

Potential Public Works Temporary Sites

July 22, 2025



TOWN OF
HILLSBOROUGH

Topics

- PW Operations
 - Construction Timeline – NC86 Facility
 - Site Needs
 - Alternatives
 - Broker/CRE Assistance
- Adron Thompson Facility
 - Flood Mitigation options
 - Alternatives

PW Operations – NC 86 Facility

- Construction timeline – current target completion date is 9/9/26, about 14 months from now.
 - Timeline to vacate Hwy 86 property is end of August 2025
- Options to delay?
- Option to use existing Dimmock's Mill site?

PW Operations – Site Needs

- 2-3 offices
- Break/assembly space for crews
- Restroom(s)
- Parking for ~7 personal vehicles, ~15 work vehicles (solid waste, brush, pickups, excavators, trailers, etc)
- Storage for materials & supplies, small equipment
- Access 24/7 if needed in emergency situation

PW Operations – Site Options

Site	Zoning	Cost/Mo	Cost/Yr	Interior SF	Site Size (ac)	Notes
960 Corporate Dr. Unit 360	HIC	\$1,865	\$22,383	920	1.9	Office only
960 Corporate Dr. Unit 100/200	HIC	\$3,700	\$44,400	1,928	1.9	Office Only
1000 Corporate Dr. Unit 309	HIC	\$2,425	\$29,100	1,439	1.44	Office Only
360 Executive Ct. Units 101/102	HIC	\$6,900 + utl	\$82,800 +	3,938	5.36	Office and storage, limited parking
604-A Cornerstone Ct.	HIC	\$5,525	\$66,300	3,900	1.9	Avail. Oct, temp office before if needed. Lots of parking & storage
416 Millstone Dr.	HI	\$20,152 +	\$241,824	14,656	2.32	
416 Millstone Dr.	HI	For Sale \$2,950,000		14,656	2.32	
259 S. Churton St.	HIC	\$17,500	\$210,000	12,500	2.68	
165 Mayo St.	HIC	\$7,800	\$93,600	5,200	0.88	Long-term lease needed
Summit Office	HIC			~1,000	5.36	Not advertised

PW Operations – Site Options

- Corporate Drive
 - Multiple office spaces for lease at 960 and 1000 Corporate Dr.
 - <https://dg0iv45mg3cab.cloudfront.net/property-attachments/hillsborough-office-for-lease/960-Corporate-Drive-310.pdf>
- Zoning – HIC
- Lease Cost - \$23.09/SF + Utilities
 - \$1,865/mo - \$22,383/yr
- Interior Space
 - Unit 310 - 920 SF, open space, 2 offices, restroom.
- Exterior Space
 - Site total 1.9ac, about 0.72ac is parking
 - Unsure of parking capacity for large PW vehicles



PW Operations – Site Options

- Corporate Drive
 - Multiple office spaces for lease at 960 and 1000 Corporate Dr.
 - https://dg0iv45mg3cab.cloudfront.net/property-attachments/hillsborough-offices-for-lease/Property-Flyer_2025-02-17-151702_szxb.pdf
- Zoning – HIC
- Lease Cost - \$23.03/SF
 - \$3,700/mo - \$44,400/yr
- Interior Space
 - Unit 100/200- 1,928 SF, 6 offices, break area, conference room, shared restrooms.
- Exterior Space
 - Site total 1.9ac, about 0.72ac is parking
 - Unsure of parking capacity for large PW vehicles



PW Operations – Site Options

- Corporate Drive
 - Multiple office spaces for lease at 960 and 1000 Corporate Dr.
 - <https://dg0iv45mg3cab.cloudfront.net/property-attachments/hillsborough-office-suite-for-lease/Property-Flyer-309.pdf>
- Zoning – HIC
- Lease Cost - \$18.95/SF + utilities
 - \$2,425/mo - \$29,100/yr
- Interior Space
 - Unit 309 - 1,439 SF, 2 offices, open space, restroom.
- Exterior Space
 - Site total 1.44ac, about 0.65ac is parking
 - Unsure of parking capacity for large PW vehicles



PW Operations – Site Options

- 360 Executive Ct. (previously used by HPD)
 - Suite 101 Available September, Suite 102 available now
 - <https://dg0iv45mg3cab.cloudfront.net/property-attachments/hillsborough-flex-warehouse-units-for-lease/360-Executive-Court-Ste-101-2.pdf>
- Zoning – HIC
- Lease Cost - \$21.03/SF (does not include utilities)
 - \$6,900/mo - \$82,800/yr ++
- Interior Space
 - 3,938 SF, 3 offices, break area, lots of storage and open space, roll-up doors, 2 restrooms.
- Exterior Space
 - Site total 5.36ac, about 1.75ac is parking
 - Unsure of parking capacity for large PW vehicles



