



**PRESENTED BY:**



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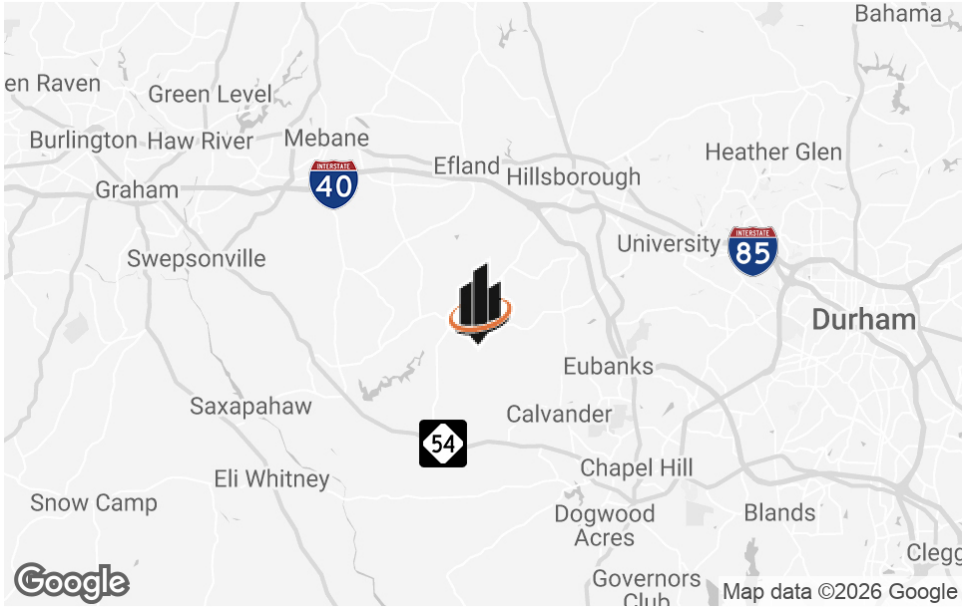
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**FOR LEASE | ±8,308 RSF**  
**6909 DODSONS CROSSROADS**  
HILLSBOROUGH, NC 27278



# PROPERTY SUMMARY



LEASE RATE	\$9.95/SF (NNN)
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## OFFERING SUMMARY

BUILDING SIZE:	±20,180 SF
AVAILABLE SF:	±8,308 RSF (All Warehouse)
ZONING:	Existing Industrial (EI)
EST. TICAM:	\$1.30/SF

### PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **6909 Dodsons Crossroads in Hillsborough, NC, with ±8,308 RSF of warehouse space available.** The space is well suited for light manufacturing and assembly, contractor and trade service companies, storage and distribution, small-scale warehouse and logistics operations, e-commerce fulfillment, and more.

### PROPERTY HIGHLIGHTS

- Heated warehouse with ceiling heights around 30 feet
- Doors and loading area shared with the adjacent tenant (UNC Health)
- Tenant pays utilities, janitorial, and shared dumpster fee
- Located in a scenic and rural industrial setting in Orange County, but with convenient access to regional employment and I-40

# PROPERTY DETAILS

LOCATION INFORMATION	
STREET ADDRESS	6909 Dodsons Crossroads
CITY, STATE, ZIP	Hillsborough, NC 27278
COUNTY	Orange
ZONING	Existing Industrial (EI)
BUILDING INFORMATION	
BUILDING SIZE	±20,180 SF
AVAILABLE SPACE	±8,308 SF
CEILING HEIGHT	±30 Feet
DRIVE-IN DOOR	One (shared)
DOCK-HIGH DOOR	One w/ leveler (shared)
BOX TRUCK-HEIGHT DOOR	One (shared)
SPRINKLERS	None
HVAC	Heated Warehouse

PROPERTY INFORMATION	
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse
LOT SIZE	±3.8 Acres
PARCEL ID	9851200260
PARKING	Ample on-site space (unpaved)
UTILITIES & AMENITIES	
WATER & SEWER	Well & Septic
ELECTRICAL SERVICE	600-amp, 3-phase
ELECTRICAL PROVIDER	Duke Energy
GAS PROVIDER	Enbridge Gas

