

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE



**FOR SALE or LEASE**

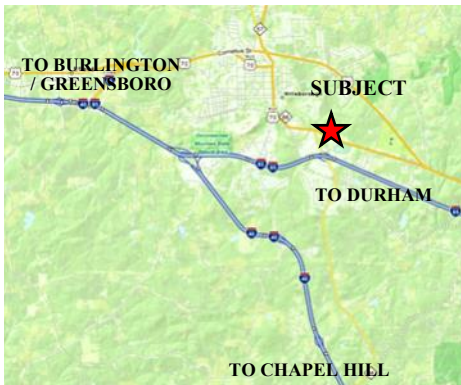
**New Construction  
Flex/Warehouse**

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 4,200 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.

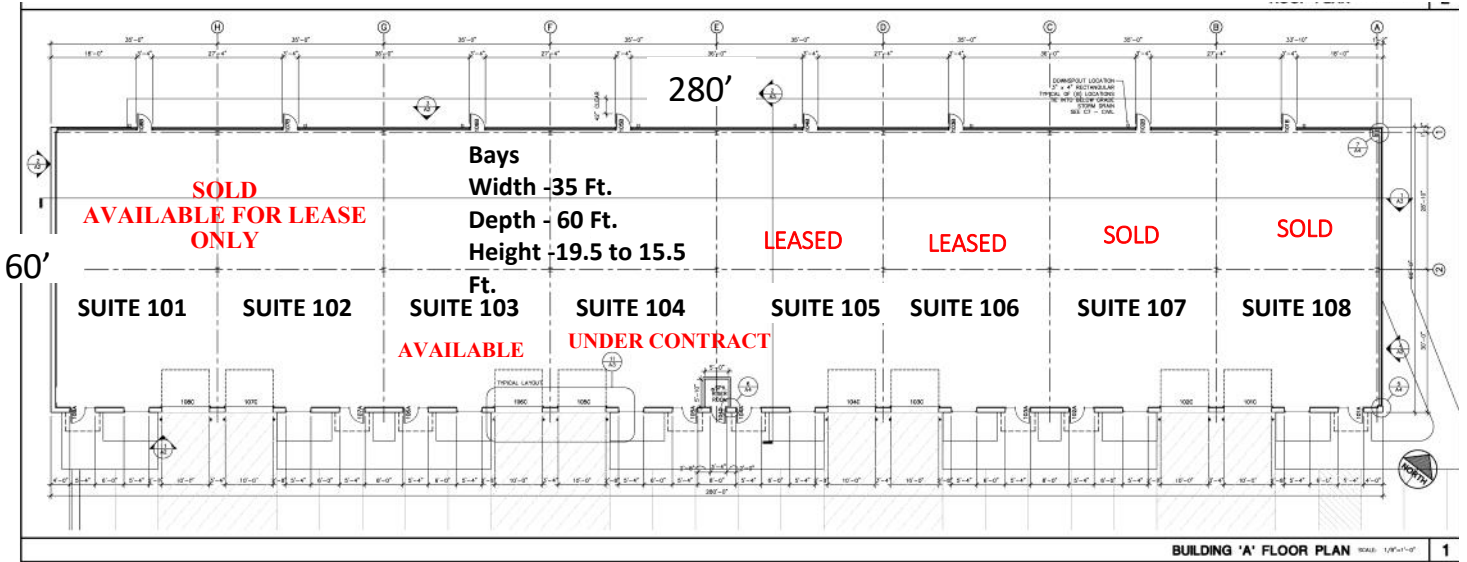
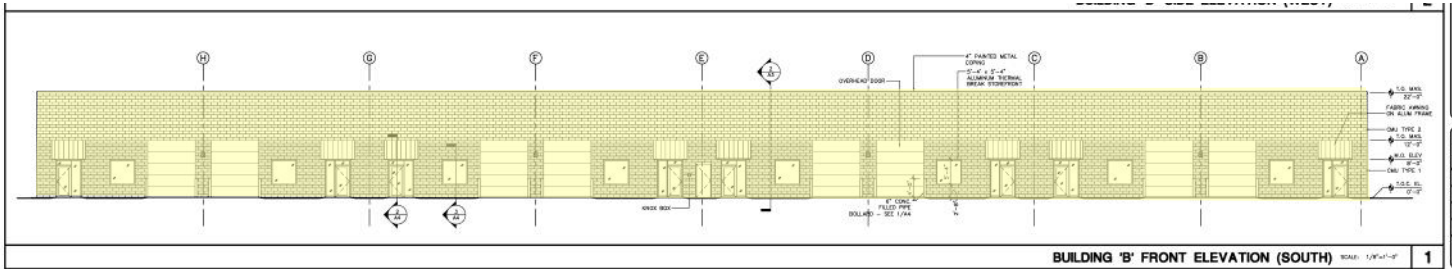
For more information, please contact:

