

WAREHOUSE FOR LEASE

599 RALEIGH ROAD

HENDERSON, NC 27536



NAI TRI PROPERTIES

PROPERTY OVERVIEW

ADDRESS	599 Raleigh Road, Henderson, NC 27536
BUILDING SIZE	Approximately 184,170 SF
AVAILABLE SPACE	Suite D: 65,987 RSF *Available May 1, 2026*
BASE RATE	\$3.95/SF, NNN
TICAM	\$0.46/SF
CLEAR HEIGHT	16'-24'
EXTERIOR CONSTRUCTION	Brick and block construction
SPRINKLER	Wet sprinkler system
DOCK DOORS	4 Dock Doors with edge of dock levelers - (2) 8' x 10' Doors - (2) 8' x 8' Doors
GRADE LEVEL DOORS	1 Rear Grade Level to rail platform bay door
HIGHLIGHTS	<ul style="list-style-type: none">• Heavy power• Paved/concrete parking lot/loading area• Emergency heat• Rail service available (spur upgrades required)

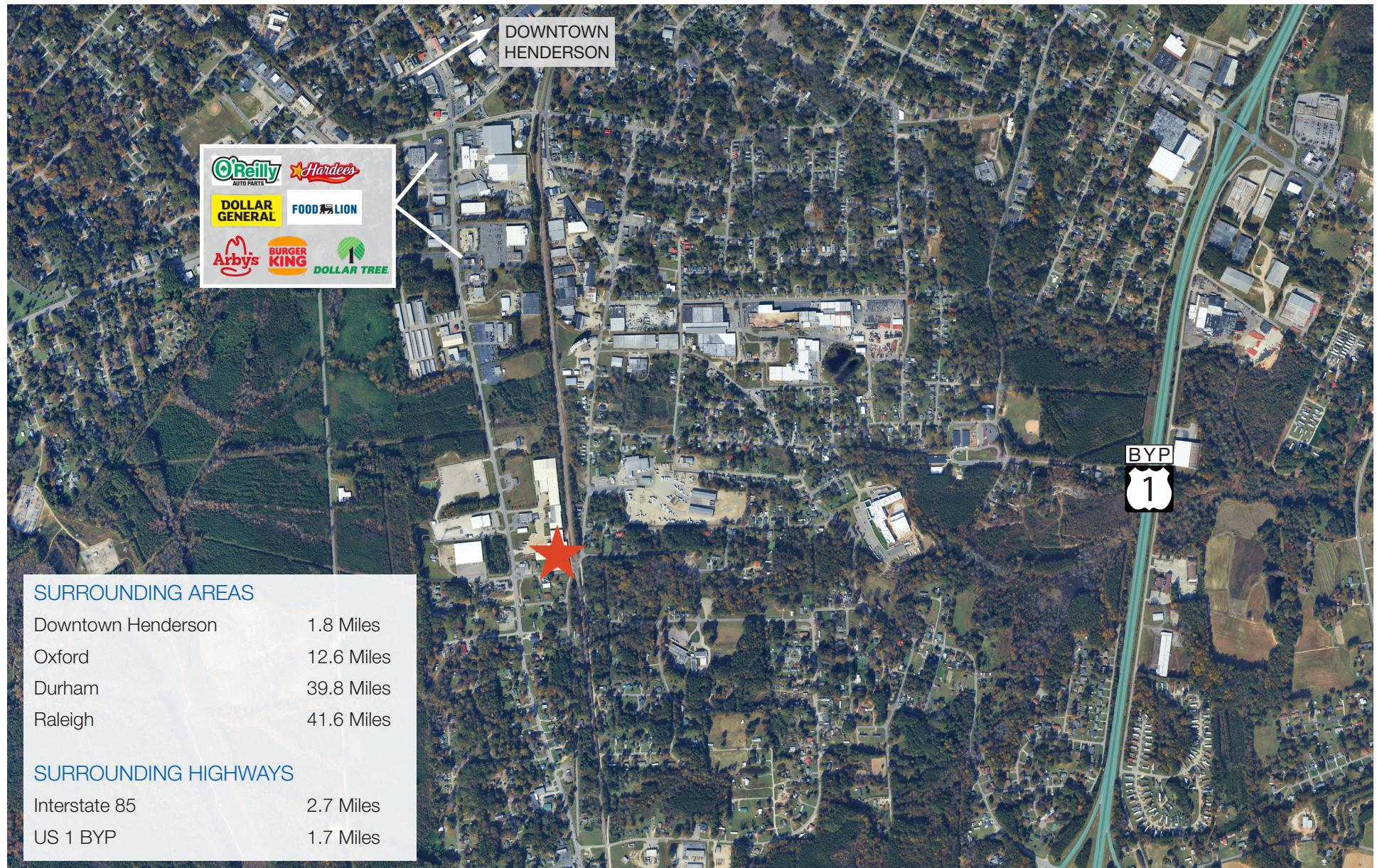
CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com
THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com

