

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



OFFICE/FLEX BUILDING FOR SALE

205 Millstone Drive, Hillsborough

A WEST & WOODALL COMPANY



- **10,000 SF, Two Floors (7,000 SF ground level)**
 - **Suitable for gym, dance, warehouse, office**
 - **Close Proximity to I-85/I-40**
 - **Zoned Economic Development District (EDD)**
- Offered at \$1,200,000**

EMILEE COLLINS
emilee@westandwoodall.com
(919)730-7040

MARK O'NEAL, CCIM
mark.oneal@westandwoodall.com
(919)287-3051

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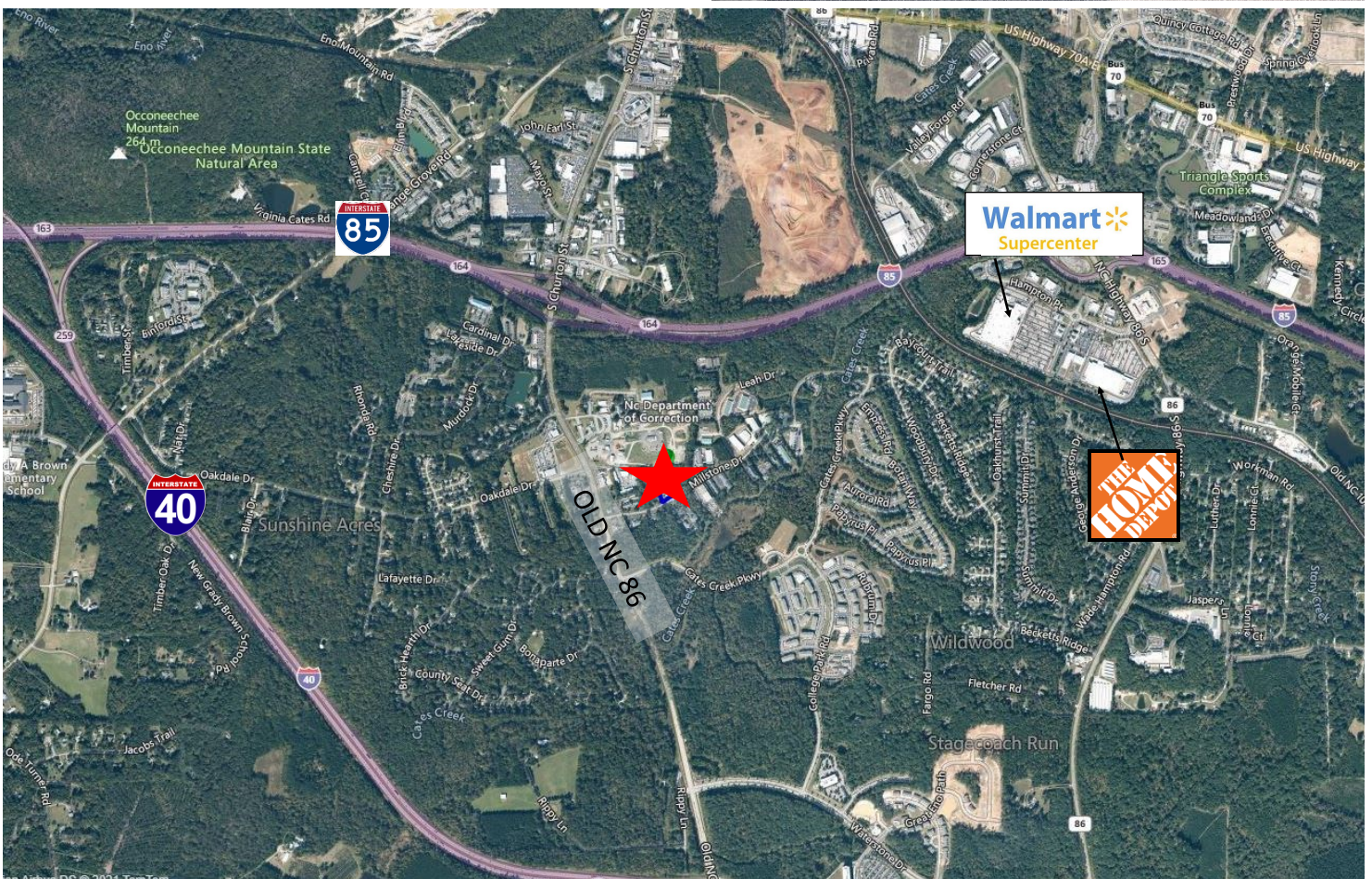
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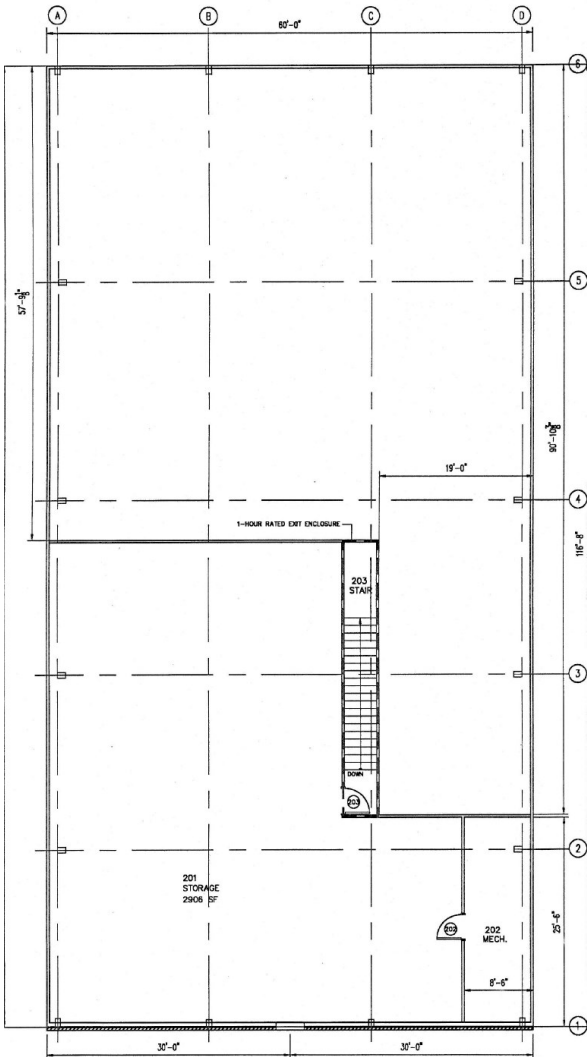
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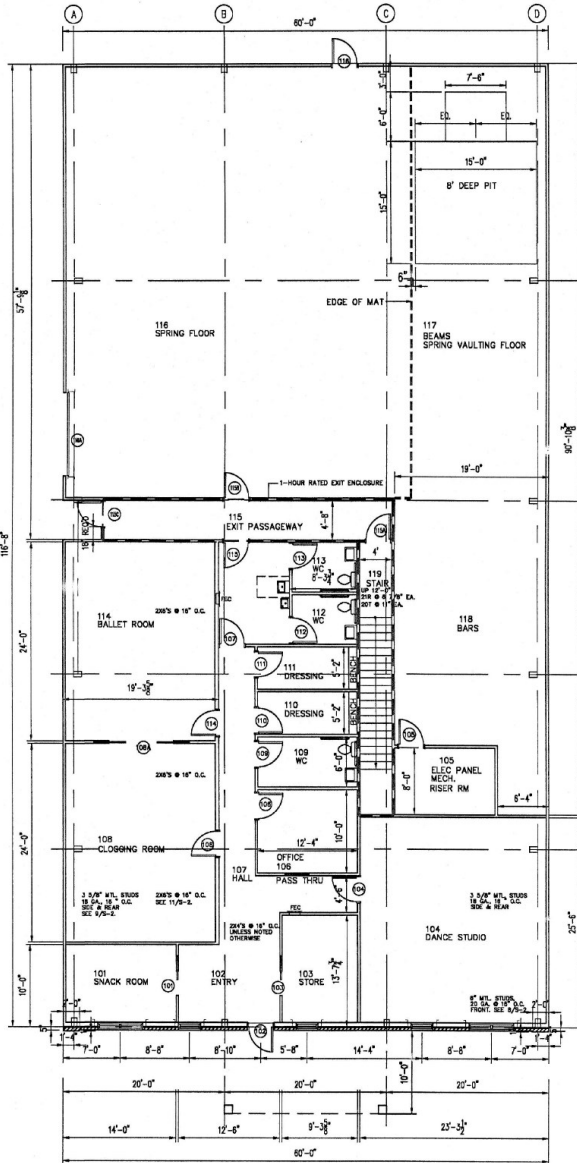
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1901 HILLDALE ROAD, SUITE 100 • DURHAM, NC 27705 • 919.493.0395 • WWW.PICKETT-SPROUSE.COM



