

WAREHOUSE FOR LEASE

215 WRIGHT AVENUE

HENDERSON, NC 27536



NAITRI PROPERTIES

PROPERTY OVERVIEW

36,582 SF of warehouse space available for lease

ADDRESS	215 Wright Avenue, Henderson, NC 27536
BUILDING SIZE	Approximately 36,582 RSF
AVAILABLE SPACE	36,582 RSF
RENTAL RATE	\$1.50 PSF, NNN
TICAM	\$0.61 PSF
COLUMN SPACING	To be determined
CLEAR HEIGHT	20'
LIGHTING	LED
PARKING RATIO	Surface parking
PARCEL ACRES	#008301011 1.29 AC Potential for outside storage & truck yard (4.5 acres)
DOCK DOORS	• 1 Grade Level (14'x14')
SPRINKLER	ESFR Wet
ZONING	I2
WATER/SEWER	Town of Henderson
POWER	Duke Energy Progress
CONDITIONED	Unconditioned
FEATURES	• Year built 1950 • Bordering US 1 Bypass and Highway 39 • 8.4 miles from Henderson Oxford Airport • 12 miles from Townsville • 20 miles from Clarksville • 38 miles from Durham • 43 miles from Raleigh

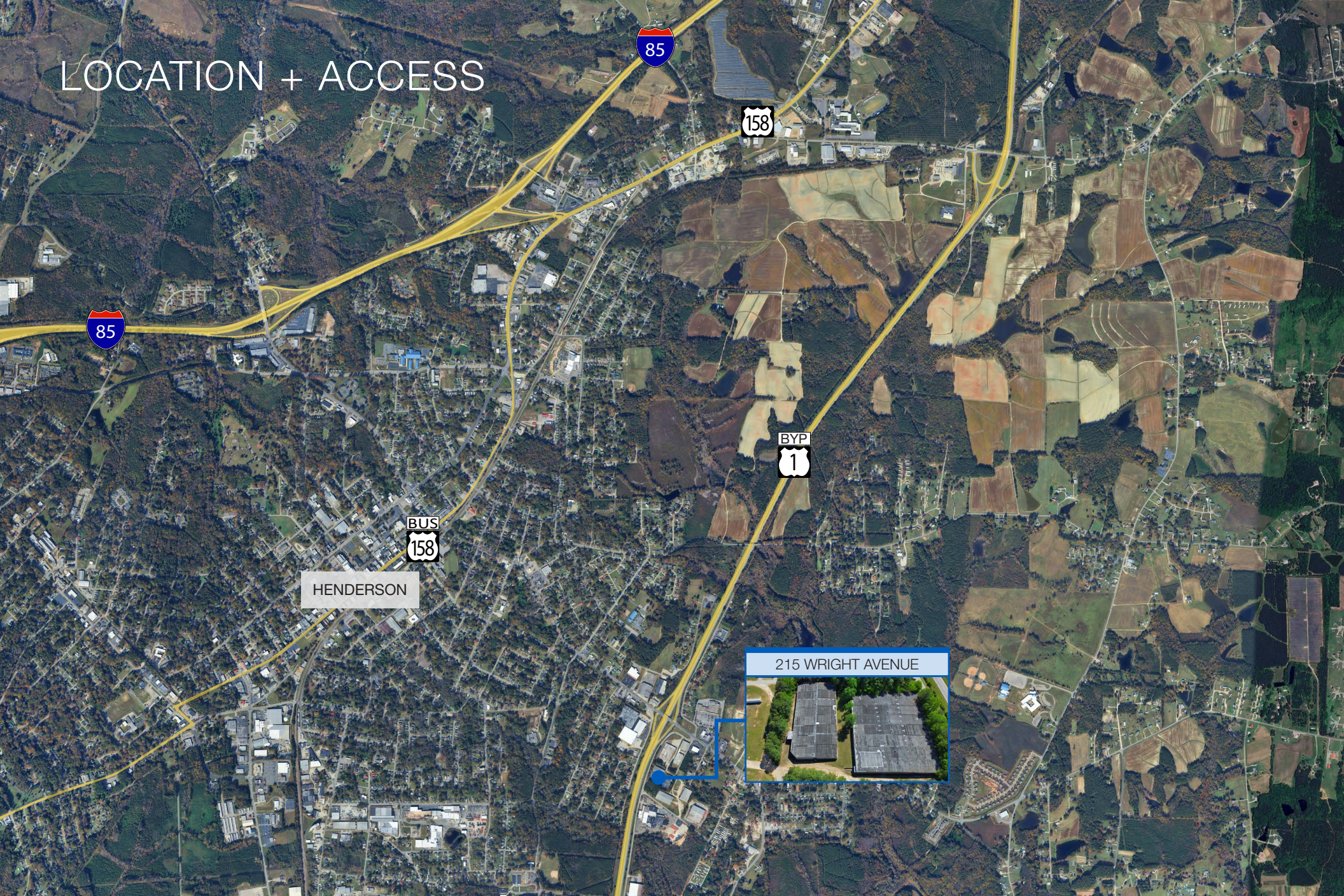
CONTACT

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LOCATION + ACCESS



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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

