

INDUSTRIAL FOR LEASE

111 LENORA STREET

HENDERSON, NC 27536



NAI TRI PROPERTIES

PROPERTY OVERVIEW

Approximately 48,000 RSF Industrial space for Lease in Henderson, NC.

ADDRESS	111 Lenora Street, Henderson, NC 27536
BUILDING SIZE	Approximately 48,000 RSF
AVAILABLE SPACE	±48,000 RSF *Available August 1, 2026* ±2,000 RSF Office
RENTAL RATE	\$3.95 PSF, Triple Net
<u>OPERATING EXPENSES</u>	<u>\$0.61 PSF, TICAM</u>
TOTAL RENTS	\$4.56 PSF, Total Rents
COLUMN SPACING	39' x 24'
CLEAR HEIGHT	13'8" - 20'
DIMENSIONS	300' x 160'
CONSTRUCTION	Metal/Steel
ACRES	3.25 acres fenced
DOCK DOORS	<ul style="list-style-type: none">• 2 (14' x 12') - with edge of dock levelers• 2 (20' x 12') - with bumpers (double dock position)• 3 (14' x 14') - at grade
DRIVE-IN DOORS	
SPRINKLER	WET
ZONING	I2 - Industrial Non Park
TRUCK COURT	150'+
HIGHLIGHTS	<ul style="list-style-type: none">• LED Lighting• Extra trailer parking• Utilities include Electric, Water, and Gas

