

Pickett-Sprouse

REAL ESTATE

919.493.0395

PICKETT-SPROUSE.COM

FOR SALE



ORANGE CHARTER SCHOOL

920 CORPORATE DRIVE; HILLSBOROUGH, NC

Description: Fully operational school site located in the Meadowlands Office Park. There are two classroom buildings totaling 34,700 SF including a gymnasium, soccer field and outdoor playground equipment. Available for occupancy in June 2018.

Site: 5.53 acres including over 364 feet of frontage on Corporate Dr and 684 feet on Business 70A.

Zoning: High Intensity Commercial (HIC)

Legal Descriptions: PIN No 9874-62-1053; Plat Book 106 page 111; Deed Book 3808 page 479

Directions: From I-85 take Exit 165 north on NC 86 for one mile. Turn right on Business 70A East for one mile. Turn right on Meadowlands Drive and next right on Corporate Drive.

Price: \$3,300,000



For more information, please contact:

Mark O'Neal, CCIM

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Direct 919-287-3051 | Cell 919-815-8303

Visit us at pickett-sprouse.com



INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.
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BUILDING #1

14,644 SF
Built in 2006 (approx.)
Two story structure

Ground level access to both stories
All Electric HVAC
Administrative offices
Conference room
Large multi purpose room
Ten classrooms
Six restrooms

Third floor unfinished attic—1,355 SF

SITE

Asphalt driveway and 38 parking spaces
Concrete sidewalks
Concrete curb and gutter
Chain link fencing around playground area

BUILDING #2

20,089 SF
Built in 2011 (approx.)
Two story structure

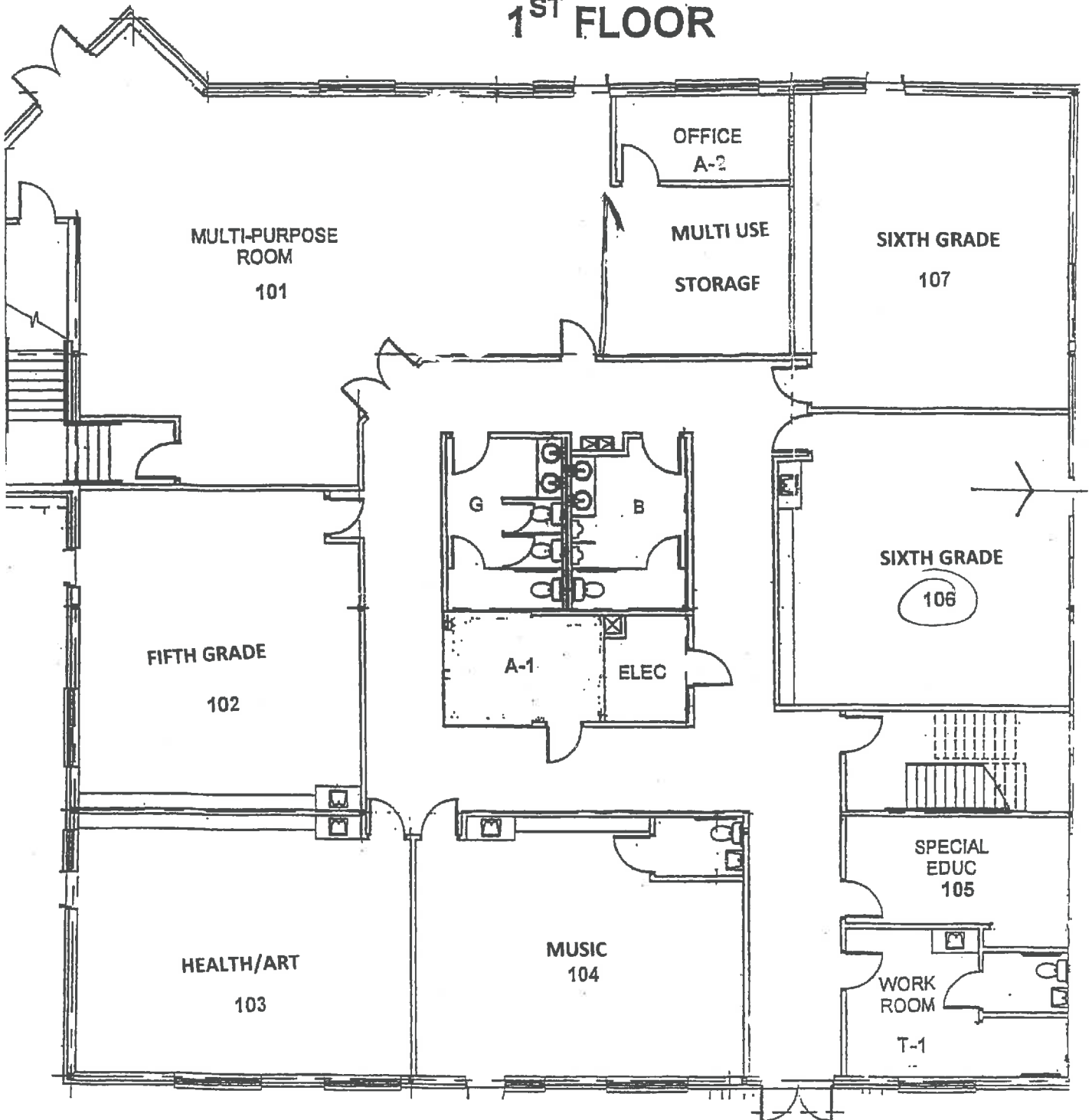
Elevator
All Electric HVAC
Six classrooms
Gymnasium
Four restrooms (two large)
Sprinklered



