

WAREHOUSE FOR LEASE

599 RALEIGH ROAD

HENDERSON, NC 27536

**NAITRI** 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"><li>• Heavy power</li><li>• Paved/concrete parking lot/loading area</li><li>• Emergency heat</li><li>• Rail service available (spur upgrades required)</li></ul>

## CONTACT

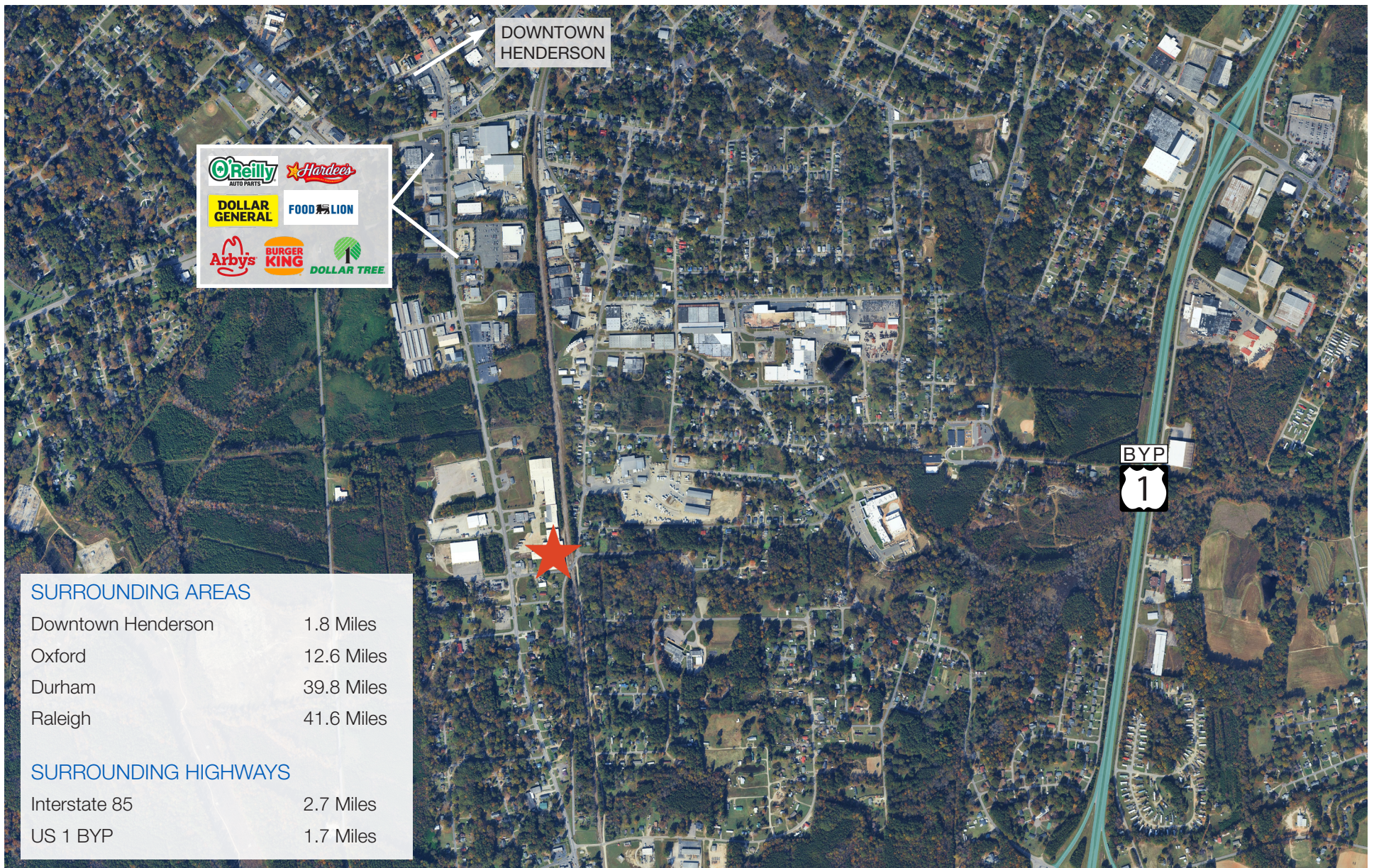
HUNT WYCHE | 919.740.4406 | hwyche@triprop.com  
THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com

