

315 EXECUTIVE COURT, HILLSBOROUGH, NC 27278

# INDUSTRIAL DISTRIBUTION

IN THE HEART OF NORTH CAROLINA



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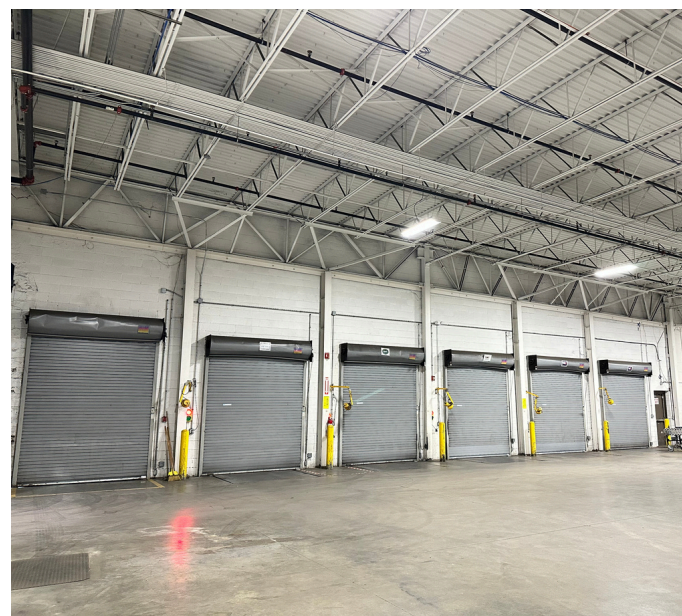
COMMERCIAL  
REAL ESTATE

# Property Overview

An exceptional industrial distribution facility in the heart of North Carolina, strategically positioned at the convergence of I-40 and I-85 in Meadowlands Business Park. This property features a 53,000 SF warehouse, a 21,400 SF warehouse, office, shop area, and 8,500 SF dedicated to executive offices, training, conference, and break rooms.

The location offers easy access to airports, seaports, and railroads, ensuring seamless logistics and transportation. The facility's strategic positioning provides excellent connectivity for regional and national distribution.

Highly educated workforce with prestigious institutions such as UNC, Duke, Durham Tech and other nearby colleges and universities. The area is known for its strong labor pool and efficient commuting, making this facility an excellent choice for operations.



# Property Details



|   |  |
|---|--|
| <b>LIST PRICE</b>                         | \$8,500,000 (\$102.53/SF)  |
| <b>ADDRESS</b>                            | 315 Executive Court, Hillsborough, NC 27278  |
| <b>WHEN AVAILABLE</b>                     | Immediately  |
| <b>BUILDING SIZE</b>                      | 82,900 SF  |
| <b>FLOOR PLAN BREAKDOWN</b>               | 8,500 SF Offices, Training, Conference, and Break Rooms<br>74,400 SF Warehouse, Office, and Shop |
| <b>LOT SIZE</b>                           | 8.80 Acres   |
| <b>ZONING</b>                             | HIC (High Intensity Commercial)  |
| <b>YEAR BUILT</b>                         | 2001 Built; 2017 Expansion   |
| <b>CONSTRUCTION</b>                       | Masonry/Metal  |
| <b>ORIGINAL WAREHOUSE CEILING HEIGHT</b>  | 16'6" - 29'10"   |
| <b>EXPANSION WAREHOUSE CEILING HEIGHT</b> | 29'5" - 33'8"  |
| <b>OFFICE CEILING HEIGHT</b>              | 9' - 11'   |
| <b>FIRE SAFETY</b>                        | WET ESFR   |
| <b>PARKING</b>                            | 63 Parking Spaces (3 Accessible Spaces)  |
| <b>POWER</b>                              | 480/277V, 1000 AMP, 3 Pole (3 Phase)   |
| <b>LOADING DOCKS</b>                      | 8 Loading Docs   |