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AERIAL



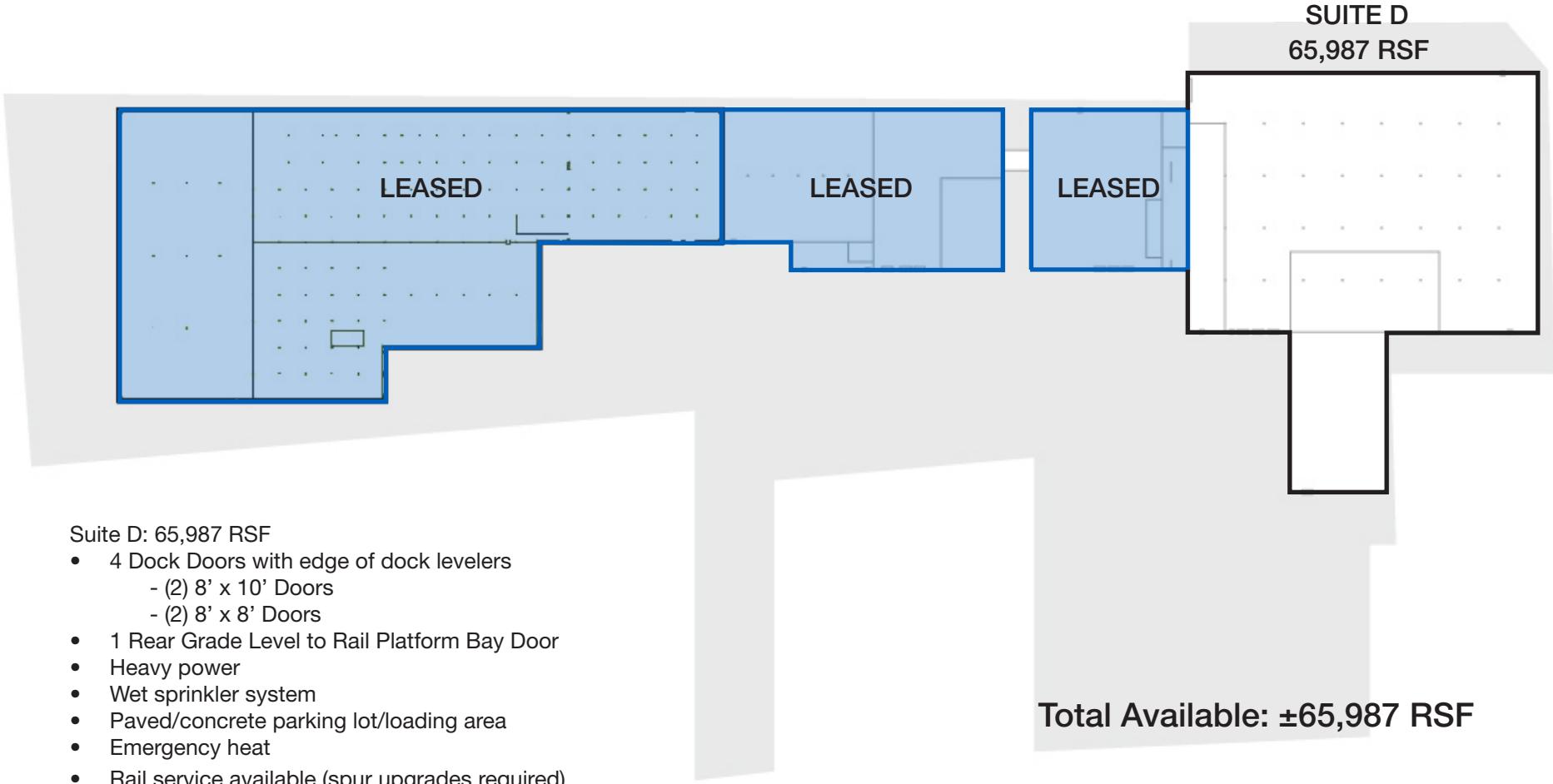
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NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

