

## Orange County, North Carolina

# 1510 Hwy 86 N

<b>Address</b>	1510 Highway 86 N, Hillsborough, NC 27278
<b>Available Space</b>	12,000 SF Manufacturing and/or Warehouse space (including 2,000 SF office space)
<b>Price</b>	\$6.50/SF utilities & janitorial paid by tenant (\$6,500/mo)
<b>Location</b>	<ul style="list-style-type: none"><li>• &lt;5 Miles to US Highway 70 Business</li><li>• 27 Miles to Raleigh-Durham International Airport</li></ul>
<b>Infrastructure</b>	Electric Service Provider: Duke Energy Private septic system and well



### Orange County Economic Development

131 W. Margaret Lane, PO Box 1177, Hillsborough, NC 27278  
919-245-2325  
[www.GrowInOrangeNC.com](http://www.GrowInOrangeNC.com)



Orange County, NC

## 12,000 SF Industrial / Warehouse Building

### Building Features

- 12,000 SF (2,000 SF office) cooled warehouse
- Building can be expanded to the east.
- 12' - 15' ceilings
- Shared dock high door(s) and paved parking

### Zoning

I-1 (Industrial) Limited industrial uses engaged in manufacturing, processing, creating and assembling of goods, merchandise or equipment.

### Workforce

~644,000 Workers within 30-Mile Radius  
54% of Adults have Bachelor's Degree or Higher

### Contact

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12,000 SF Industrial / Warehouse Building

