

WAREHOUSE FOR LEASE

239 WILBUR STREET

HENDERSON, NC 27536



PROPERTY OVERVIEW

239 WILBUR STREET

21,280 SF OF WAREHOUSE SPACE AVAILABLE

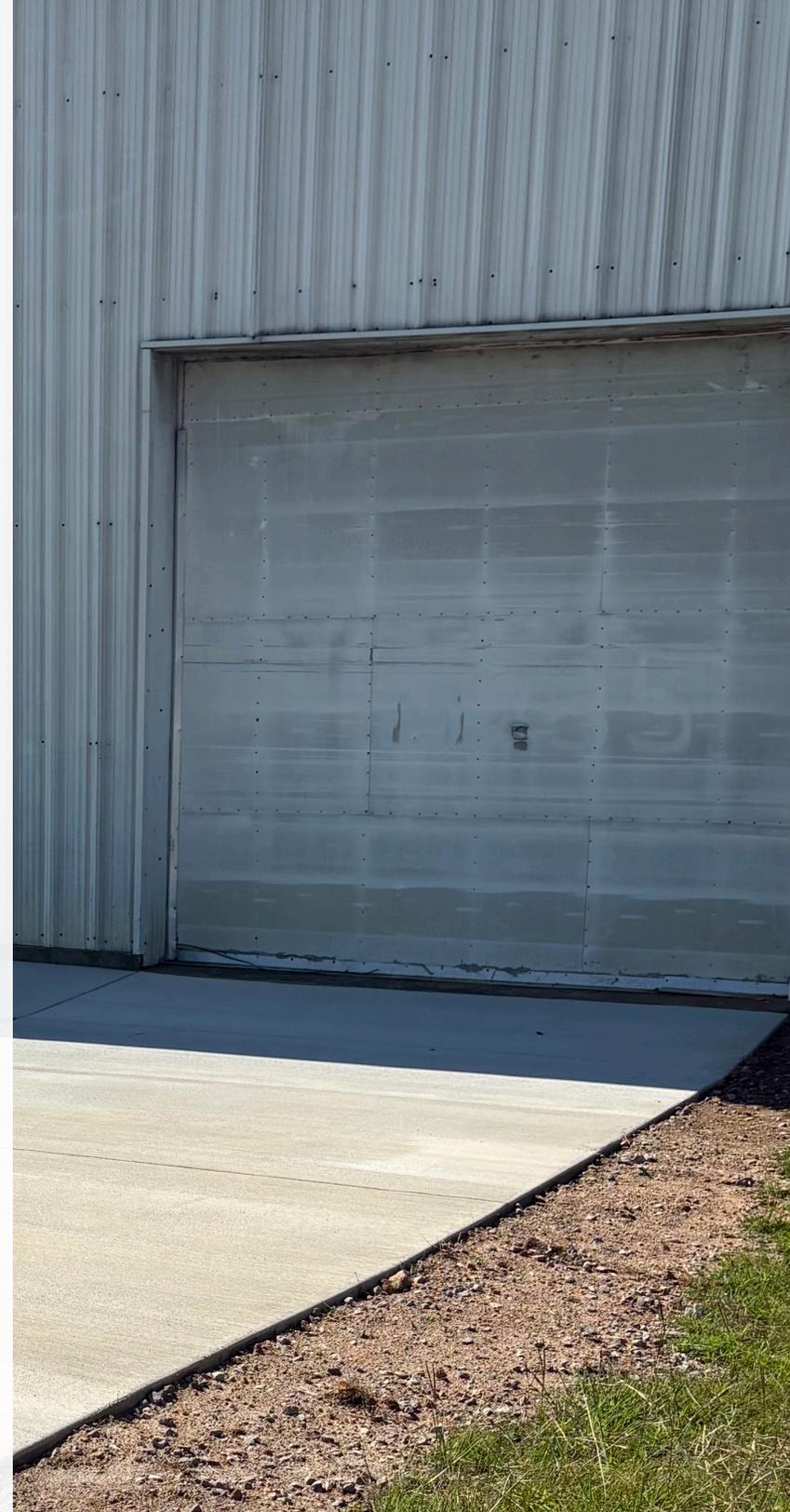
ADDRESS	239 Wilbur Street, Henderson, NC 27536
BUILDING SIZE	21,290 RSF (133'x160')
AVAILABLE SPACE	21,290 RSF
RENTAL RATE	\$2.75 PSF, NNN
TICAM	\$0.61 PSF
COLUMN SPACING	13' x 15'
CLEAR HEIGHT	20'
LIGHTING	LED
PARKING RATIO	Surface parking
PARCEL ACRES	#0083 01004 .58 AC
DOCK DOORS	<ul style="list-style-type: none">• 2 Grade level• 3 Drive Dockhigh
SPRINKLER	ESFR
POWER	3 phase
ZONING	HI2
CONDITIONED	Unconditioned
FEATURES	<ul style="list-style-type: none">• Year built: 1950• 2 full baths• Potential for outside storage & truck yard (4.5 acres)• Bordering US 1 Bypass and Highway 39• Public utilities

