

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



FOR SALE or LEASE

New Construction

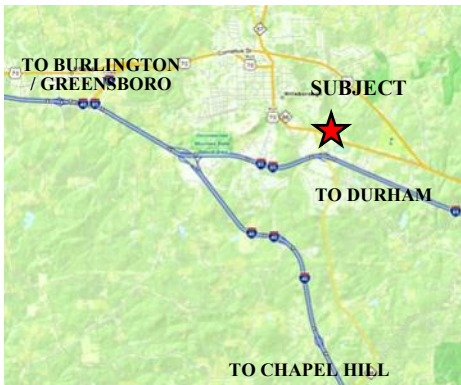
Flex/Warehouse

360 Executive Court
HILLSBOROUGH, NORTH CAROLINA

A WEST & WOODALL COMPANY



Link to Aerial Video: <https://player.vimeo.com/video/493393997>



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

FLEX / WAREHOUSE / OFFICE

- ◆ 2,100 up to 6,300 SF Bays available
- ◆ 5.3 acres Zoned High Intensity Commercial (HIC)
- ◆ The buildings and grounds are condominiumized to allow purchase of individual units.
- ◆ Located in the Meadowlands Office/Industrial Park, off Business 70-A. Easy access to I-85 at Exit 165.
- ◆ Available now with 90 day custom up-fit options.

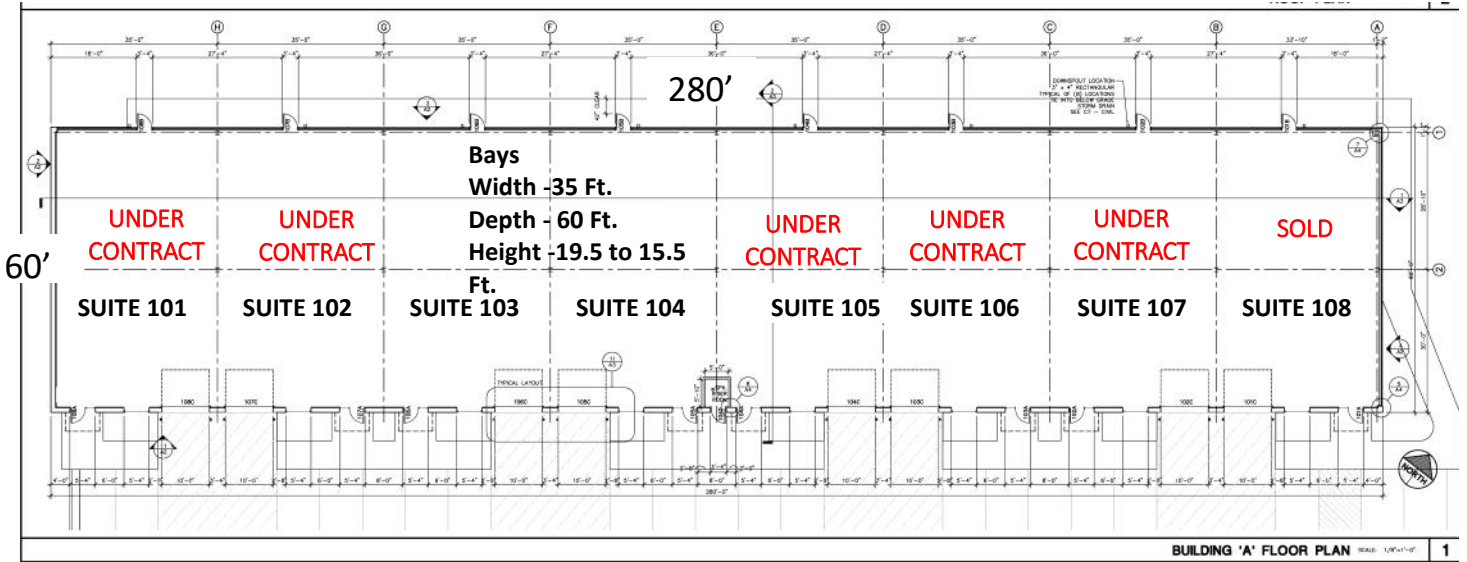
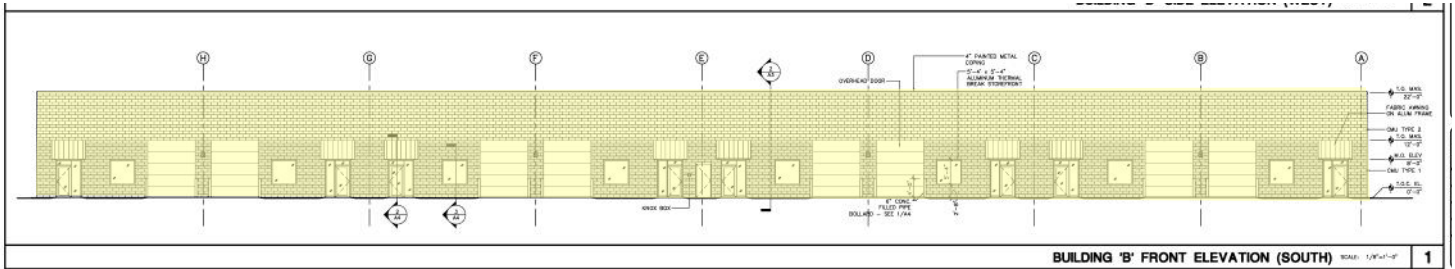
For more information, please contact:

