



PRESENTED BY:



CAREY GREENE

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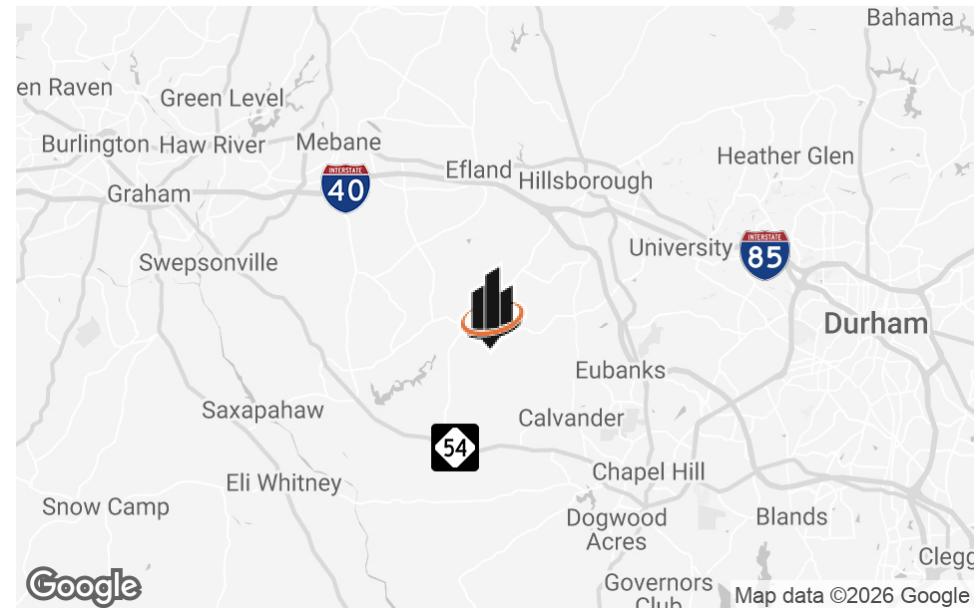


BRIAN ALONSO

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

PROPERTY SUMMARY



LEASE RATE

\$9.95/SF (NNN)

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)