CONTACT

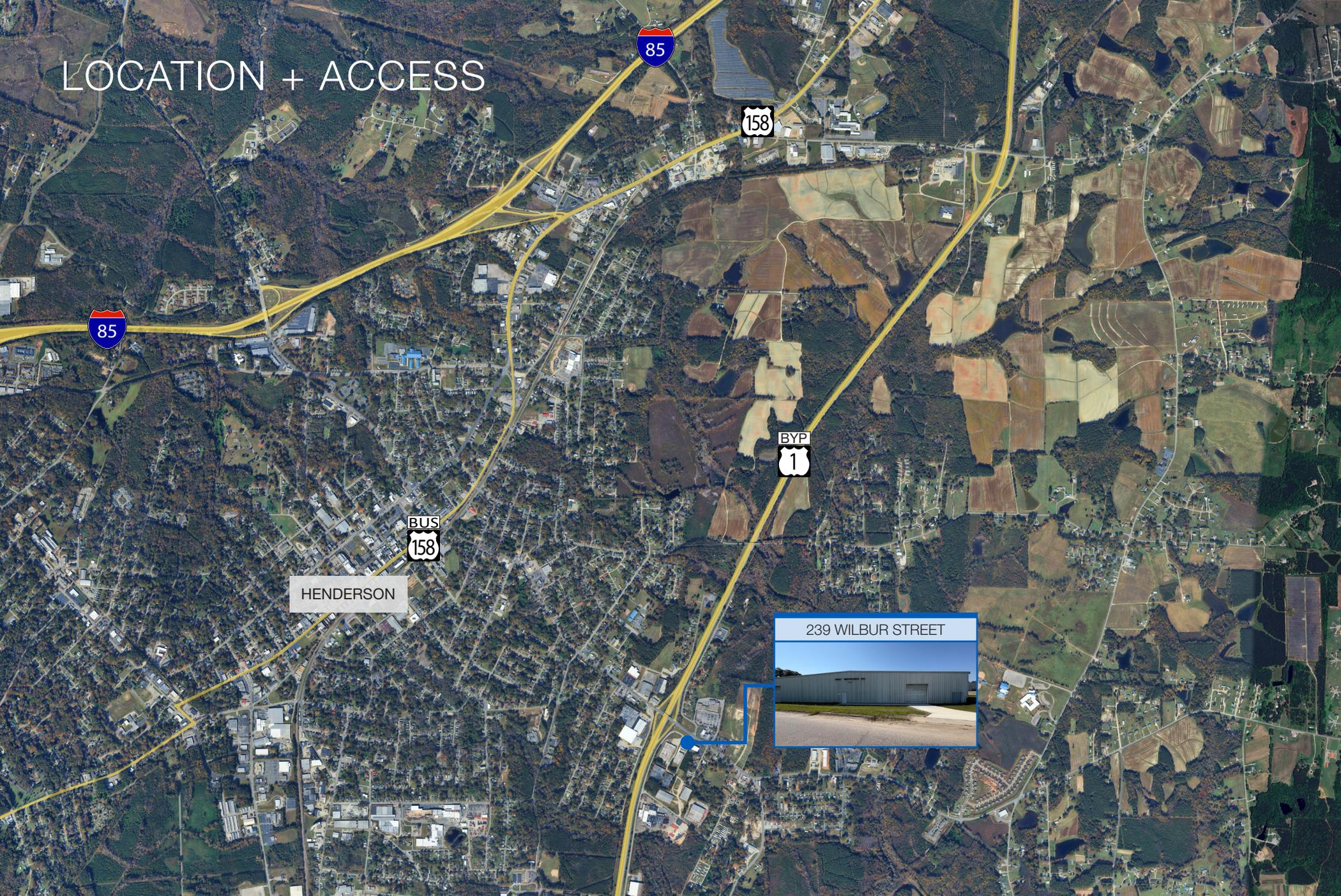
HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

THOMAS FLYNN | 919.941.5745 | tflynn@triprop.com

NAITRI PROPERTIES



LOCATION + ACCESS



HENDERSON

239 WILBUR STREET



CONTACT

HUNT WYCHE | 919.714.7138 | hwyche@triprop.com

THOMAS FLYNN | 919.941.5745 | tflynn@triprop.com

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.