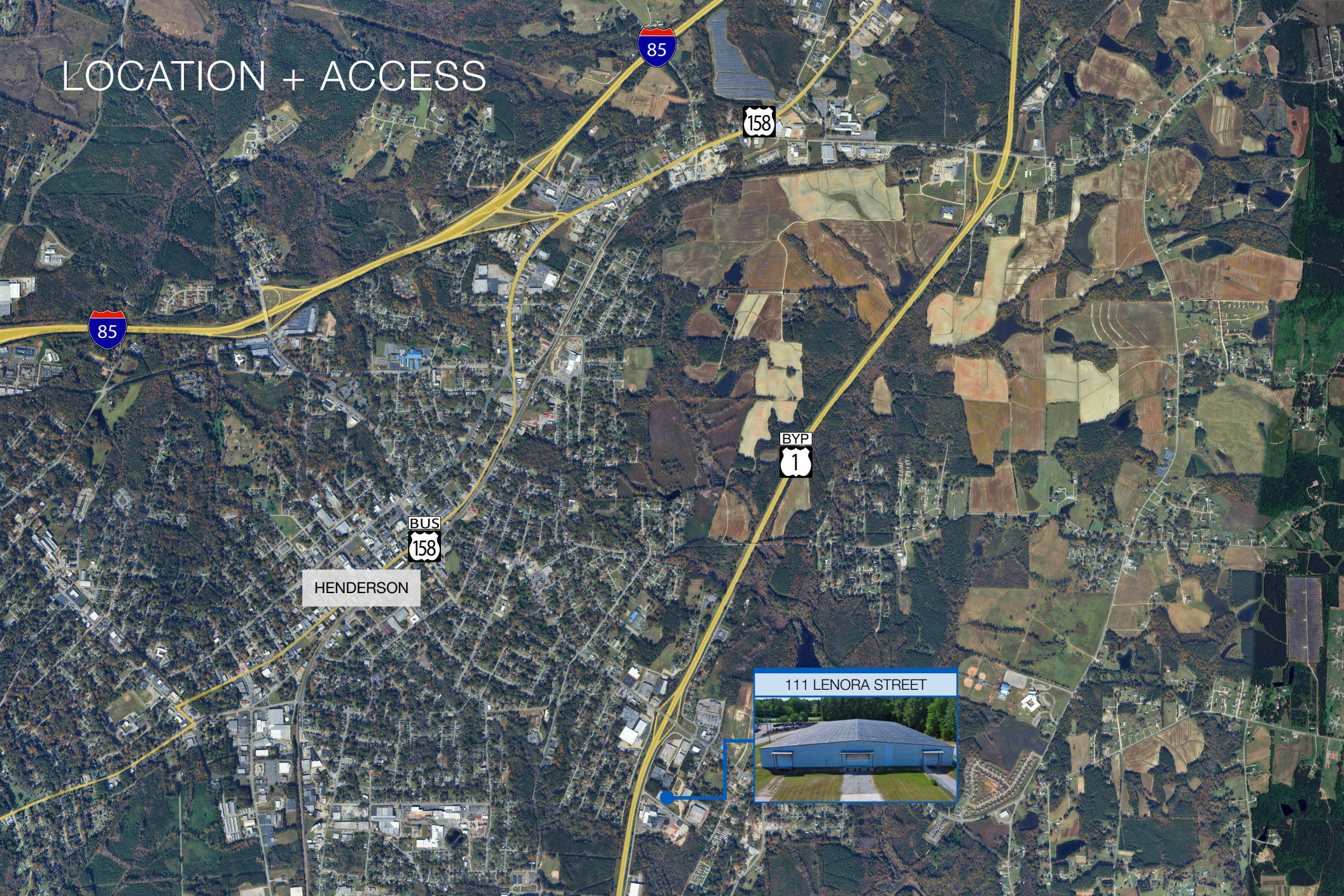
CONTACT

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NAITRI PROPERTIES



LOCATION + ACCESS



CONTACT

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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



111 LENORA STREET

Lenora Street

- Property
- Fenced Outside Storage
- Site Outline

CONTACT

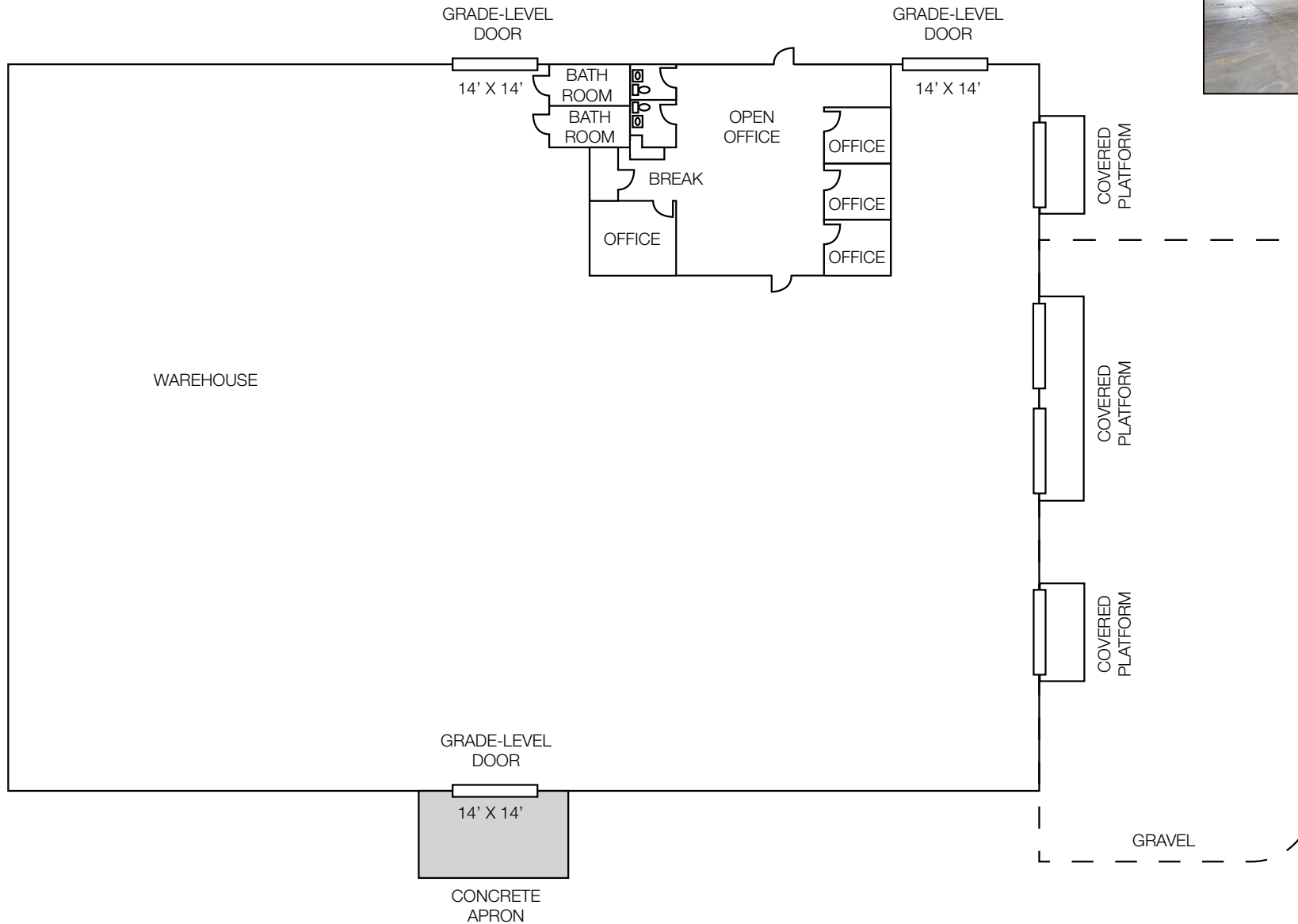
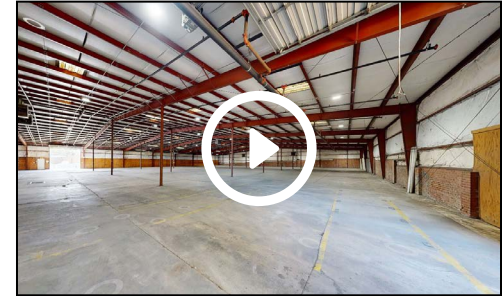
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FLOOR PLAN