PW Operations – Site Options

- 604-A Cornerstone Ct.
- <https://dg0iv45mg3cab.cloudfront.net/property-attachments/hillsborough-flex-warehouse-unit-for-lease/604-A-Cornerstone-Court-Flyer.pdf>
 - Available Oct 1, landlord can provide temporary space quicker if needed.
- Zoning – HIC
- Lease Cost - \$17.00/SF
 - \$5,525/mo - \$66,300/yr
- Interior Space
 - 3,900 SF (2,070 SF office, 1,830 SF warehouse)
6 offices, breakroom, restrooms, rollup door, loading dock, storage, secured parking.
- Exterior Space
 - Site total 1.9ac, about 0.72ac is parking



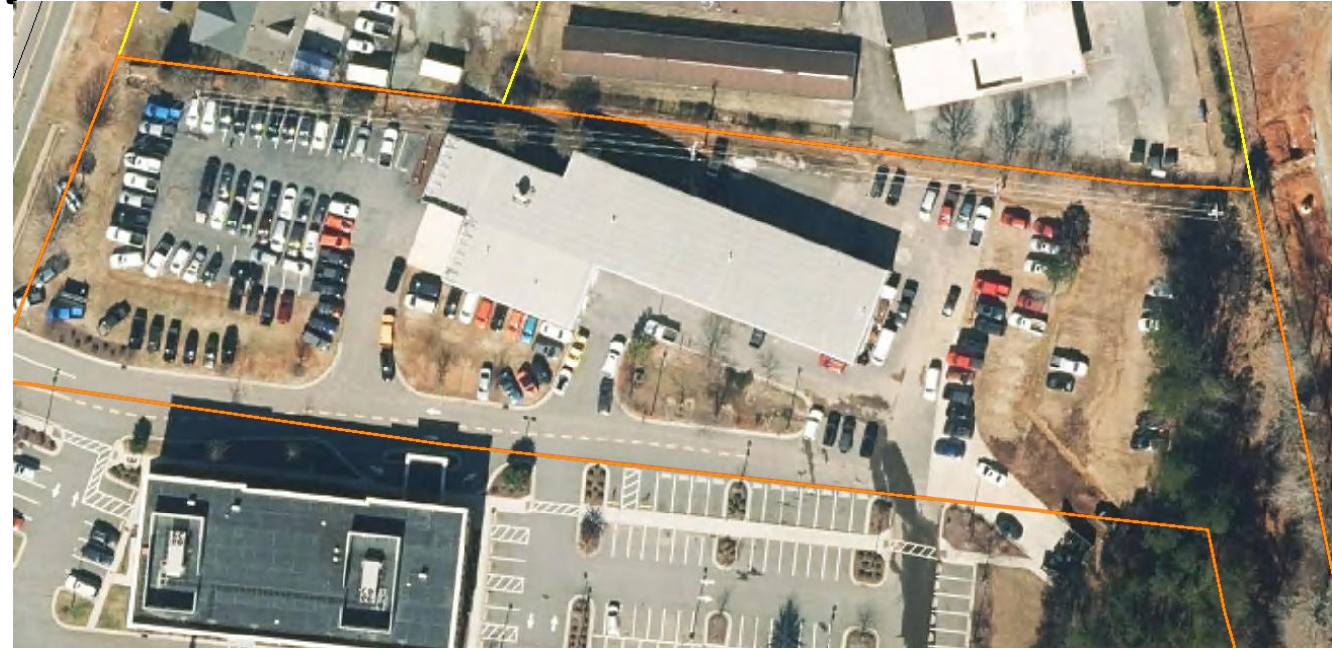
PW Operations – Site Options

- 416 Millstone Dr. (formerly Johnny T-Shirt)
- <https://www.loopnet.com/viewer/pdf?file=https%3a%2f%2fimages1.loopnet.com%2fd2%2faZiEejuQBU3Ruwpvk-yaFLOlp6WluWT5dg-jHrbTENI%2f416%2520Millstone%2520Drive%2520flyer.pdf>
- Zoning – HI
- Lease Cost - \$16.50/SF + utilities and expenses
 - \$20,152/mo - \$241,824/yr
 - Also for sale - \$2,950,000
- Interior Space
 - 14,656 SF – 2,000 SF office, open space, 4 restrooms, 32 parking spaces
- Exterior Space
 - Site total 2.32 ac, about 0.4 ac is parking