**Bathrooms, Training Room, Break Room, Conference Room**

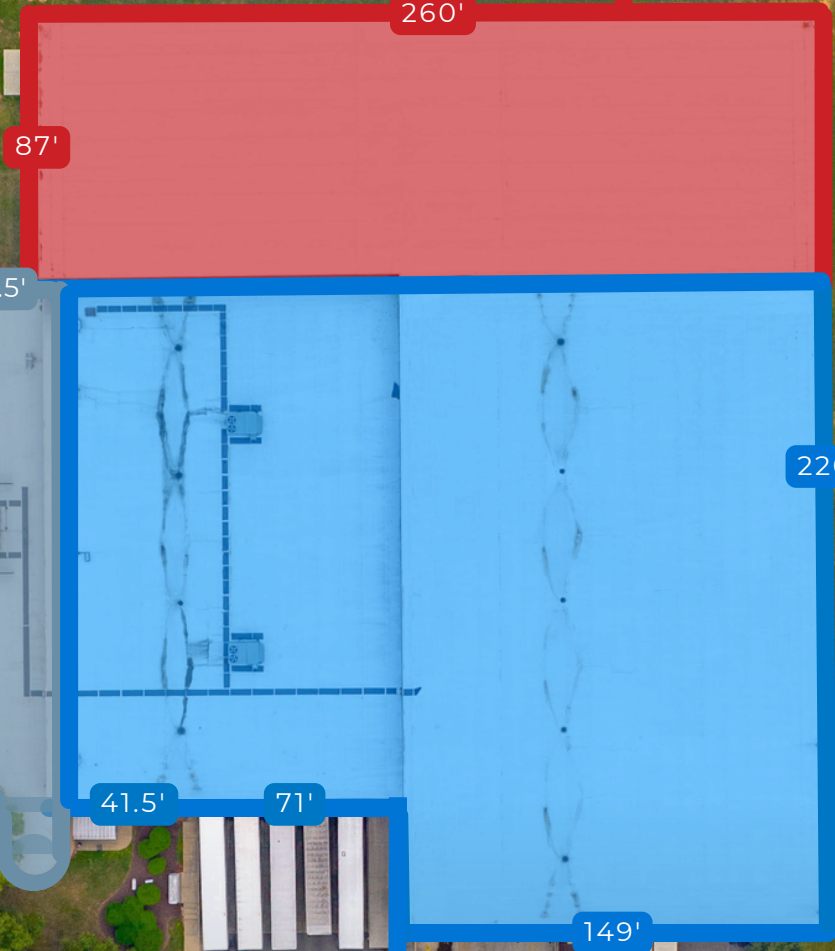
8,500 SF

9' - 11' Ceiling Height

**Expansion Warehouse**

22,620 SF

29'5" Clear Ceiling Height



**Warehouse, Office, Shop Area, Bathroom/Locker Rooms**

51,780 SF

16.5' - 25'4" Clear Ceiling Height

8 Docks

# Ideal Location for Business

This location has seamless access to the entire East, positioning it as the ideal central hub for distributors seeking unparalleled connectivity and efficient distribution networks.

Due to its convenient location, the property offers easy access for the workforce commuting from Durham, Orange, and Alamance counties.

## AIRPORTS

- TDF - 22.6 miles
- RDU - 24.9 miles
- GSO - 56.5 miles
- FAY - 108 miles
- PGV - 124 miles
- CLT - 138 miles
- OAJ - 143 miles
- EWN - 153 miles
- ILM - 164 miles
- AVL - 225 miles

## SEAPORTS

- Wilmington - 100 miles
- Morehead - 100 miles
- Virginia - 198.5 miles
- Georgetown - 247 miles
- Baltimore - 307.7 miles
- Charleston - 319 miles