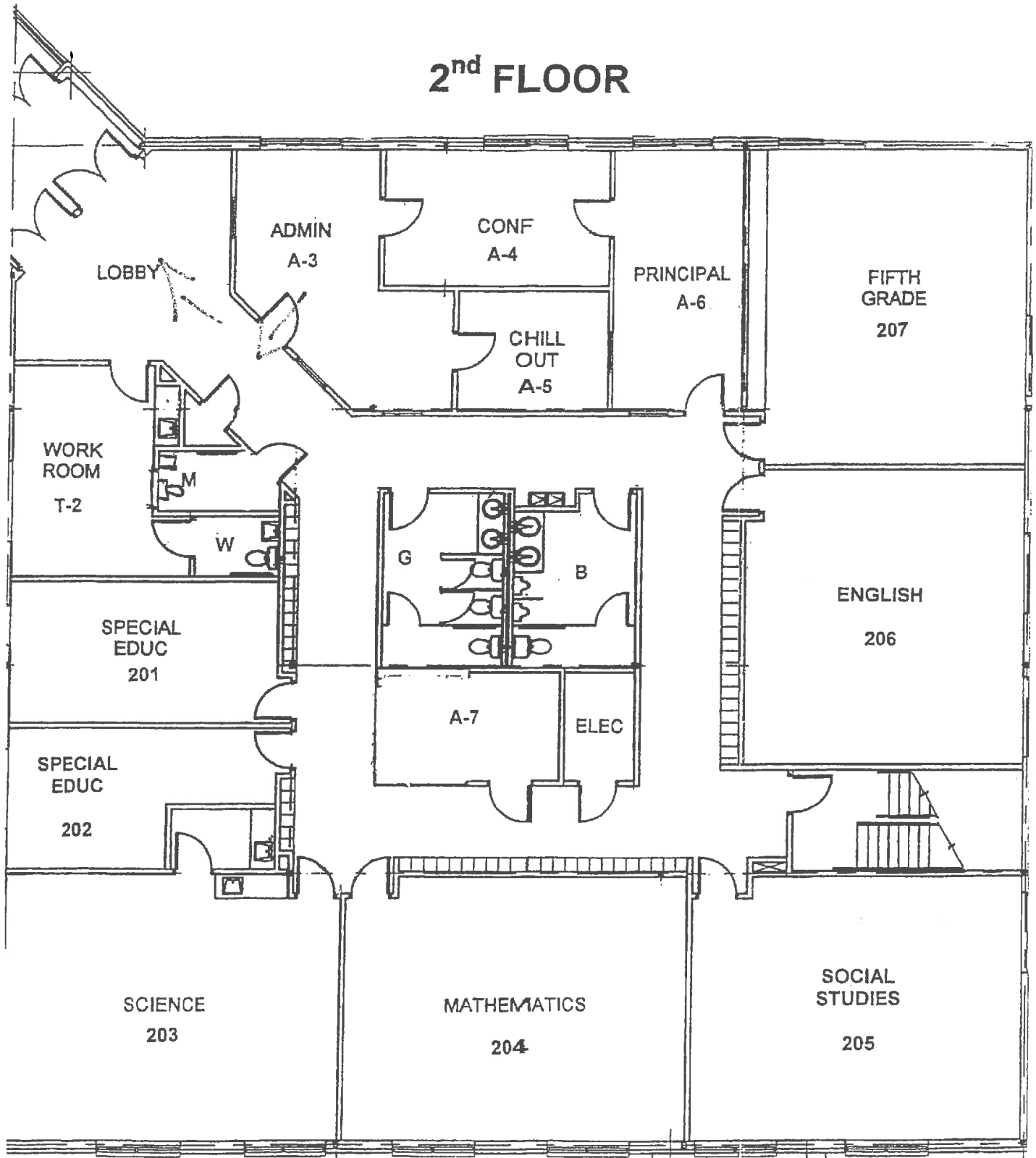


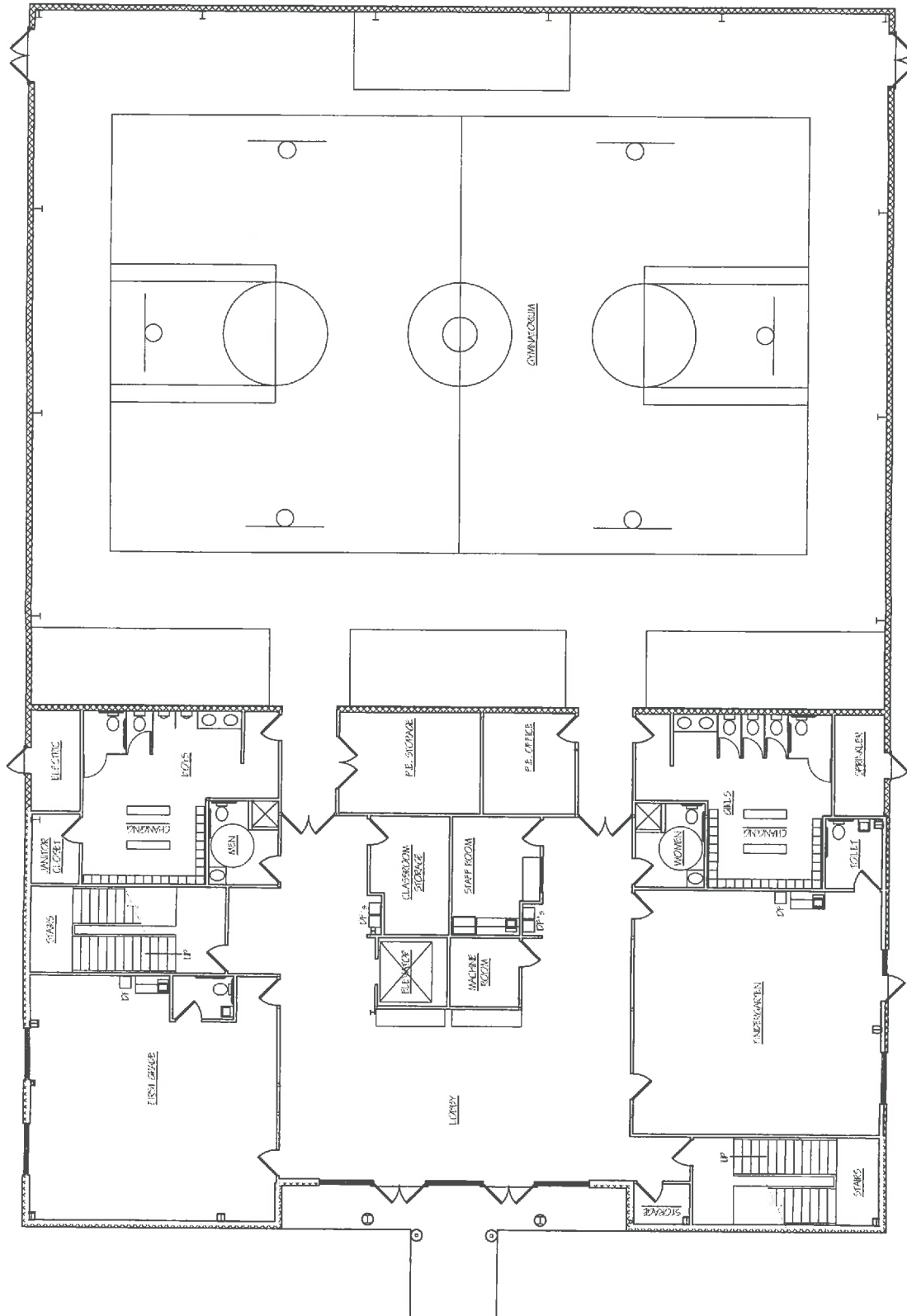


1ST FLOOR