Representative Floor Plan



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN
SCALE: TO FIT SHEET



David N. Ripperton
Architect
INC.
200 N. Greenboro St.
Suite B-13b
Carrboro, NC 27510
(919) 942-9999
Fax (919) 942-8989



Project:
FAULKNER'S DANCE STUDIO
LOT 5
205 MILLSTONE DRIVE
HILLSBOROUGH, NC 27278



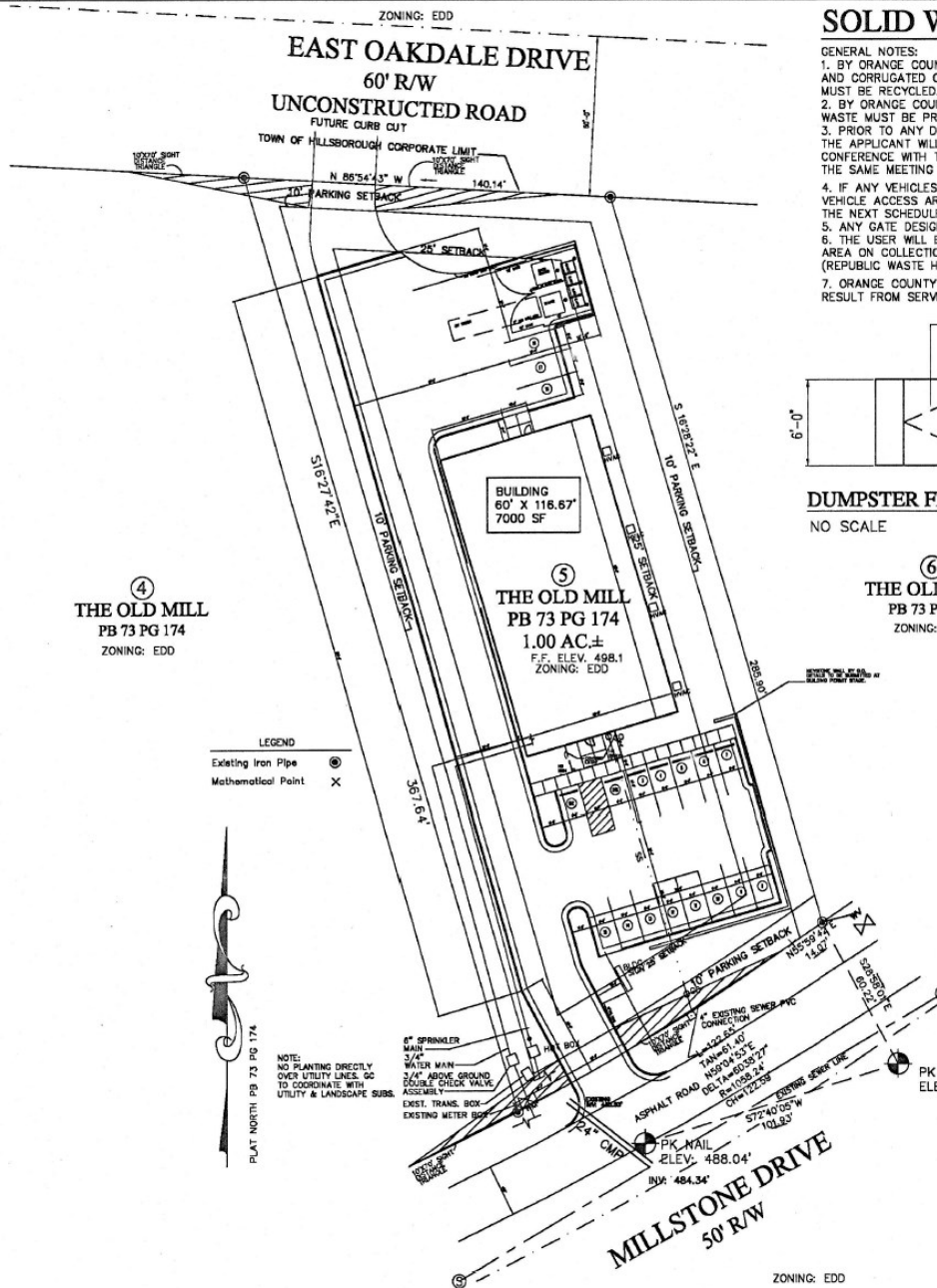
THD
Construction Inc.
201 Mt. Willing Rd.
Elkland, NC 27243
(919) 732-7338
www.thdconstruction.com