Mark O'Neal, CCIM - mark.oneal@westandwoodall.com | 919-815-8303

Emilee Collins - emilee@westandwoodall.com | 919-730-7040



360 EXECUTIVE COURT



3 Units Available - 2,100 Gross SF per Bay

SALE PRICING

\$395,000 per 2,100 SF Unit** \$188/SF

**CAM estimated at \$1.25/SF

LEASE PRICING

\$14.50/SF available in 2,100 SF Units*

*Plus TICAM estimated at \$2.75/SF

INCLUDES

- ADA Bathroom with (1) GFCI receptacle, (1) 2x2 Lay-In light, Bathroom fan, Sprinkler , Insta-hot water heater, sink/toilet
- (8) Warehouse LED Lights
- (2) Emergency Exit Lights
- (5) Duplex Receptacles spread throughout
- 200 AMP Electrical Panel
- Gas unit heater to maintain minimum heating for freeze protection
- Demising wall
- Hang/Finish all walls up to 14" height
- 10'x12 ' overhead door
- Storefront entrance
- Vinyl window
- Awning
- Smooth finished concrete slab

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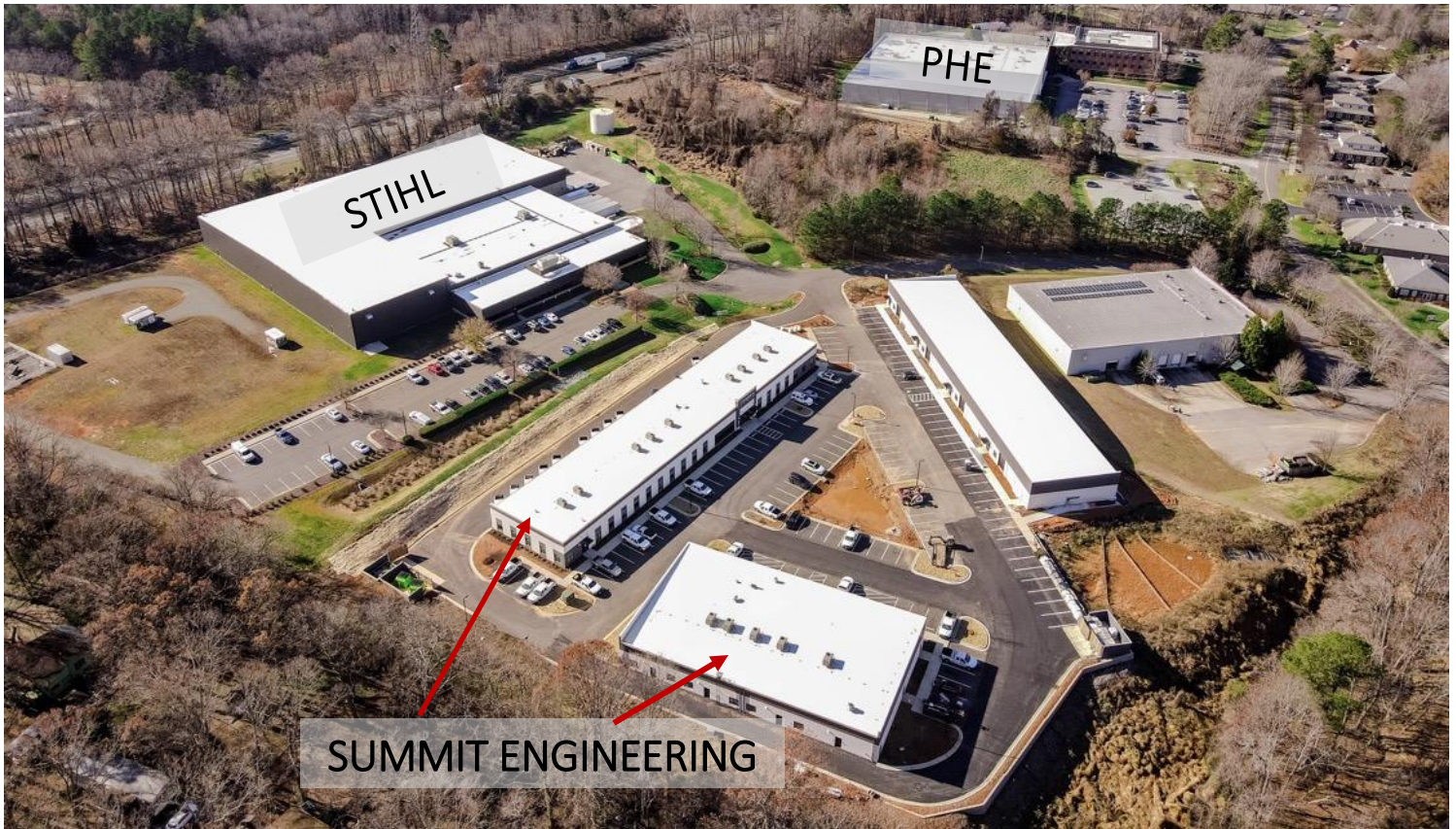
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MEADOWLANDS - HILLSBOROUGH, NC



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