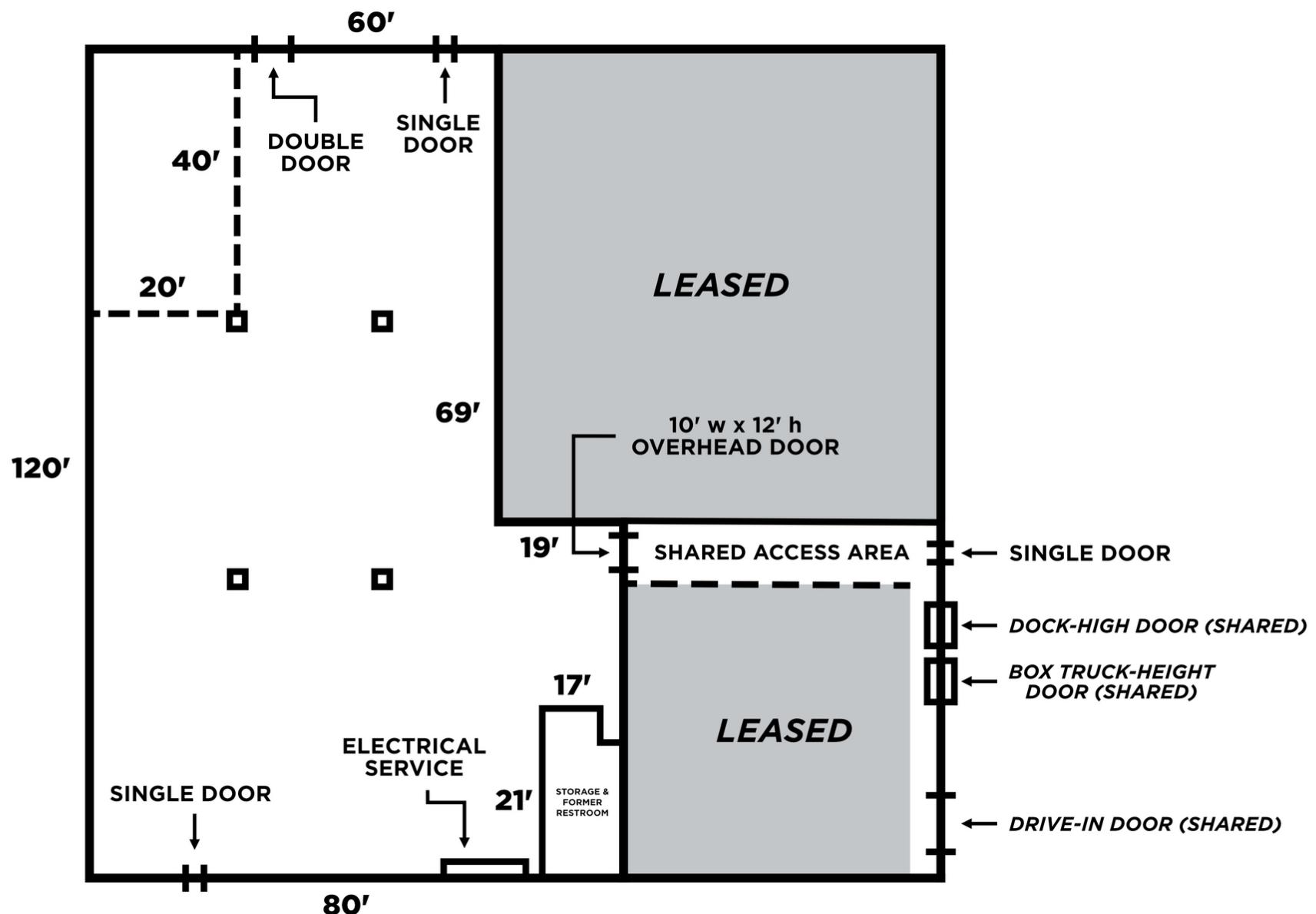
UTILITIES & AMENITIES

WATER & SEWER	Well & Septic
ELECTRICAL SERVICE	600-amp, 3-phase
ELECTRICAL PROVIDER	Duke Energy
GAS PROVIDER	Enbridge Gas