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SITE PLAN



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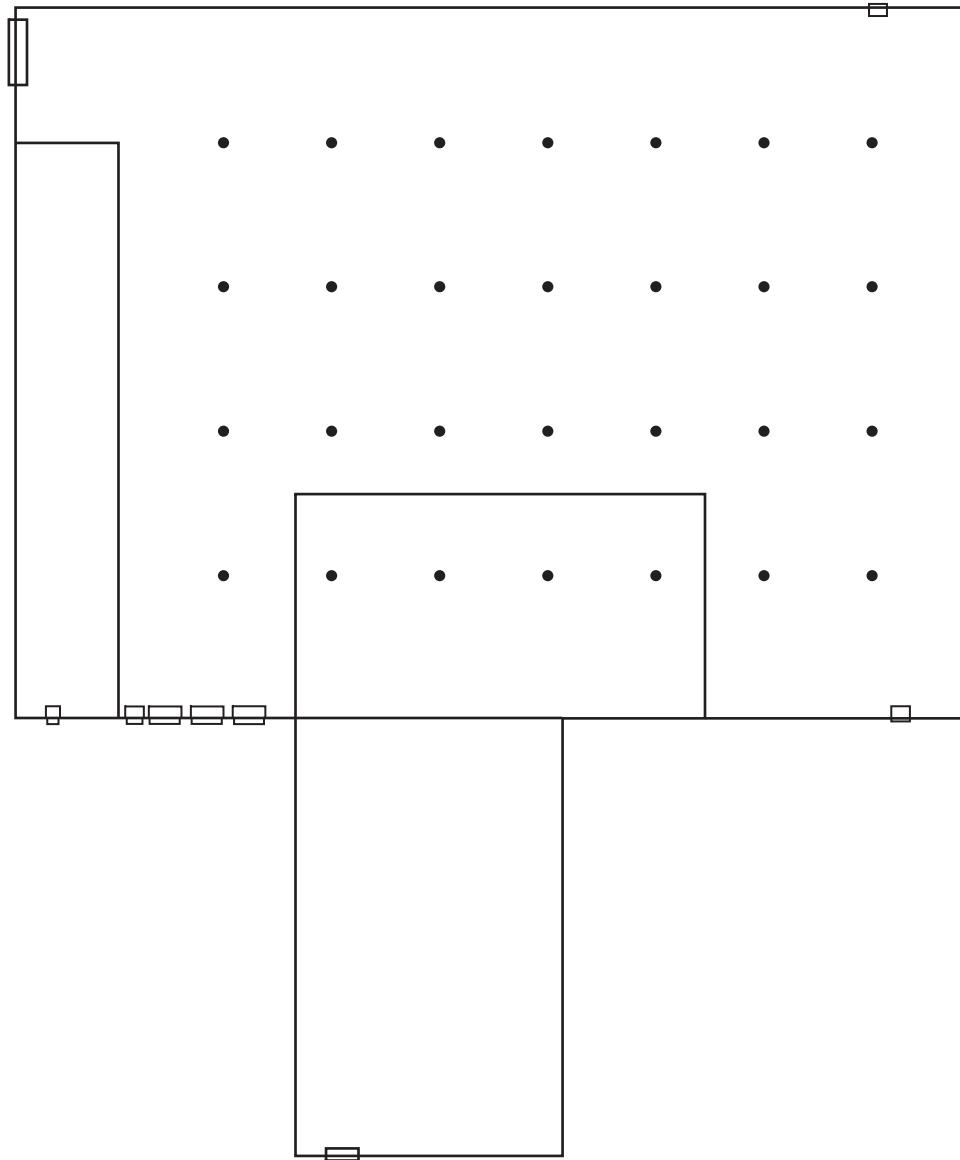
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FLOOR PLAN

