

Dillon

Commercial Real Estate Services

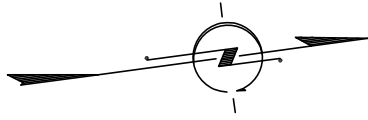


6509 Hilburn Road Raleigh, NC 27613-1908

- Approximately 11,400 square feet of office/flex space on two floors
- Second floor is 100% office space with restrooms
- First floor is 30% office and 70% open assembly/R&D space
- One overhead loading door at grade level with concrete driveway access
- 100% HVAC throughout the building with 400 Amp service and 3 phase power
- First floor rental rate is \$6.00 to \$8.00 psf plus TICAM cleaning, and utilities
- Second floor rate is \$7.00 psf plus TICAM, cleaning, and utilities
- Great access to US 70 and I-540 . . . adjacent to Lowes on Glenwood Avenue

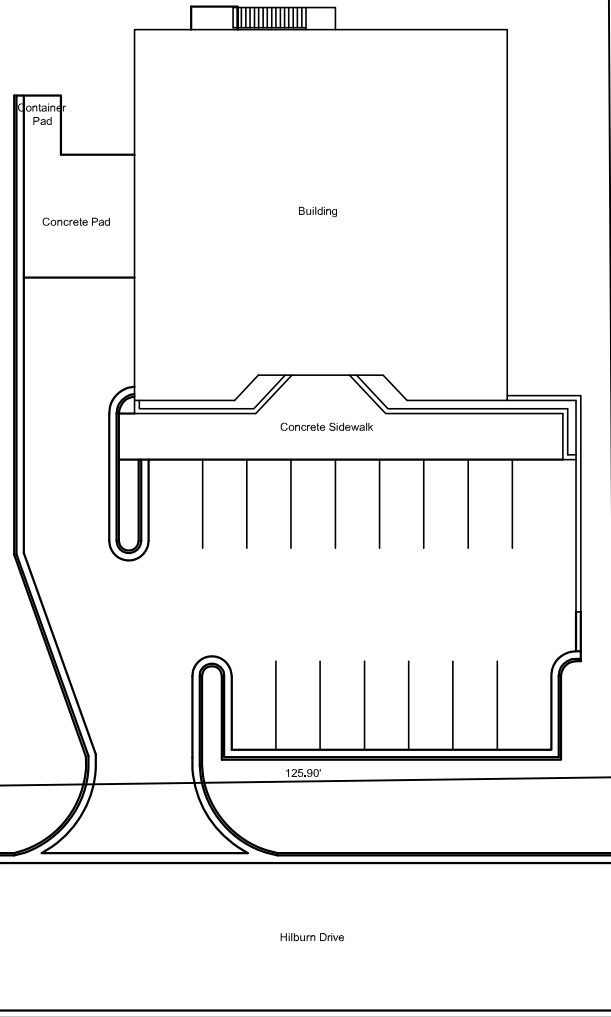
Dillon Commercial Real Estate Services, Inc.
727 West Johnson Street
Raleigh, N C 27603
919-782-1921

125.90'



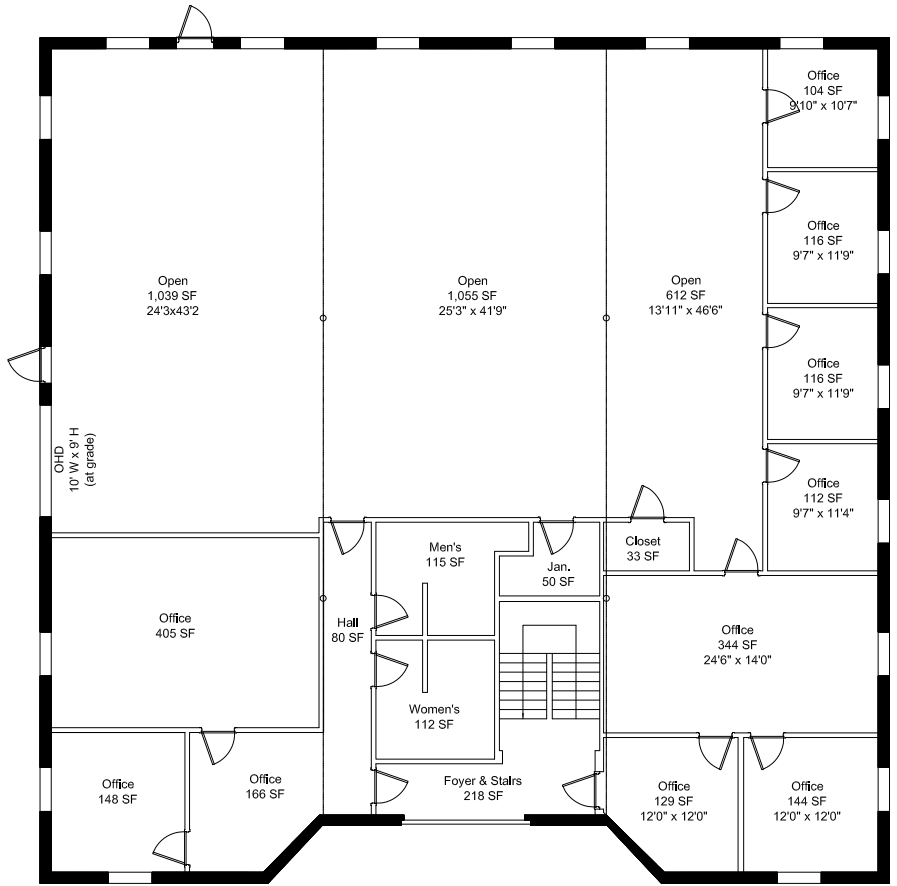
346.47'