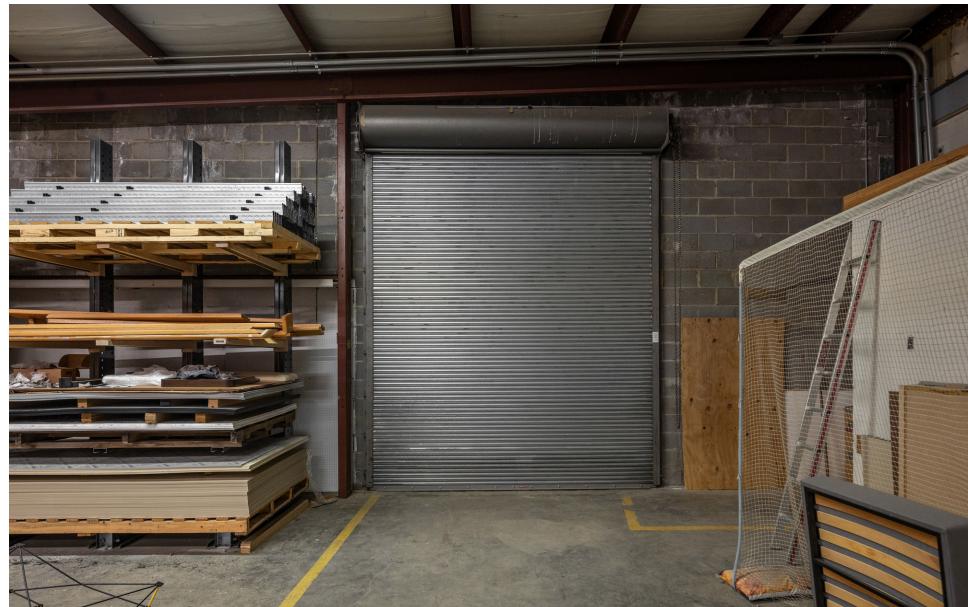
PROPERTY OVERVIEW



FLOOR PLAN



LEASABLE WAREHOUSE PHOTOS

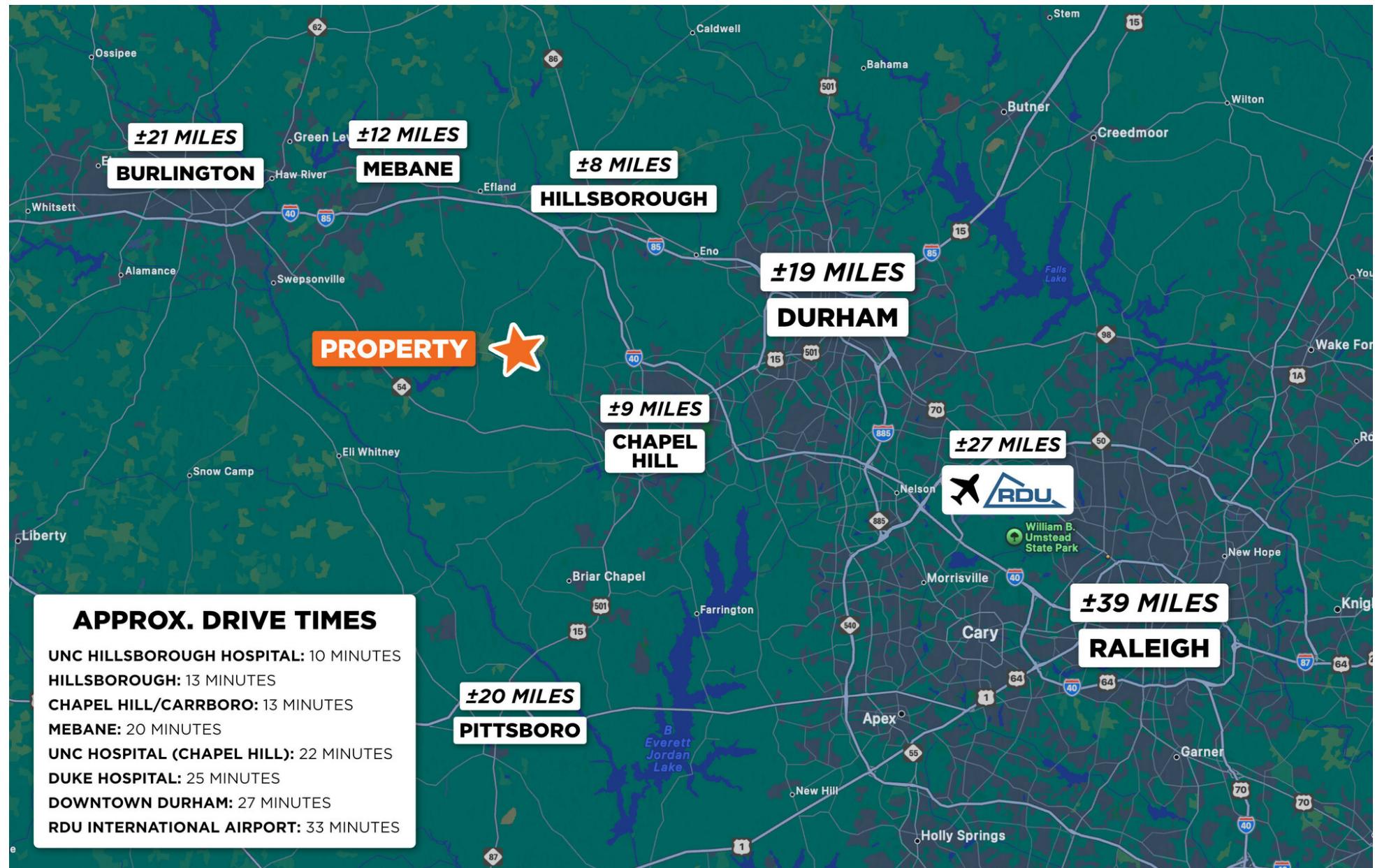


LEASABLE WAREHOUSE PHOTOS



PROPERTY PHOTOS







Local **Expertise.**
National Reach.

SVN | Real Estate Associates

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