



A WEST & WOODALL COMPANY

919.493.0395

PICKETT-SPROUSE.COM

Link to aerial video: <https://www.youtube.com/watch?v=2qd-BebhTKs>



FOR SALE

1515 Coleman Loop Hillsborough, NC

Twenty-one acre Industrial (I-1) manufacturing facility with 39,464 SF – two buildings adjoined by shared loading docks.

The original building, 19,764 SF, was built in 1974. An additional dock and warehouse totaling 6,800 SF was added in 1985. The second 12,900 SF production area was built in 1995. Twenty percent of the area is office/break area.

Utilities – Duke Energy, Spectrum (TWC), and Century Link serve the site. A well and septic system (1,125 gpd – 75 employee capacity) provide water and sewer. Hillsborough water is also available on Coleman Loop Road.

Legal –Pin No. 9865-68-5784
Deed Book PB 233 page 554
Plat Book PB 39 Page 33
Orange County

\$1,800,000 (21 acres & Building)

\$1,650,000 (11 acres & Building)

LEASE OPTIONS AVAILABLE

For more information, please contact:

Mark O'Neal, CCIM mark.oneal@westandwoodall.com | 919-287-3051
Office: (919)493-0395 | Visit us at pickett-sprouse.com

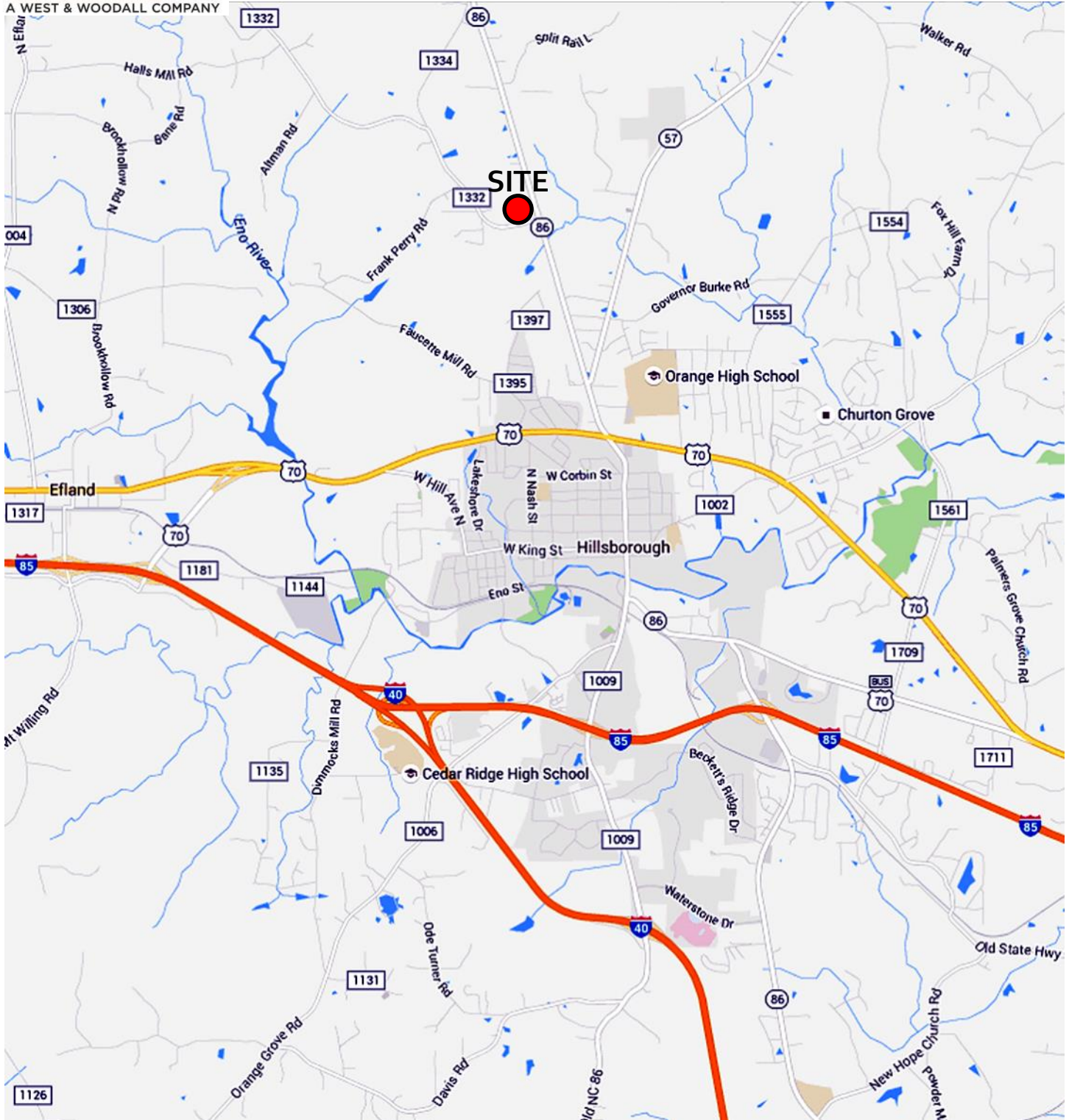




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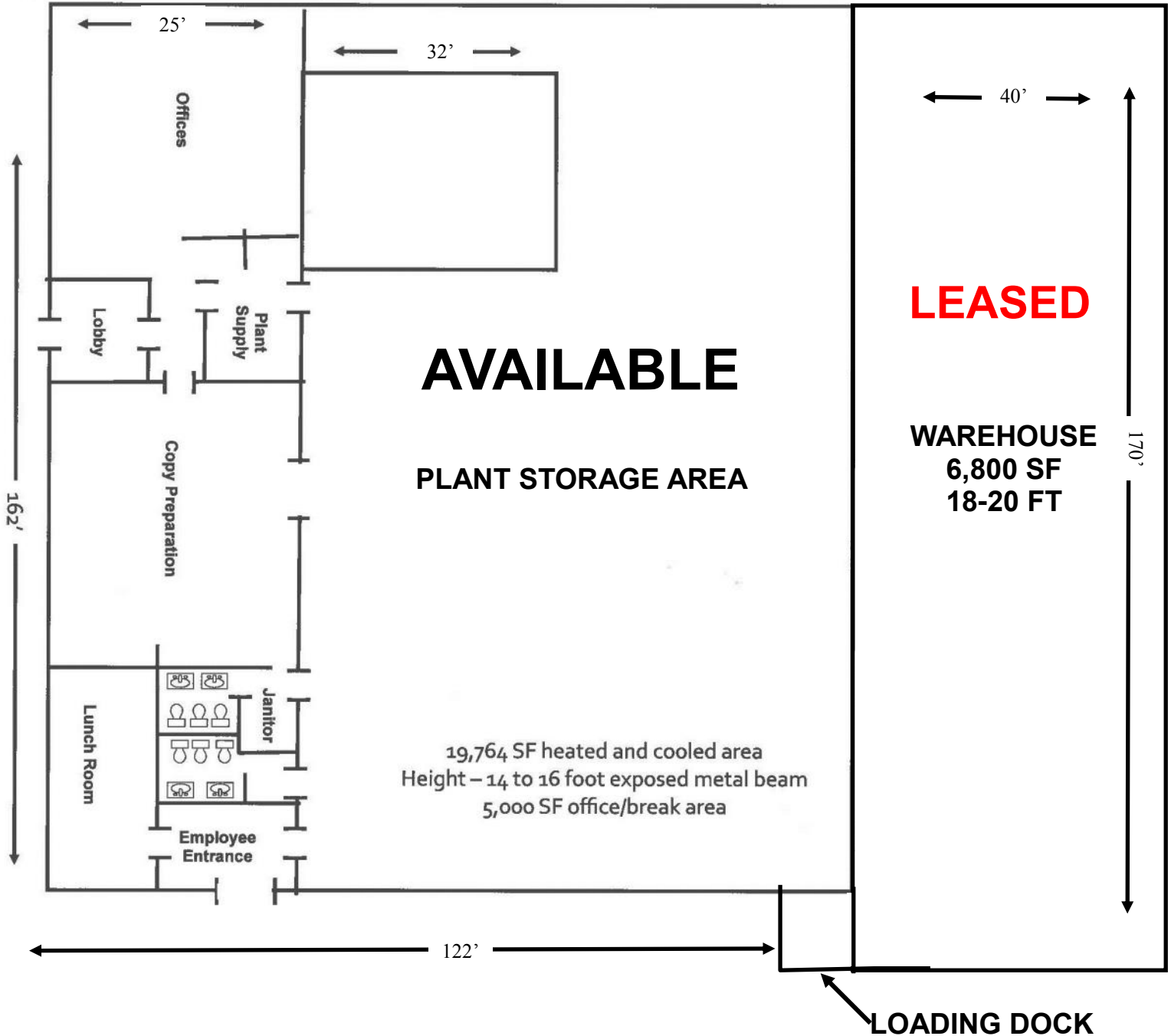


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Building 1



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