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# AERIAL



## CONTACT

HUNT WYCHE | 919.740.4406 | [hwych@triprop.com](mailto:hwych@triprop.com)

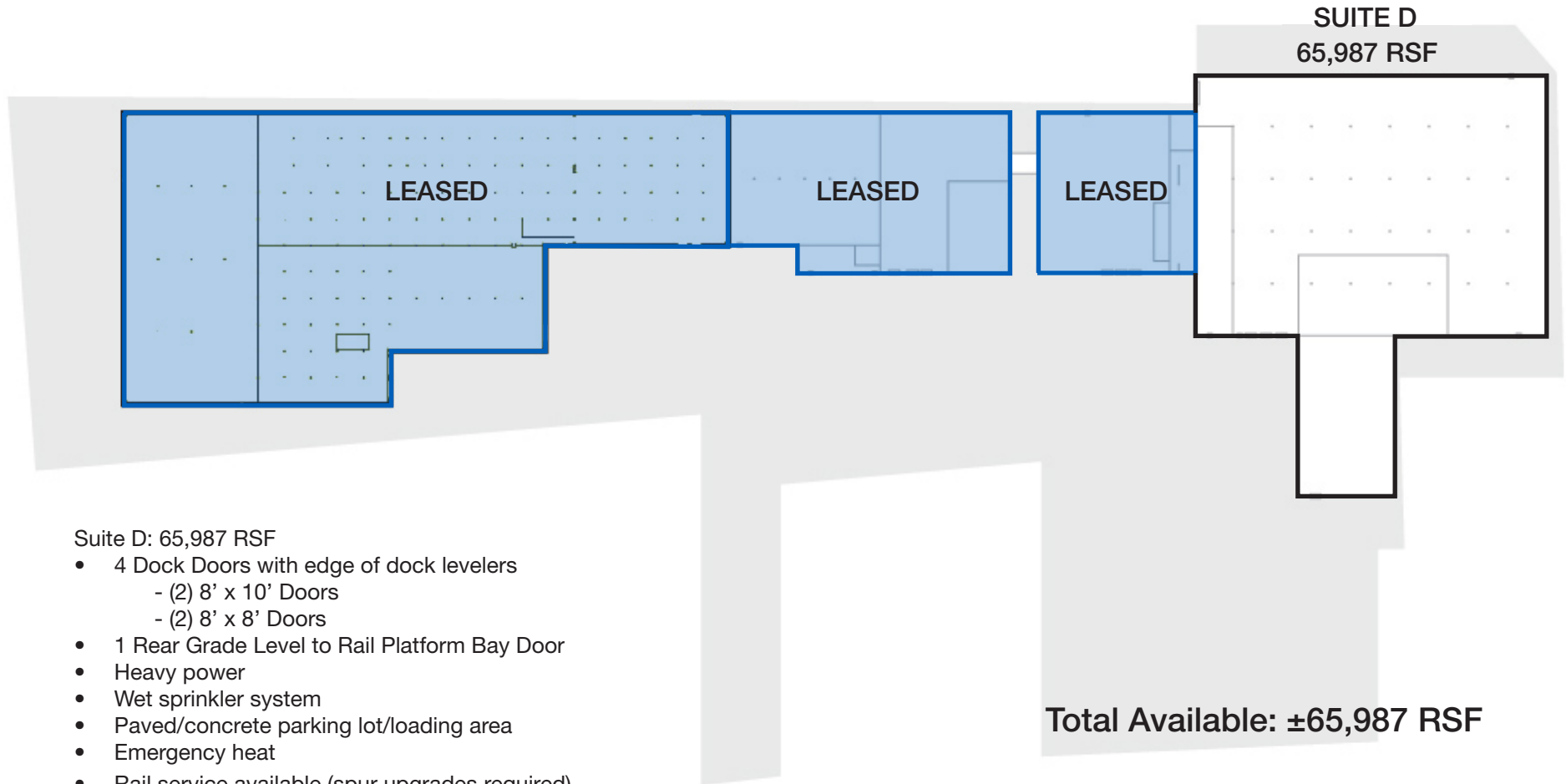
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# SITE PLAN