65,987 RSF



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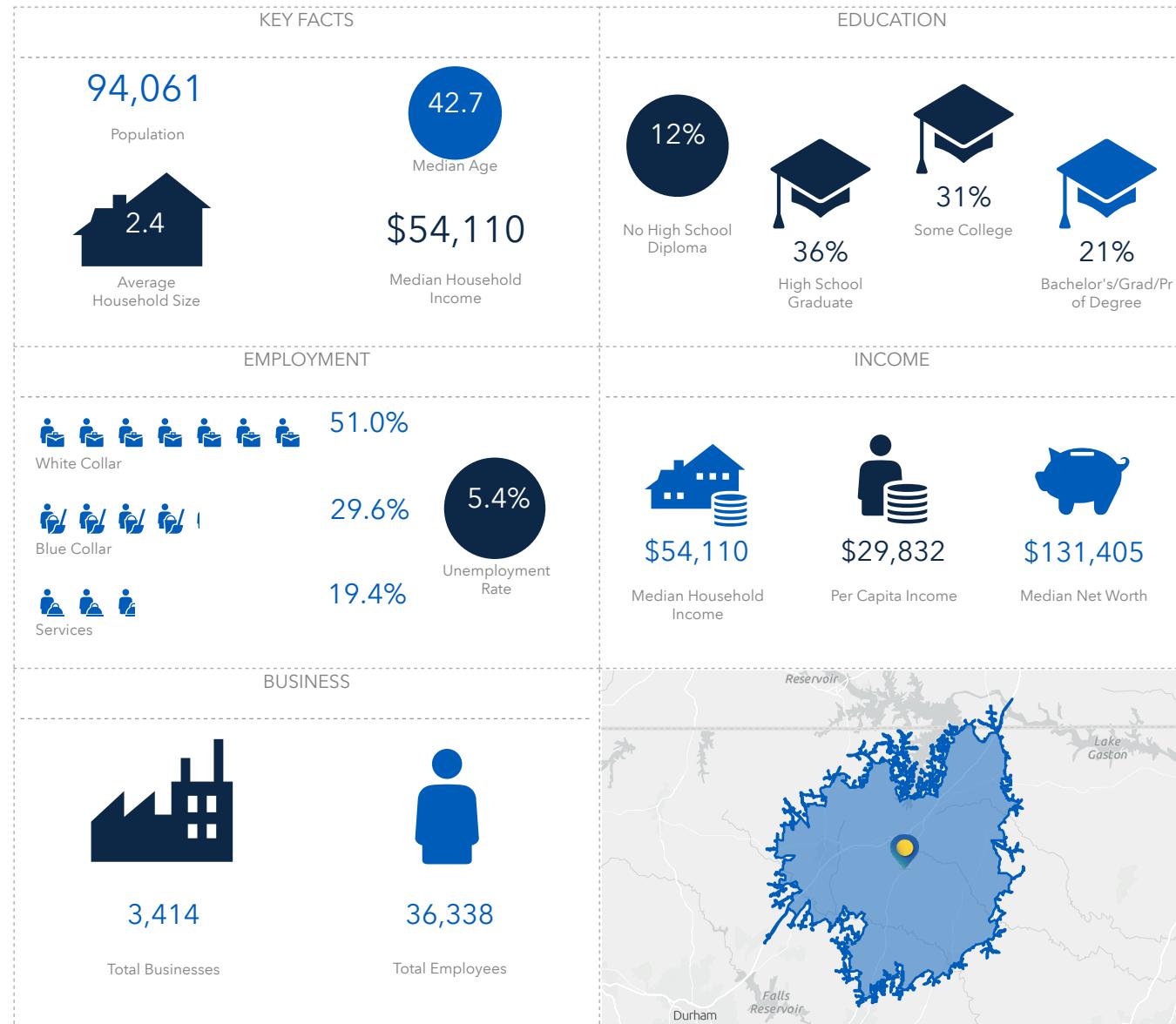
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DEMOGRAPHICS

27 MINUTES DRIVE TIME



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