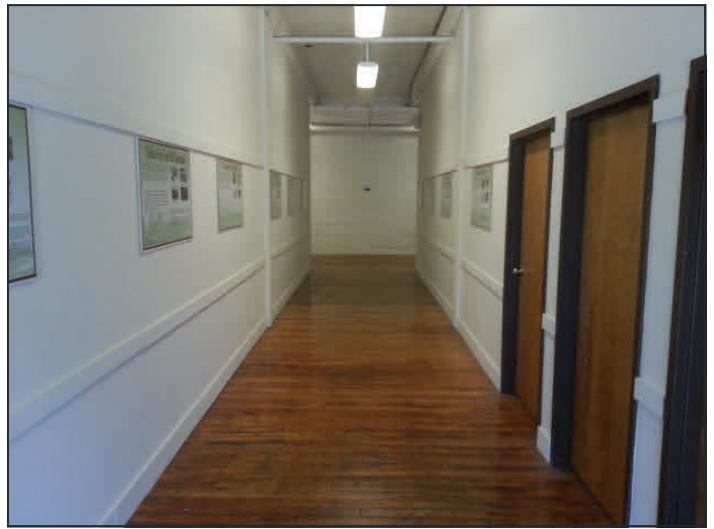


Orange County, North Carolina

Hillsborough Business Center

| | |
|------------------------|--|
| Address | 437 Dimmocks Mill Road, Hillsborough, NC 27278 |
| Available Space | 6,130 ft ² (Flex Office, Warehouse, Specialty Center) |
| Price | \$6.50-\$8.50/ft ² /year (lease rate) |
| Location | <ul style="list-style-type: none">• 1.5 Miles to Interstate 85 (Exit 164)• 2.5 Miles to Interstate 40 (Exit 259)• 23 Miles to Raleigh-Durham International Airport |
| Infrastructure | Water Service Provider: Town of Hillsborough Sewer Service Provider : Town of Hillsborough Electric Service Provider: Duke Energy Natural Gas Service Provider: PSNC |



Orange County Economic Development

131 W. Margaret Lane, PO Box 1177, Hillsborough, NC 27278
919-245-2325
www.GrowInOrangeNC.com



Orange County, NC

Hillsborough Business Center

Building Features

- Historic mill with exposed brick walls, high ceilings and original maple and oak floors
- All spaces have abundant natural light; some offer skylights
- Multi-tenant business park houses 16 tenants, offering ample opportunity for collaboration
- Most units have access to loading docs
- Ample parking

Zoning

Zoned GI (General Industrial - Hillsborough) allows a range of uses, including manufacturing, distribution and warehousing.

Workforce

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

Contact

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