NAI TRI PROPERTIES

AERIAL



239 WILBUR STREET

CONTACT

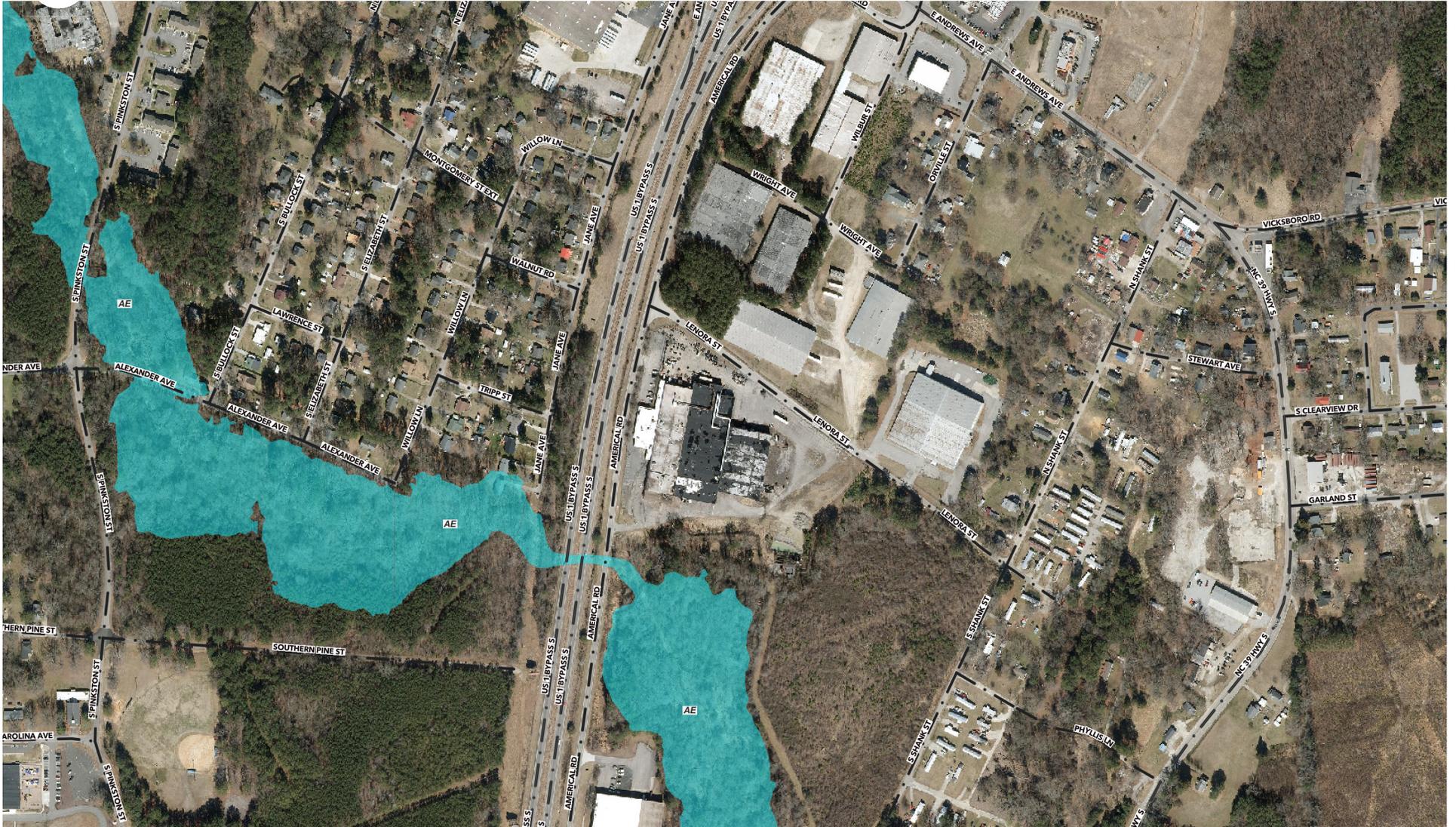
HUNT WYCHE | 919.714.7138 | hwyche@triprop.com

THOMAS FLYNN | 919.941.5745 | tflynn@triprop.com

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.