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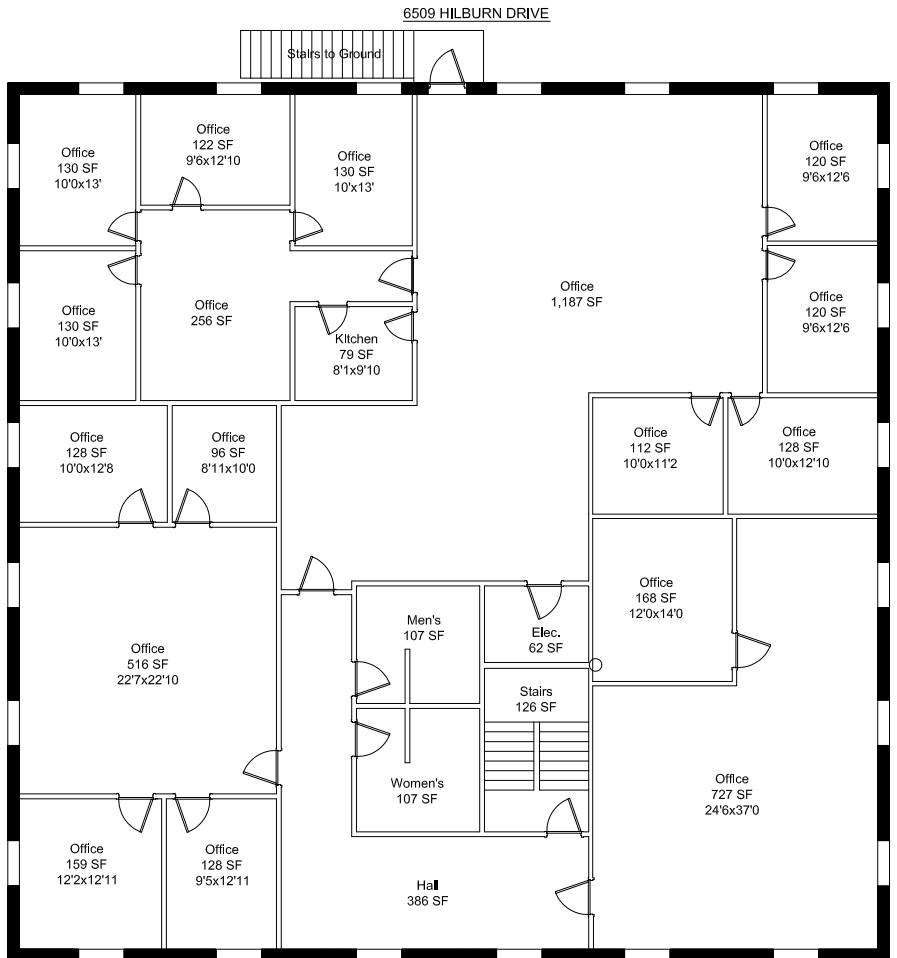


SITE PLAN (1.00 Acre)

6509 HILBURN DRIVE



FIRST FLOOR PLAN (5,260 SF)



SECOND FLOOR PLAN (5,415 SF)

6509 HILBURN DRIVE