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AERIAL



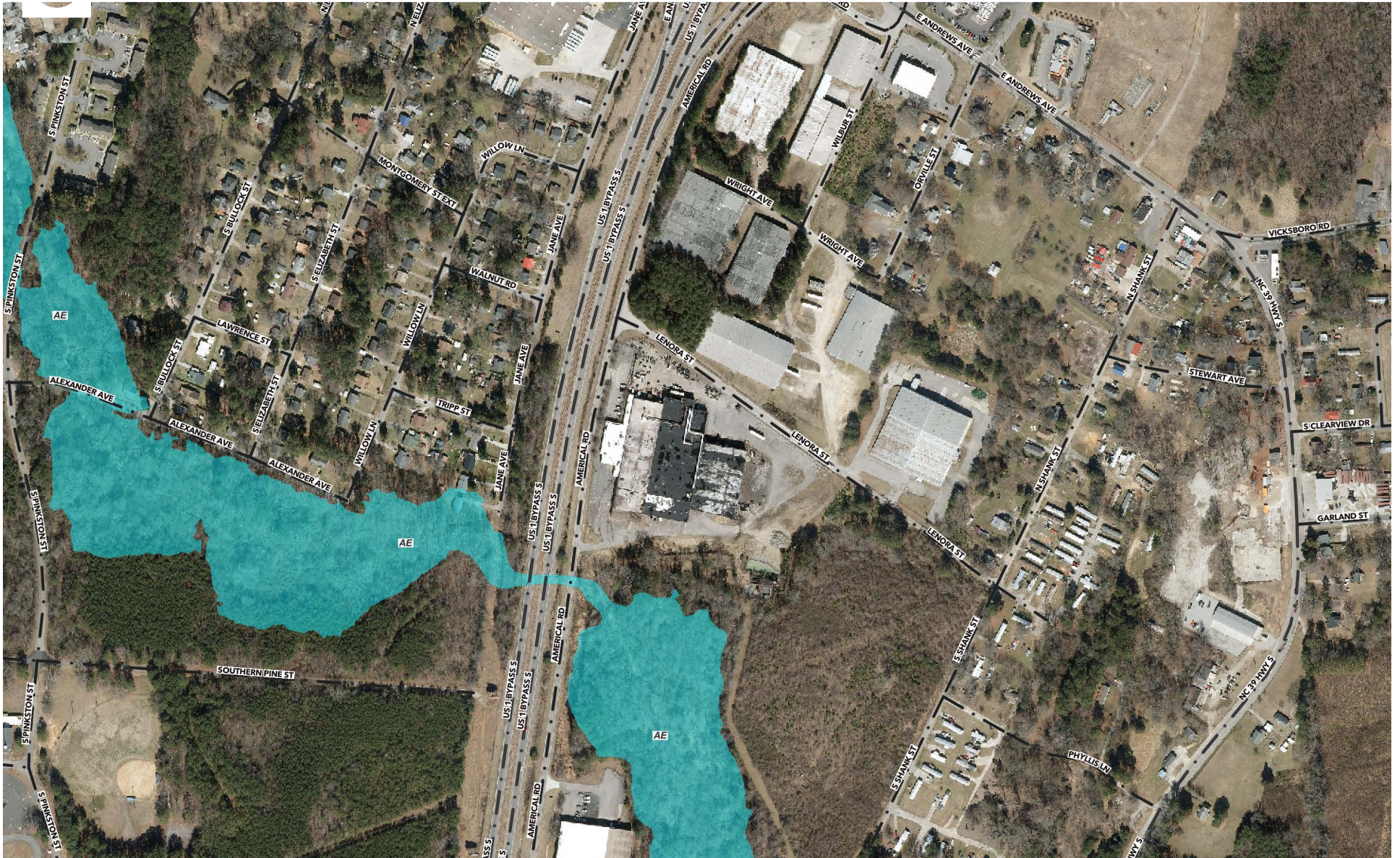
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FLOOD ZONE MAP



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VANCE COUNTY ZONING MAP



Henderson Zoning Codes

B1	B2	B2A	B3	B4	I1	I2	OI	OIA	RA	R6	R8	R8M	R11
R15	R15M	R20	R40	RMX	CU	Other							

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AMENITIES

Henderson, NC is home to over 3,200 businesses, employing more than 10,000 people. The Henderson-Vance County Chamber of Commerce actively works to attract new businesses by hosting numerous events to support existing ones in an effort to promote economic growth. In addition, they offer networking opportunities, leadership programs, and resources for entrepreneurs and established companies. The Downtown Development initiatives aim to revitalize historic areas and attract foot traffic to local shops and restaurants.

