



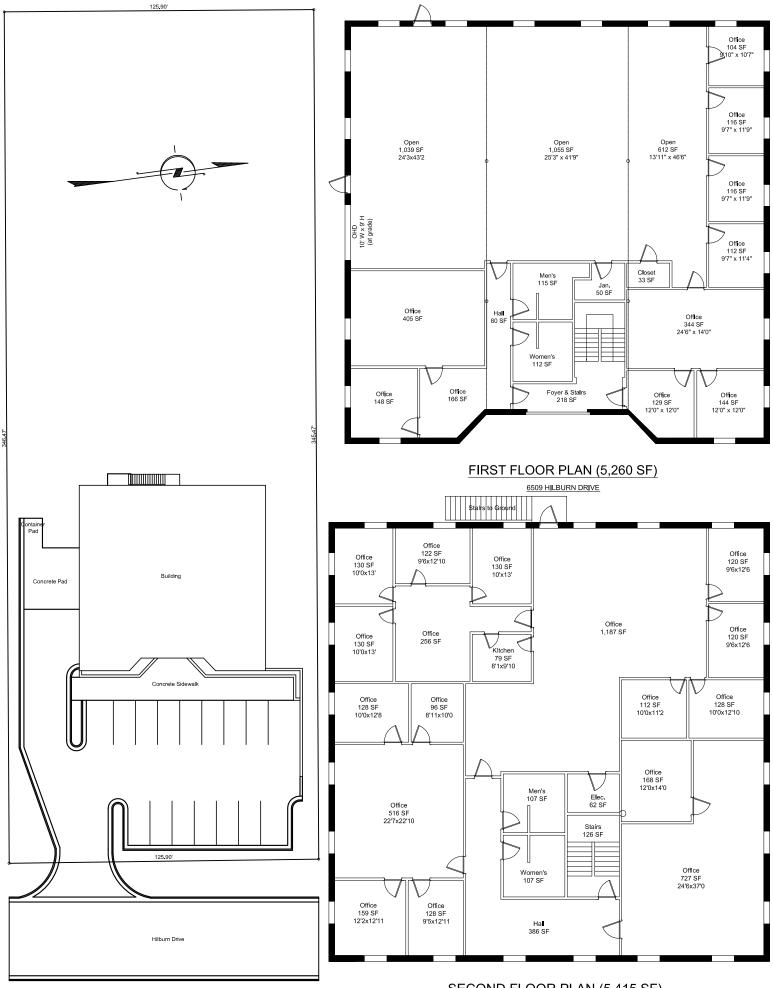
6509 Hilburn Road Raleigh, NC 27613-1908

- 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



SITE PLAN (1.00 Acre) 6509 HILBURN DRIVE

SECOND FLOOR PLAN (5,415 SF)

6509 HILBURN DRIVE