

535 Dimmocks Mill Rd. Hillsborough NC 27278

For Sale



Property Overview and Area Description

Sale Price: \$3,900,000

This 32,500 SF Stand-Alone Industrial Building sits in a quiet environment along the Eno River but is very close to I-85 & I-40. The Building has 3,000 SF office space, is Sprinkled, has 3-Phase Power, Gas, Sewer, Water, as well as Compressor Lines in the building. Built in 1988 on 10+ acres allowing for expansion or potential subdividing. Warehouse ceiling slope up to 22'. The Building is in good shape and very versatile. Orange County: PIN 9864531960

Contact Information :

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ADVANTAGE

www.CBCAdvantage.com

7610 Six Forks Road, Suite 100, Raleigh, NC 27615

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Property Details

- ❖ **32,500 SF stand-alone building**
- ❖ **10+ acre parcel – Potential to Subdivide**
- ❖ **Fully Sprinklered**
- ❖ **26,500 SF Fully Conditioned, 6,000 SF Heated**
- ❖ **3 Phase Power**
- ❖ **Public Gas, Sewer and Water in Building**
- ❖ **Compressors Lines in Warehouse**
- ❖ **3,000+- SF of Offices**
- ❖ **Warehouse has Office, Bathrooms and Breakroom**
- ❖ **2 Dock Doors with ability to add more or Drive-ins**
- ❖ **Great office Parking available**
- ❖ **Built in 1988 on 10.4 acres**
- ❖ **Room for Possible Building or Yard expansion**
- ❖ **Roof Repairs recently completed (Baker Roofing)**
- ❖ **Close proximity to I-85 & I-40**
- ❖ **Orange County PIN# 9864531960**

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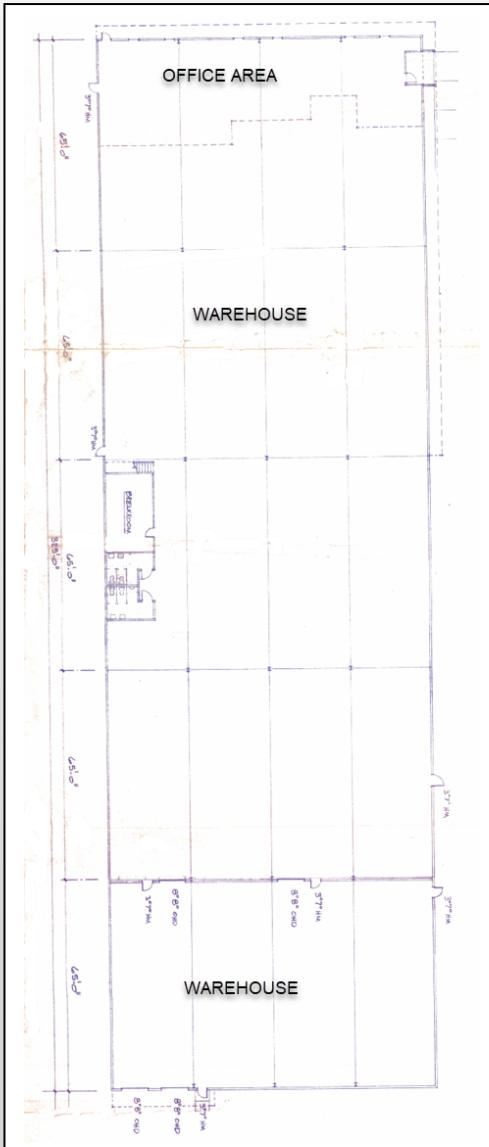
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Floor Plan



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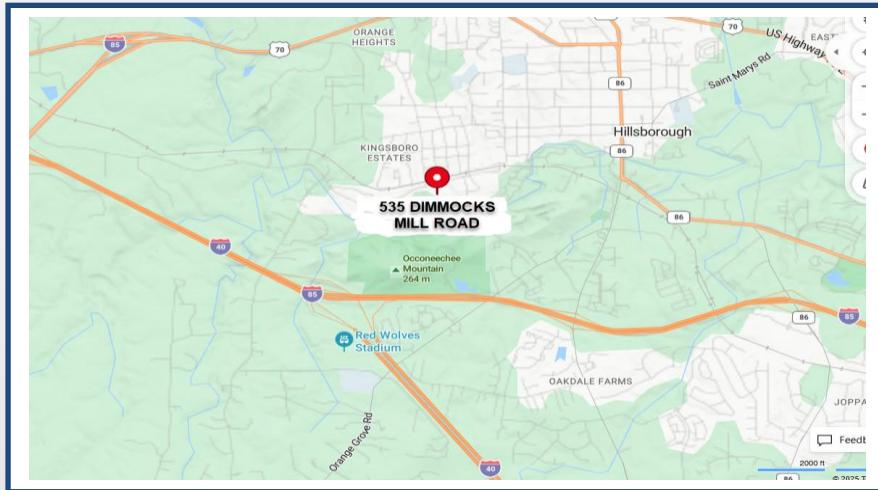
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Vicinity Maps



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