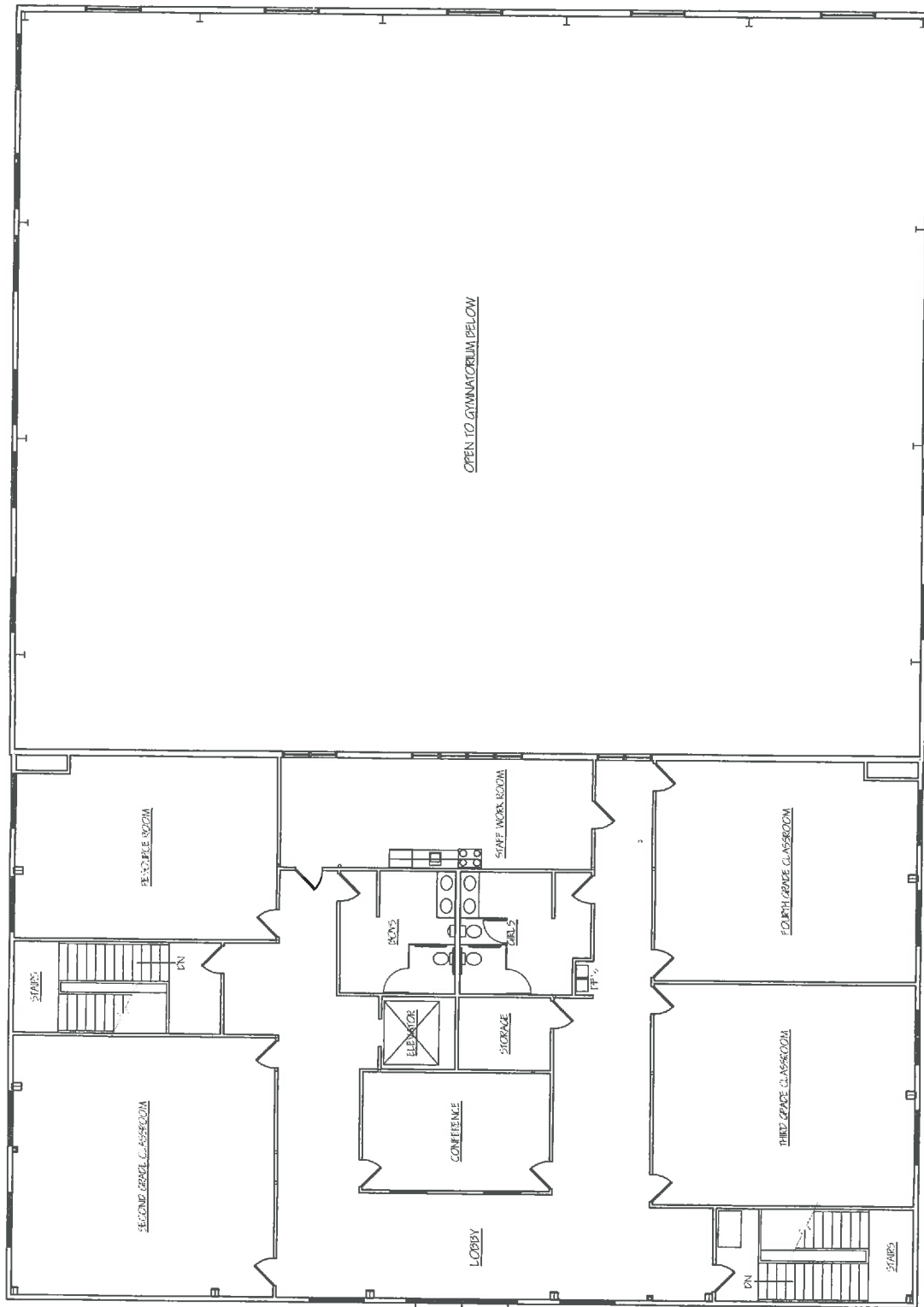
2nd FLOOR



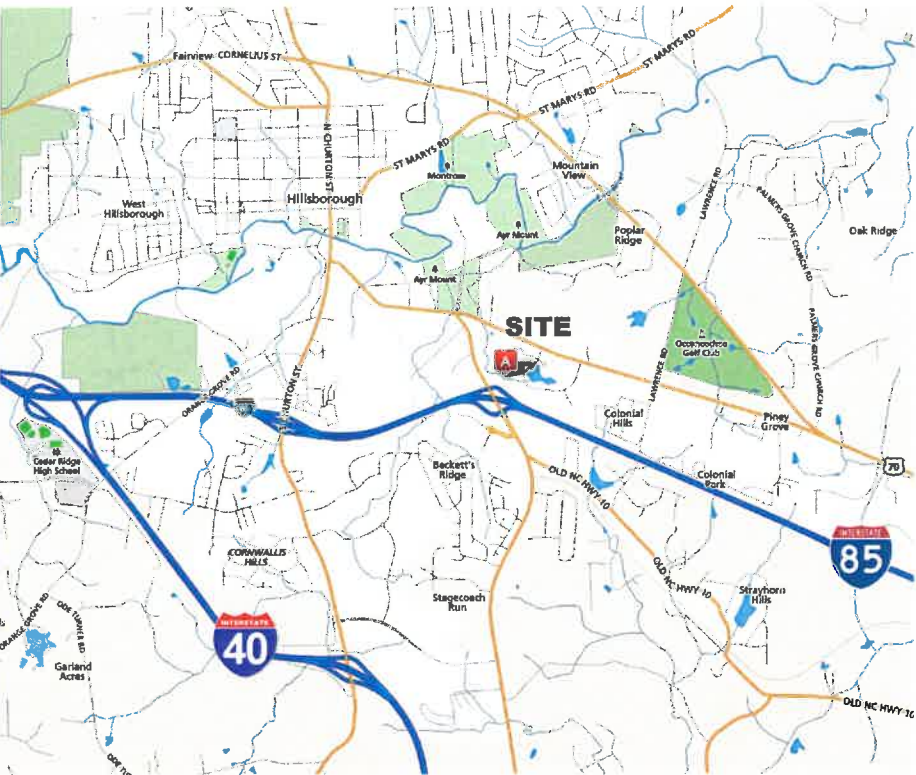
