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HILLSBOROUGH

Office for Lease

346 Elizabeth Brady Rd, Hillsborough, NC 27278



Office

Pickett Sprouse Commercial Real Estate

Property Overview

Hillsborough office featuring a spacious open work area, kitchenette, conference room, lobby with reception, four private offices, two restrooms, and a storage area. Additional warehouse space is available for lease.

The property offers shared parking and GI (General Industrial) zoning, with convenient access to I-85, I-40, and US-70—just minutes from Downtown Hillsborough.

PARCEL	9874456923
SQUARE FOOTAGE	2,534 SF
WAREHOUSE	2,580 SF for additional rent
COUNTY	Orange
ZONING	GI (General Industrial)
LEASE RATE	\$4,875/Month
HIGHEST & BEST USE	Building/Trade Contractor Office, Art Studio, Professional Office





OFFICE FLOOR PLAN

346 ELIZABETH BRADY RD, HILLSBOROUGH, NC 27278



I-40/I-85	4 minutes
HILLSBOROUGH	5 minutes
DUKE UNIVERSITY	14 minutes
DURHAM	17 minutes
CHAPEL HILL	21 minutes
UNC CHAPEL HILL	25 minutes
RTP	30 minutes
RDU AIRPORT	37 minutes

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**PICKETT
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