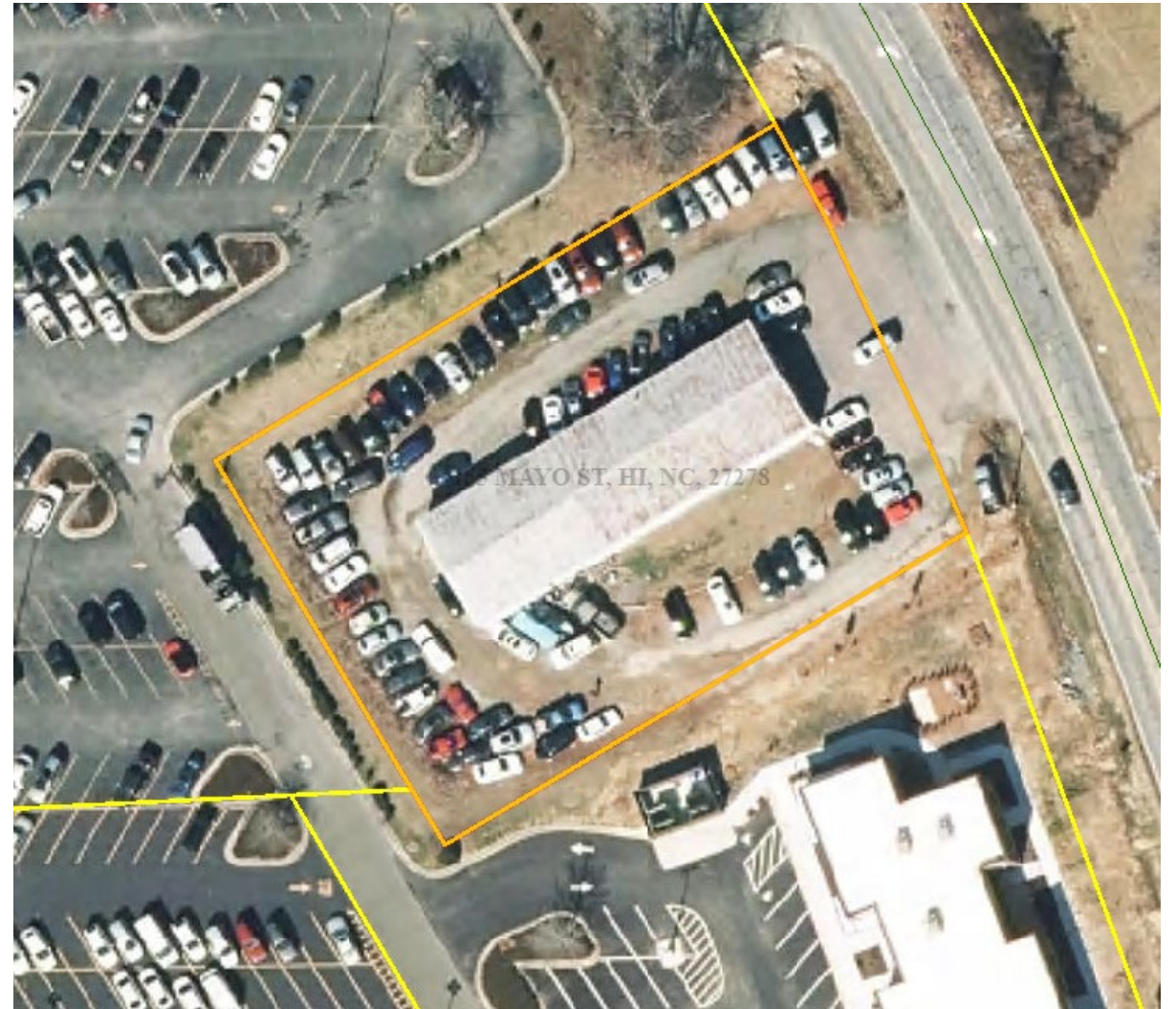
PW Operations – Site Options

- 259 S. Churton St.
- <https://buildout.com/sharing/1512102-lease?file=3783114>
- Zoning – HIC
- Lease Cost - \$16.80/SF
 - \$17,500/mo - \$210,000/yr
- Interior Space
 - 12,500 SF – 2,500 SF Office, 27 parking spaces, 16 roll-up doors, 3 restrooms, fleet maintenance space, storage
- Exterior Space
 - Site total 2.68ac, about 0.8 ac is parking



PW Operations – Site Options

- 165 Mayo St.
- https://dg0iv45mg3cab.cloudfront.net/property-attachments/commercial-building-for-lease/165-Mayo-Street-Flyer_2025-07-18-151844_orcs.pdf
- Zoning – HIC
- Lease Cost - \$18.00/SF
 - \$7,800/mo - \$93,600/yr
 - Min 5 year term
- Interior Space
 - 5,200 SF, 2 offices, open space, open space, 2 restrooms, 3 roll-up doors
- Exterior Space
 - Site total 0.88ac, about 0.6 ac is parking



PW Operations – Site Options

- Summit Office
- Zoning – HIC
- Lease Cost - TBD
- Interior Space
 - ~1,000 SF, 4-5 offices, break room, restrooms
- Exterior Space
 - Site total 5.36ac, about 1.75ac is parking
 - Unsure of parking capacity for large PW vehicles



Adron Thompson – Flood Mitigation Options

- RND Architects has reviewed AT plans and provided several mitigation options in response to flooding experienced from Chantal (see attached)

Option	Original Bldg	Planned Addition	Other	Cost Impact	Schedule Impact
1	As planned	Raise elevation 12"	Raise vehicle storage by 6"	Design (+), grading (+)	6 months+ delay
2	As planned	Main level only, no basement occupied space	Raise vehicle storage by 6"	Construction (-), design (+), grading (+)	6 months+ delay
3	Main level only	Redesign to West side	Raise vehicle storage by 6"	Construction (+), design (+), grading (+)	12+ months delay
4	Main level only	Locate off site	Locate off site	Design (+)	18+ months delay
5	Main level only	Move to WTP site	Locate off site	Construction (+), design (+)	18+ months delay

Adron Thompson – Alternatives

- Redesign of current site?
- Look for potential new site?
- Temporary options during delays?