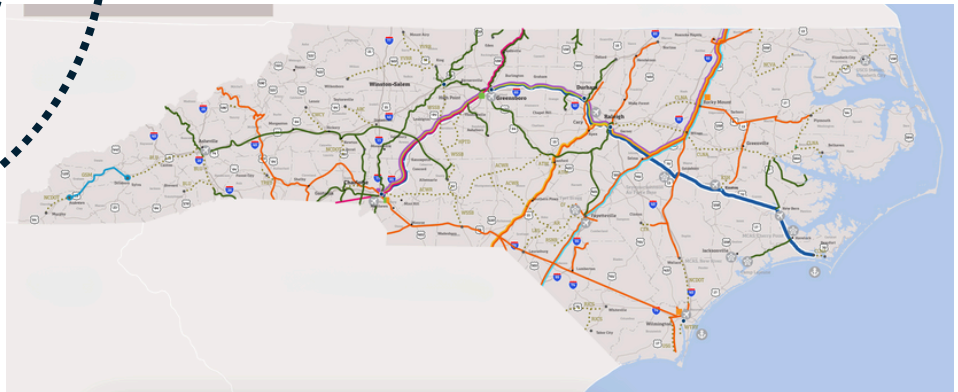
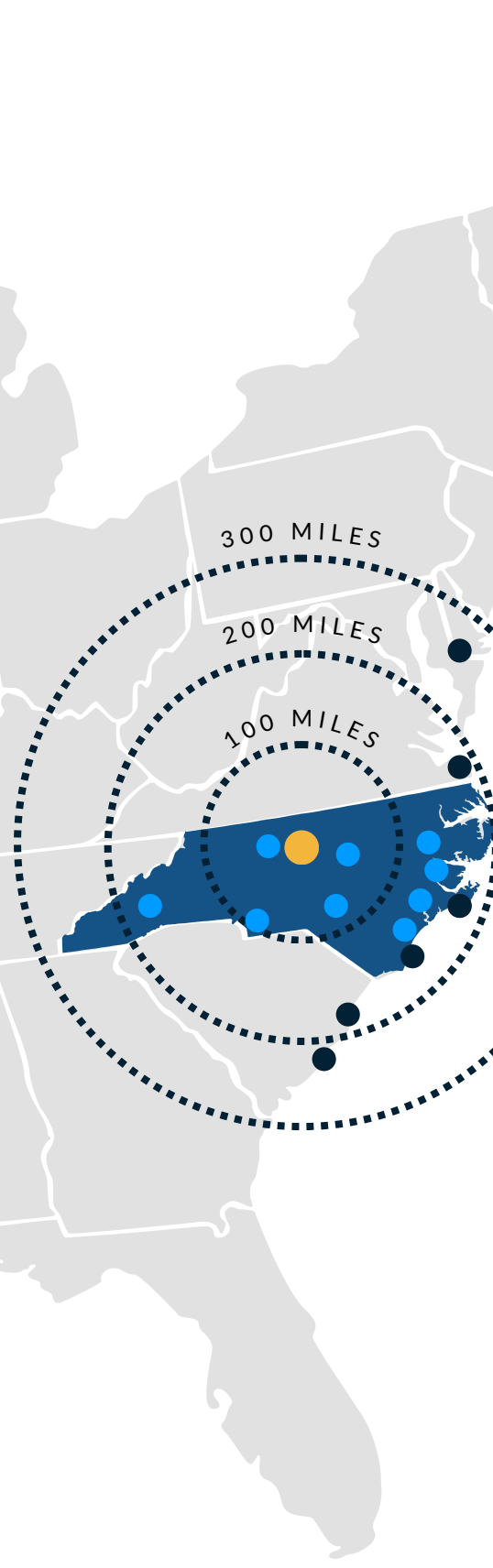


Image Taken from North Carolina Railroad Company



North Carolina Highways

# Corporate Neighbors

The I-85 corridor between Durham and Burlington is a bustling industrial hub, driving regional economic development and fostering innovation in various sectors.

I-85 and I-40 has a large concentration of Industrial/Warehouse growth.

315 Executive Court is located at the convergence of I-85 and I-40.



# Ideal Location for Living



## HILLSBOROUGH

Living in Hillsborough offers a blend of historic charm and modern amenities. The well-preserved historic district features beautiful 18th and 19th-century architecture and vibrant cultural landmarks. The Orange County Sportsplex provides recreational options with ice rinks, swimming pools, and fitness programs. This combination of history, community spirit, and recreational opportunities makes Hillsborough a wonderful place to call home.



## TRIANGLE

Living in the Triangle offers a vibrant mix of innovation and culture. Research Triangle Park drives technological growth, while Duke, UNC, NCCU, Durham Tech and NC State foster a lively academic atmosphere. The area has a thriving cultural scene with museums, theaters, and diverse restaurants, along with excellent healthcare facilities. This dynamic combination makes the Triangle a highly desirable place to call home.



## TRIAD

Living in the Triad, encompassing Greensboro, Winston-Salem, and High Point, offers a balanced lifestyle with a rich history and modern conveniences. Known for its strong educational institutions, including Wake Forest University, NC A & T, UNC Greensboro, the area also features a thriving arts scene, beautiful parks, and a variety of dining options. The Triad's central location provides easy access to both the mountains and the coast, making it a desirable place to live and work.