \$1,750,000
504 MEADOWLANDS DRIVE
HILLSBOROUGH, NC 27278



Convenient location
with easy access to
Hillsborough,
Durham, Chapel Hill,
Burlington
Near junction of
I-40 and I-85
Minutes to RTP,
Raleigh, Greensboro

From I-85 exit 165, go north .5
miles to right on Business 70-A
for 1.5 miles. Right at 2nd
Meadowlands entrance.

Two acre site in the beautifully
maintained Meadowlands Office Park.
With 12,470 SF office/flex/warehouse,
building currently is home to Summit
Design and Engineering. The building
contains over 9,500 SF of office on two
floors, 1,080 SF of lab/conditioned flex
space, and 1,860 SF of warehouse.
Three drive in doors. Clear span
construction , 24 feet at eve,
sprinklered, and 55 parking spaces.

Lease option available — \$12,500/month

For more information, please contact:

Mark O'Neal, CCIM

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

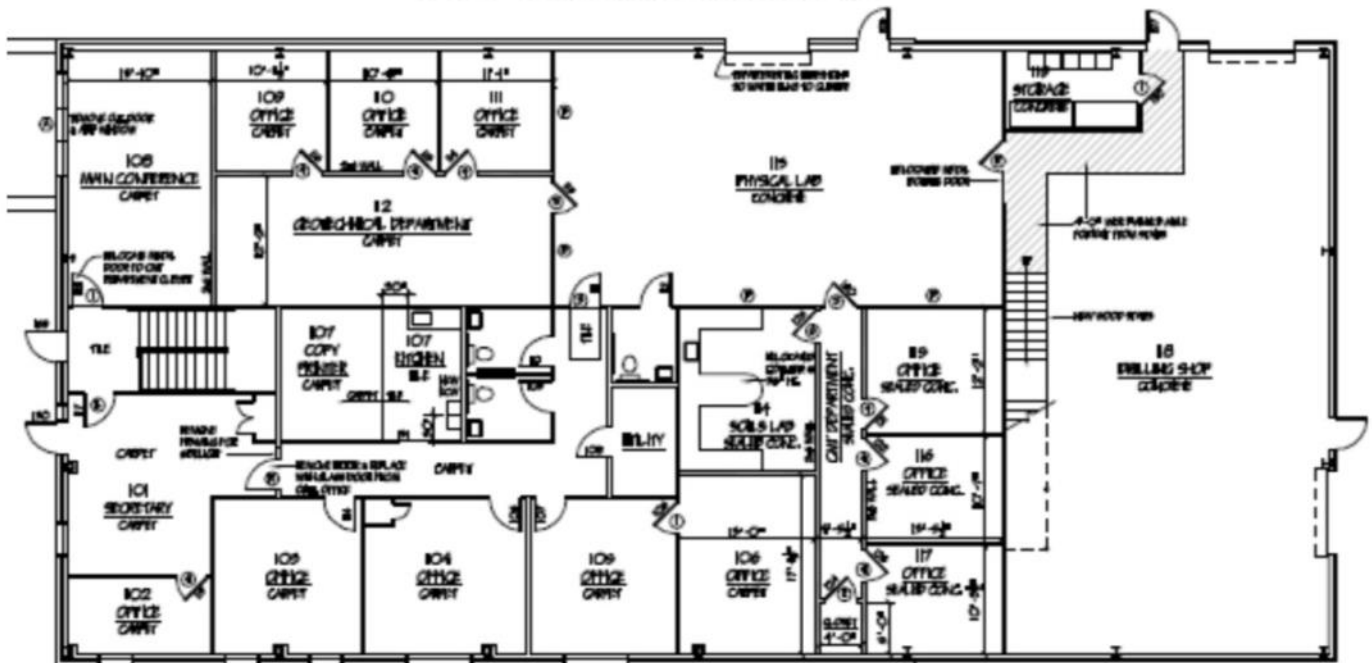
PIN: 9874-80-1640

DEED BOOK: 5374 PAGE 316

PLAT BOOK; 75 page 146, LOT B