Drawing:
FLOOR PLAN

Date:
9-1-08
REVISED 9-10-08
1-14-09 PERMIT SET



Site Plan



④
THE OLD MILL
PB 73 PG 174
ZONING: EDD

⑤
THE OLD MILL
PB 73 PG 174
1.00 AC.±
F.F. ELEV. 498.1
ZONING: EDD

⑥
THE OLD MILL
PB 73 PG 174
ZONING: EDD

LEGEND
Existing Iron Pipe
Mathematical Point

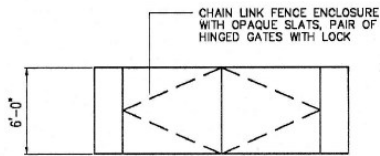
NOTE:
NO PLANTING DIRECTLY
OVER UTILITY LINES. GC
TO COORDINATE WITH
UTILITY & LANDSCAPE SUBS.

6" SPRINKLER
MAIN
3/4" WATER MAIN
3/4" ABOVE GROUND
DOUBLE CHECK VALVE
ASSEMBLY
EXIST. TRANS. BOX
EXISTING METER BOX

PLAT NORTH PB 73 PG 174

SOLID WASTE NOTES:

- GENERAL NOTES:**
1. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE MUST BE RECYCLED.
 2. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
 3. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
 4. IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLE COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
 5. ANY GATE DESIGN WILL INCLUDE GATE RETAINERS.
 6. THE USER WILL BE RESPONSIBLE FOR OPENING GATES TO THE DUMPSTER AREA ON COLLECTION DAYS OF ANY MATERIAL(S) TO BE COLLECTED FROM THIS LOCATION. (REPUBLIC WASTE HAS AGREED TO OPEN THE GATES)
 7. ORANGE COUNTY WILL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.



DUMPSTER FENCE ENCLOSURE

NO SCALE

UTILITIES:

NOTE: UTILITY SERVICE CONNECTIONS TO BE EXTENDED FROM EXISTING TRANSFORMER, WATER MAIN & SS SEWER LINES NOTED ON SD-1. SEE PME DRAWINGS FOR NEW LINES.

SPRINKLER DRAWINGS TO BE SUBMITTED BY SPRINKLER CONTRACTOR AT A LATER DATE. NEW SPRINKLER LINE TO BE SHOWN WITH THOSE DRAWINGS.

HILLSBOROUGH PUBLIC WORKS NOTES:
IF A CUT WILL BE REQUIRED ACROSS MILLSTONE DRIVE FOR WATER AND SEWER TAPS, ETC: COMPACT SOIL EVERY 12 INCHES. USE GRAVEL OR CRUISER-RUN FOR FILL. FILL SOIL ISN'T ACCEPTABLE. CALL KEN HINES, PUBLIC WORKS SUPERVISOR, AT (919) 732-1270, EXTENSION 78 WITH QUESTIONS.

SITE PLAN

SCALE: 1" = 30'-0"

BAR SCALE FOR REPRODUCTION