Please click or scan for VIRTUAL TOUR



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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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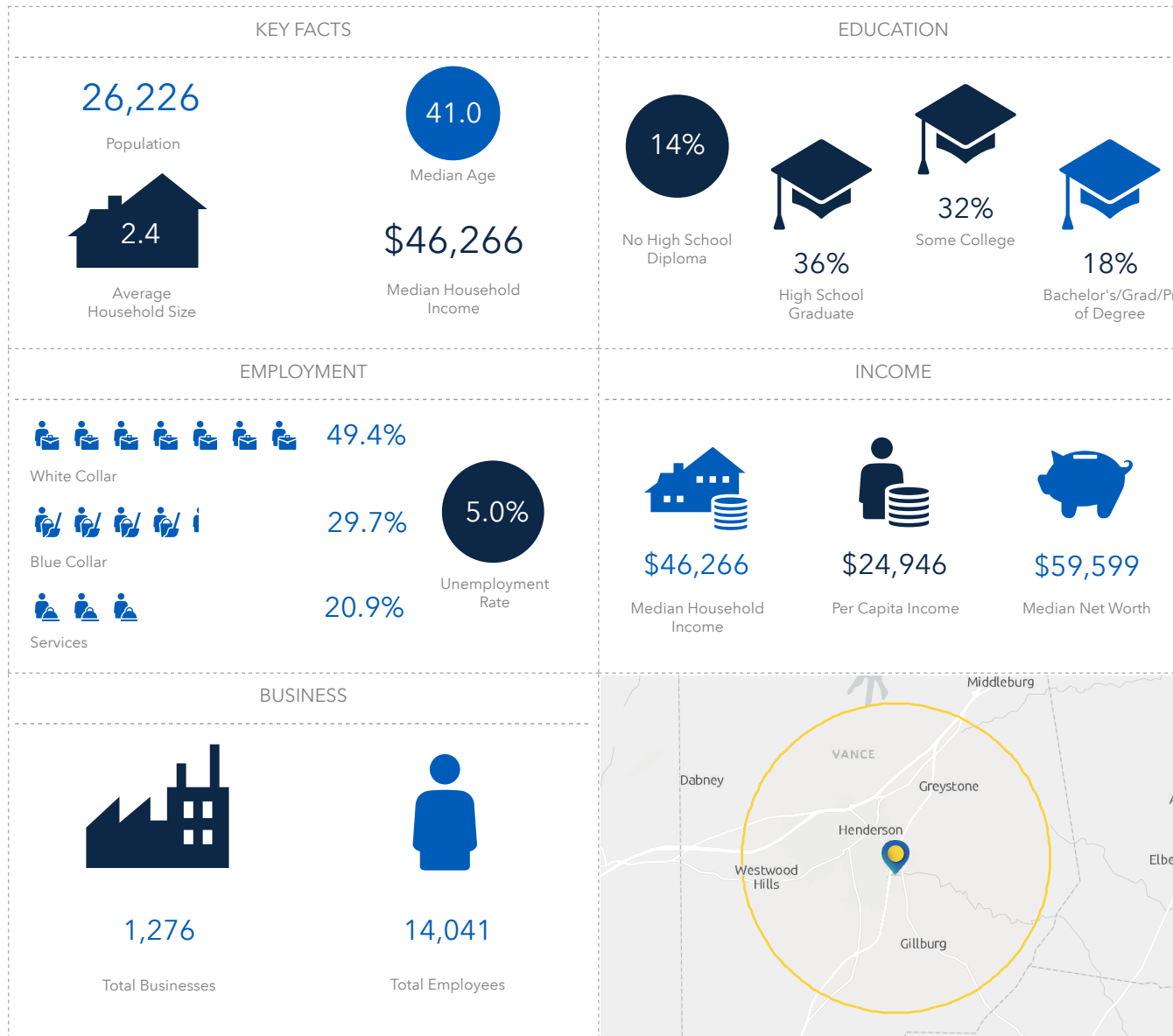
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DEMOGRAPHICS

5 MILE



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