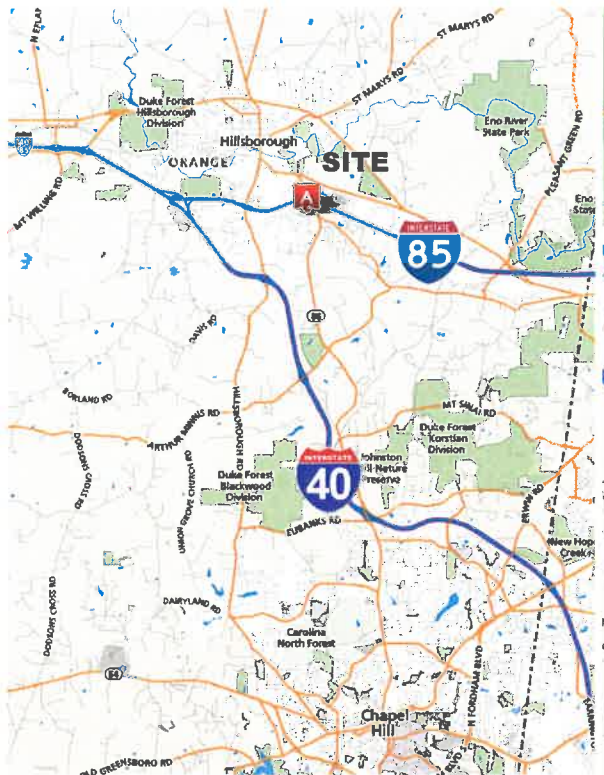


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SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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