FLOOD ZONE MAP



CONTACT

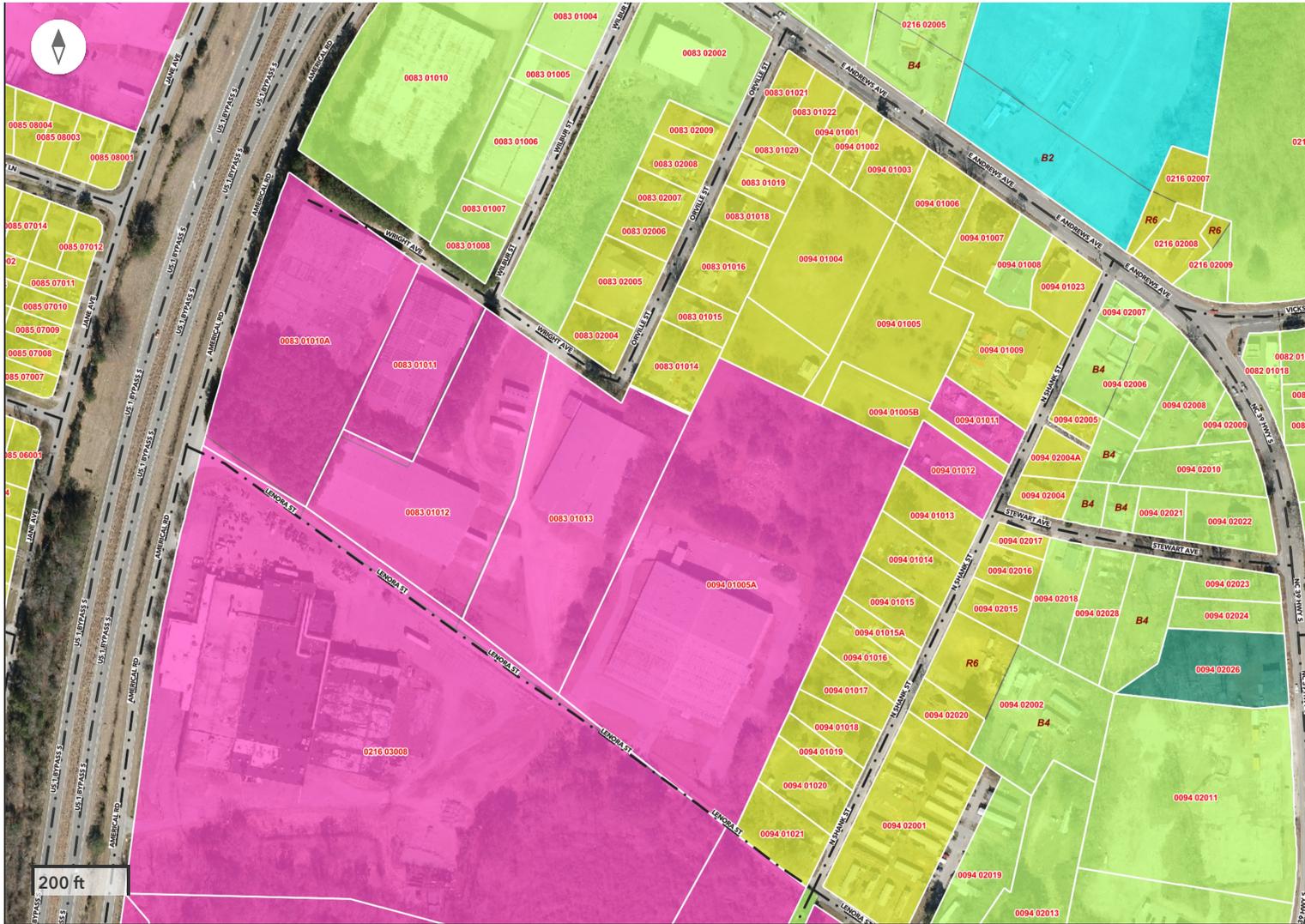
HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

THOMAS FLYNN | 919.941.5745 | tflynn@triprop.com

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.



VANCE COUNTY ZONING MAP



Henderson Zoning Codes			
R8	B1	B2	B2A
B3	B4	I1	I2
O1	OIA	R11	R15
R15M	R20	R40	R6
R8	R8M	RA	Other

CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

THOMAS FLYNN | 919.941.5745 | tflynn@triprop.com

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.





