



FOR SALE
510 CORNERSTONE COURT
Hillsborough, NC 27278

A WEST & WOODALL COMPANY



Description: Designed for service work, this 18,000+ SF building on 2.037 acres allows trucks to circle around and through the building with 5 front roll up doors - 12 FT x 14 FT and 3 rear doors - 12 FT x 12 FT. Approximate ceiling heights are 18 FT at the peak sloping to 15 FT in the front and 14 FT in the rear. Warehouse skylights. Built in 1999, the building is divided into 12,000 SF (2,600 SF office) and 6,000 SF (760 Sf office) units. Both leases are short term.

Zoning: High Intensity Commercial (HIC) allowing a wide range of commercial uses.

Directions: Exit North off I-85 at Exit 165, NC Highway 86. Go 1/4 mile North to left on Cornerstone Court.

Legal: Pin No. 9874-41-0280 | DB 4021 Page 371 | PB 82 Page 138 | Orange County

Price: **\$2,400,000**

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