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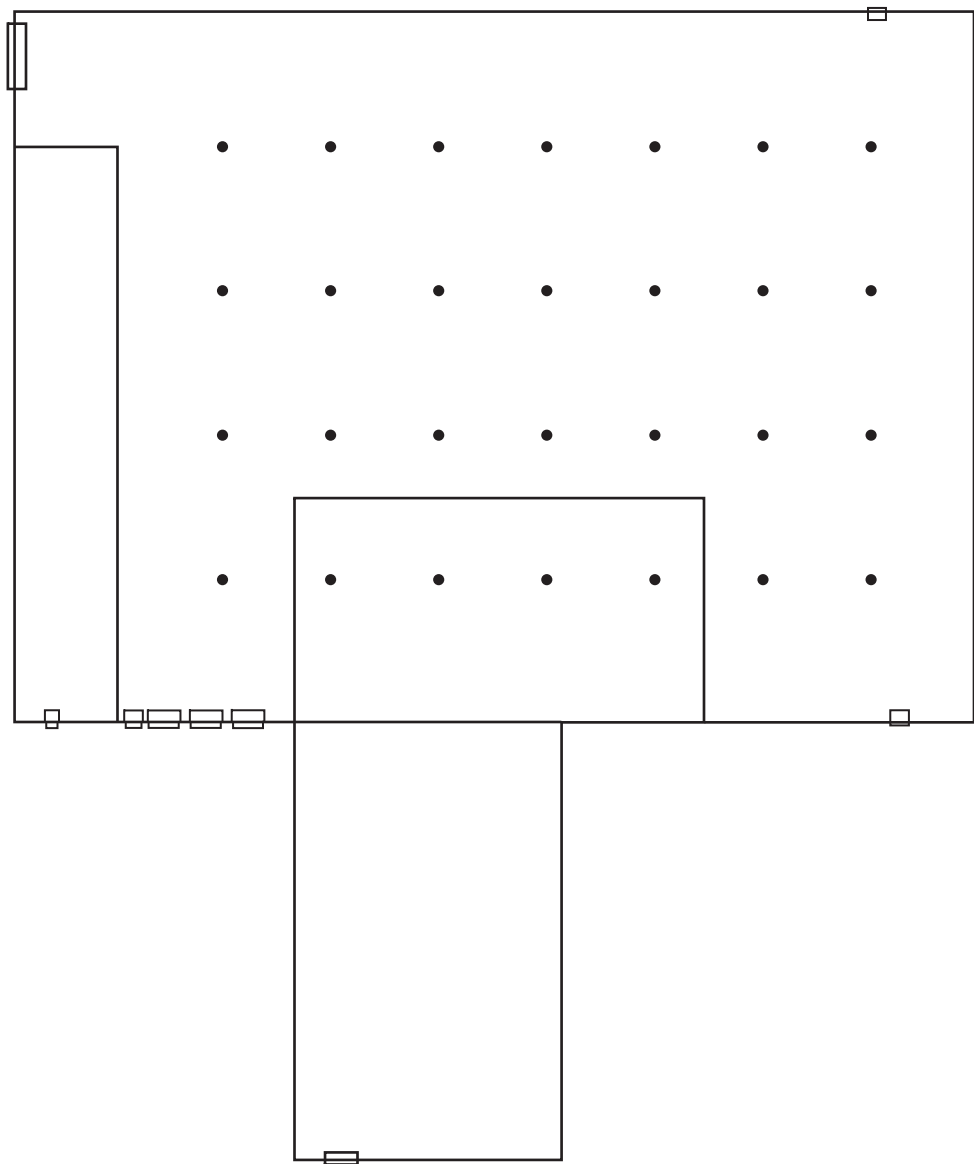
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# FLOOR PLAN