SURROUNDING BUSINESSES

For Your Occasion Rentals
T & T Laundries
Auto Max
Hughes Supply
Tony's Supply
Alpha HD Tires and Road Side Assistance
NCDMV Drivers License Office
Henderson-Vance Co. Chamber of Commerce
Law Offices of James Scott Farrin
State Farm

DINING OPTIONS

Bojangles
Georges Restaurant
Mezcalitos Mexican Restaurant
El Panecito
Taco Queen
Arbys
Starbucks
Chick-fil-A
Sadie's Coffee Corner
China Kitchen

HOTELS

Cardinal Motel

RETAIL & GROCERIES

Dollar General
Food Lion
Randy's Flea Market
WalMart
Lowes
Andrea's Tires
Michael's Meat Market
Compare Foods
Taco Queen Convenience Store
Vance Mini Mart

PARKS & RECREATION

South Henderson Park
Kerr Lake State Recreation Area
Fox Reservoir
Pinkstone Park
Kerr Lake Dam
Jackson Park
McGregor Hall
Henderson Heritage Museum
Owen Davis Park

EDUCATION

Henderson Collegiate
Vance Granville Community College

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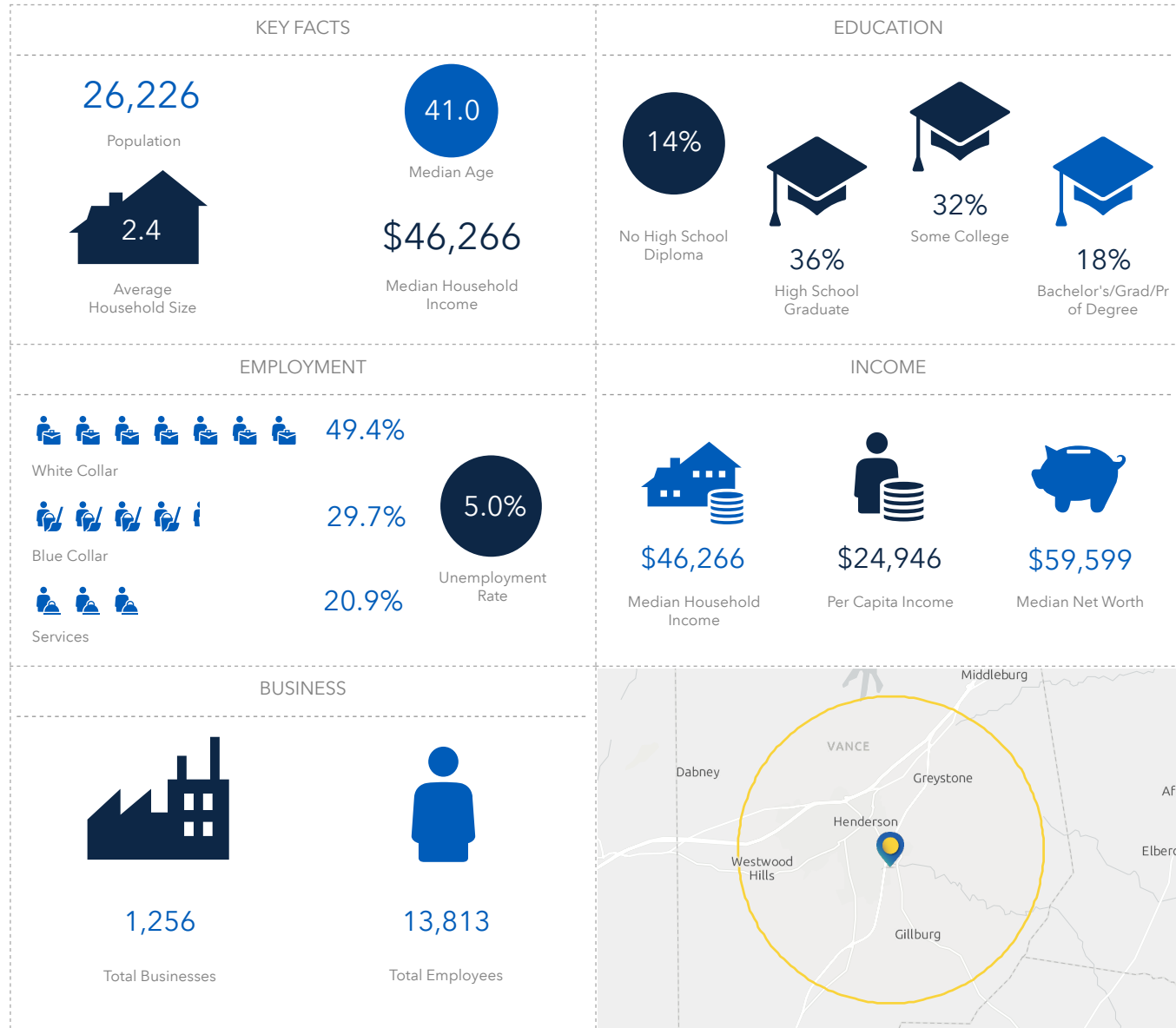
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DEMOGRAPHICS - 5 MILE



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