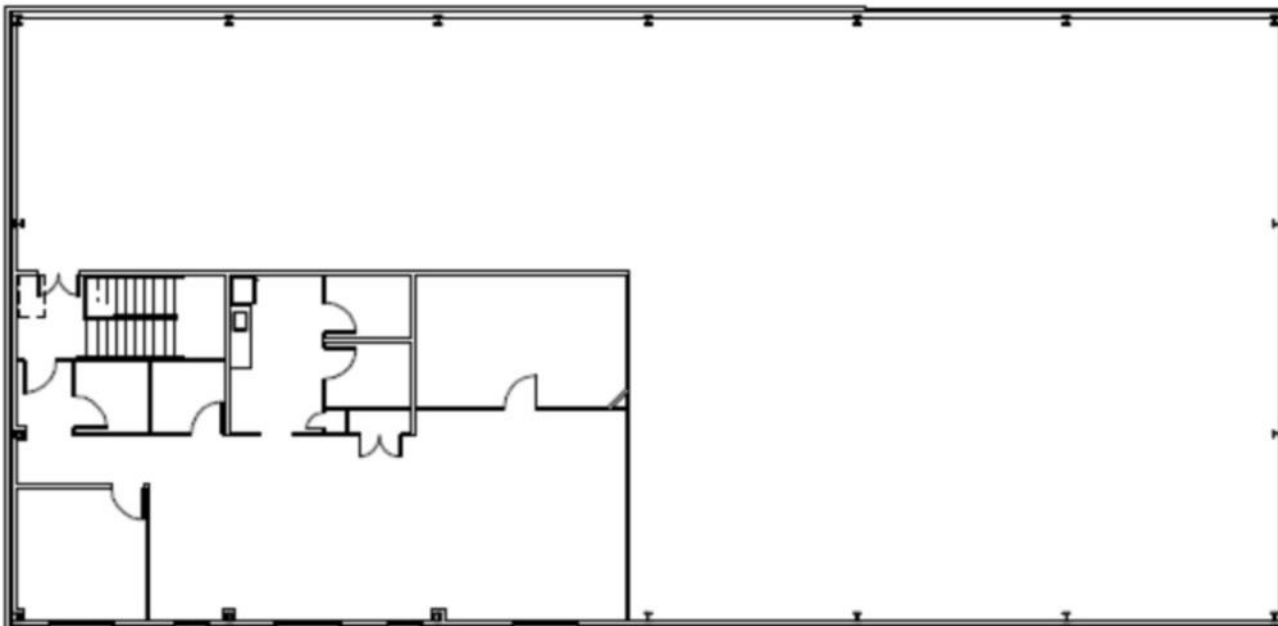
ORIGINAL FIRST FLOOR PLAN



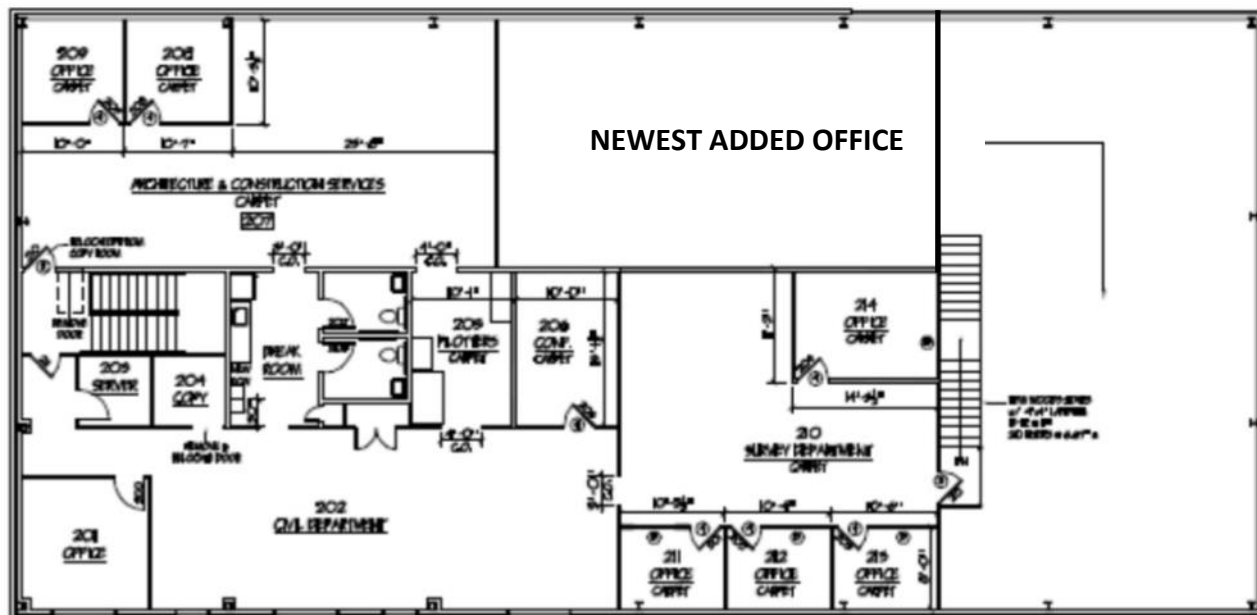
ALL ITEMS SHOWN ON THIS PLAN
 ARE EXISTING EXCEPT AS NOTED.

NEW FIRST FLOOR PLAN

Mark O'Neal, CCIM marko@pickett-sprouse.com | 919-287-3051
 Office: (919) 493-0395 | Visit us at pickett-sprouse.com



ORIGINAL SECOND FLOOR PLAN



- NOTES
1. ALL NEW WALLS TO HAVE 4" SOLID BATT INSULATION MINIMUM.
 2. RED HEAD ANCHOR BOLTS SHOULD

NEW SECOND FLOOR PLAN

ALL ITEMS SHOWN ON THIS PLAN ARE EXISTING EXCEPT AS NOTED.

Mark O'Neal, CCIM marko@pickett-sprouse.com | 919-287-3051

Office: (919) 493-0395 | Visit us at pickett-sprouse.com



504 Meadowlands Drive, Hillsborough, NC



Mark O'Neal, CCIM marko@pickett-sprouse.com | 919-287-3051
Office: (919) 493-0395 | Visit us at pickett-sprouse.com



504 Meadowlands Drive, Hillsborough, NC



Mark O'Neal, CCIM marko@pickett-sprouse.com | 919-287-3051
Office: (919) 493-0395 | Visit us at pickett-sprouse.com