65,987 RSF



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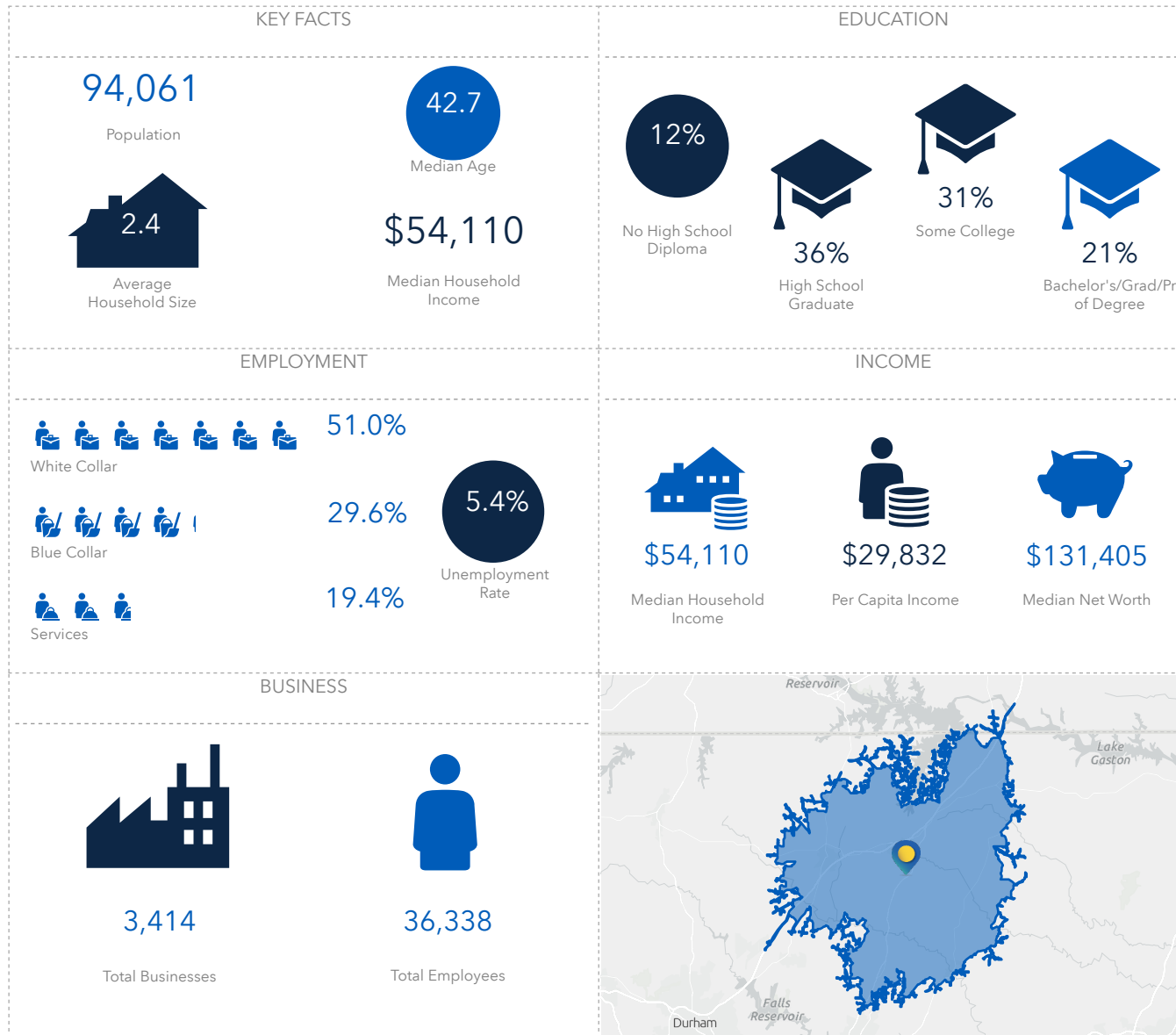
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# DEMOGRAPHICS

## 27 MINUTES DRIVE TIME



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