CONTACT

HUNT WYCHE | 919.714.7138 | hwyche@triprop.com

THOMAS FLYNN | 919.941.5745 | tflynn@triprop.com

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.

NAI TRI PROPERTIES

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
Lowe's
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

CONTACT

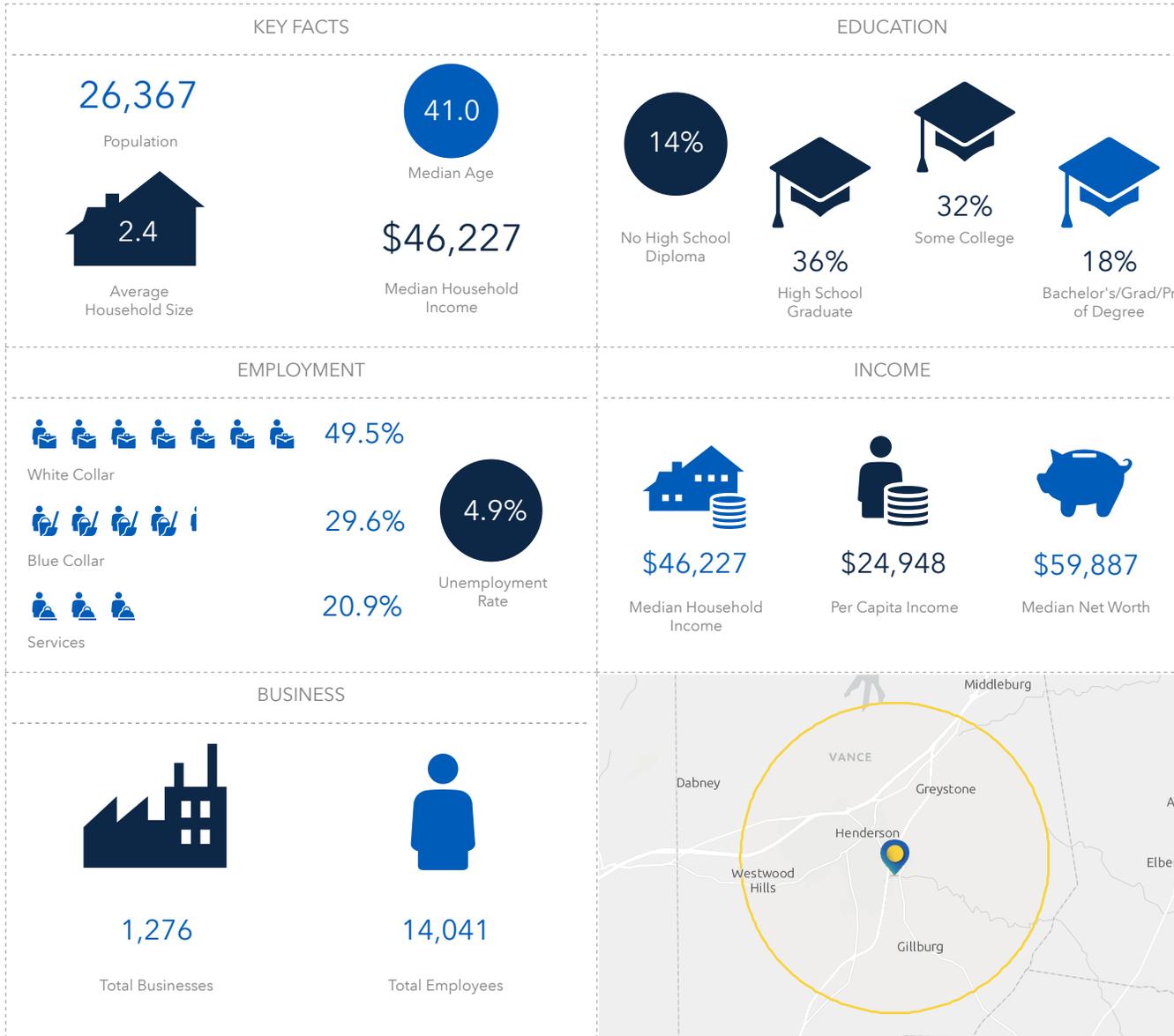
HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

THOMAS FLYNN | 919.941.5745 | tflynn@triprop.com

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.



DEMOGRAPHICS - 5 MILE



CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

THOMAS FLYNN | 919.941.5745 | tflynn@triprop.com

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.