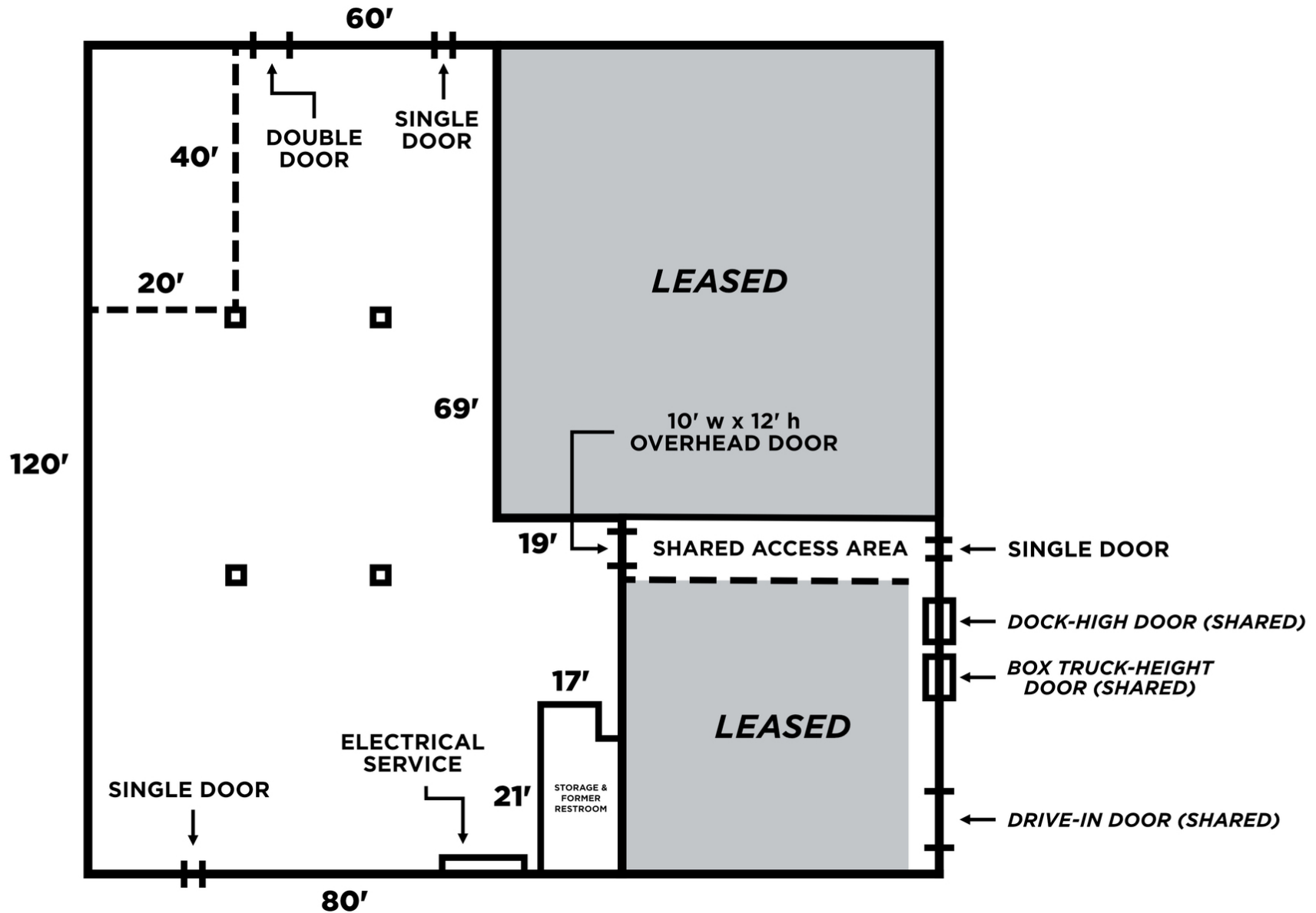


## PROPERTY OVERVIEW





# FLOOR PLAN





## LEASABLE WAREHOUSE PHOTOS





## LEASABLE WAREHOUSE PHOTOS



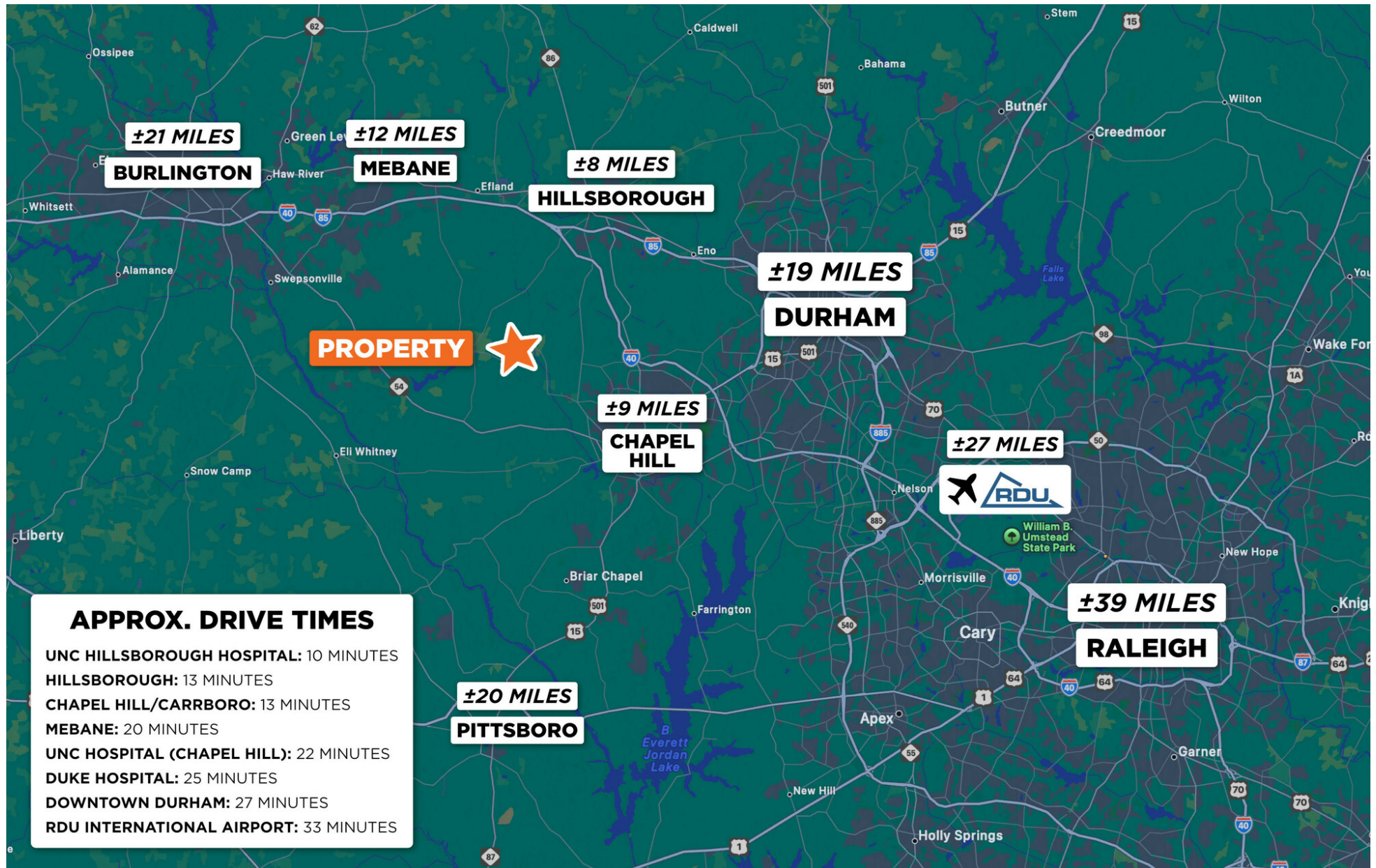


## PROPERTY PHOTOS





# LOCATION MAP







Local Expertise.  
National Reach.

SVN | Real Estate Associates

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