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**Emilee Collins** - [emilee@westandwoodall.com](mailto: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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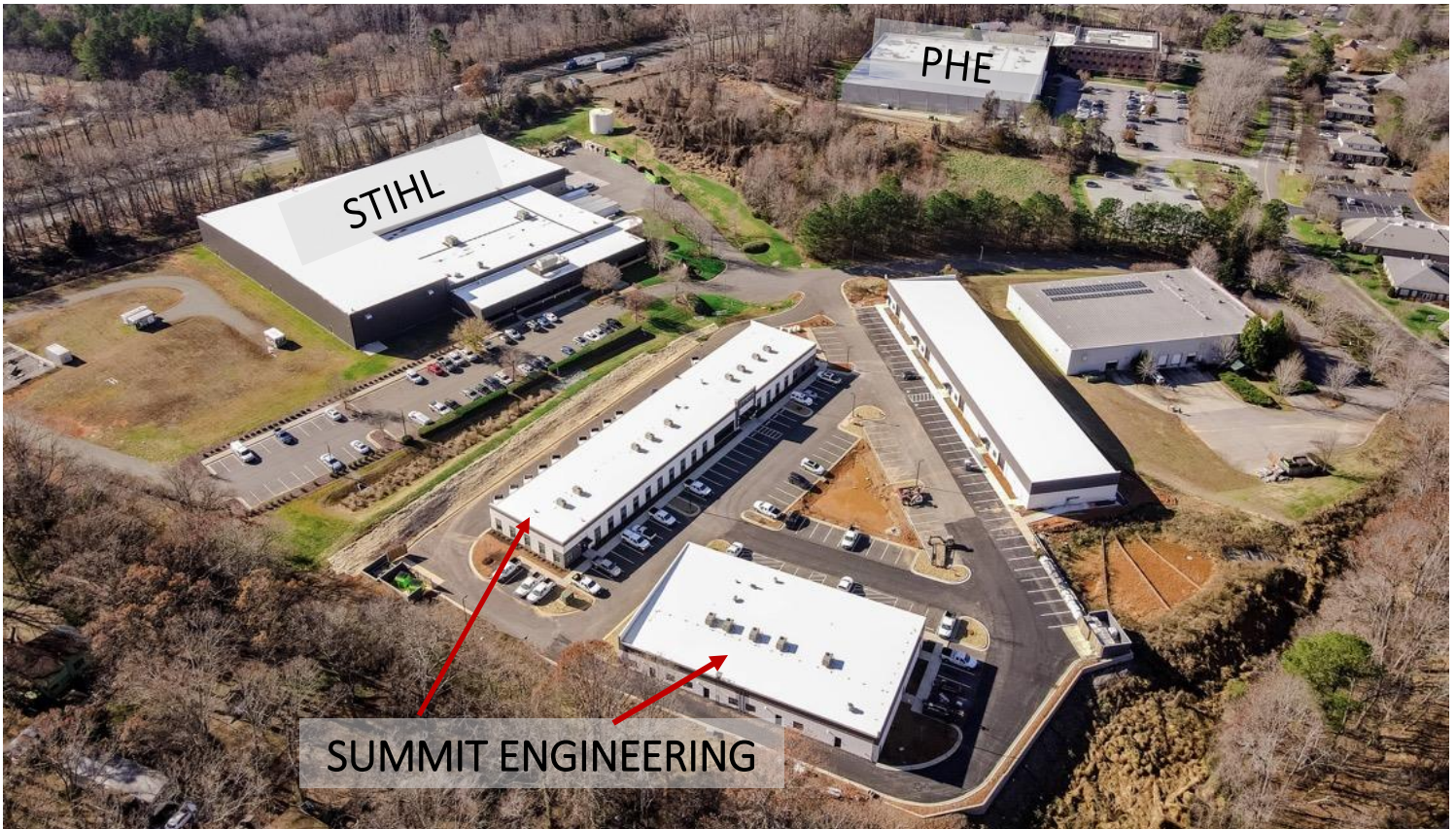
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**(919) 493-0395**

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## MEADOWLANDS - HILLSBOROUGH, NC



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