



10,000 SF INDUSTRIAL WAREHOUSE IN HENDERSONVILLE

AVAILABLE FOR LEASE

109 FLORENCE STREET
HENDERSONVILLE, NC 28792



OFFERING SUMMARY

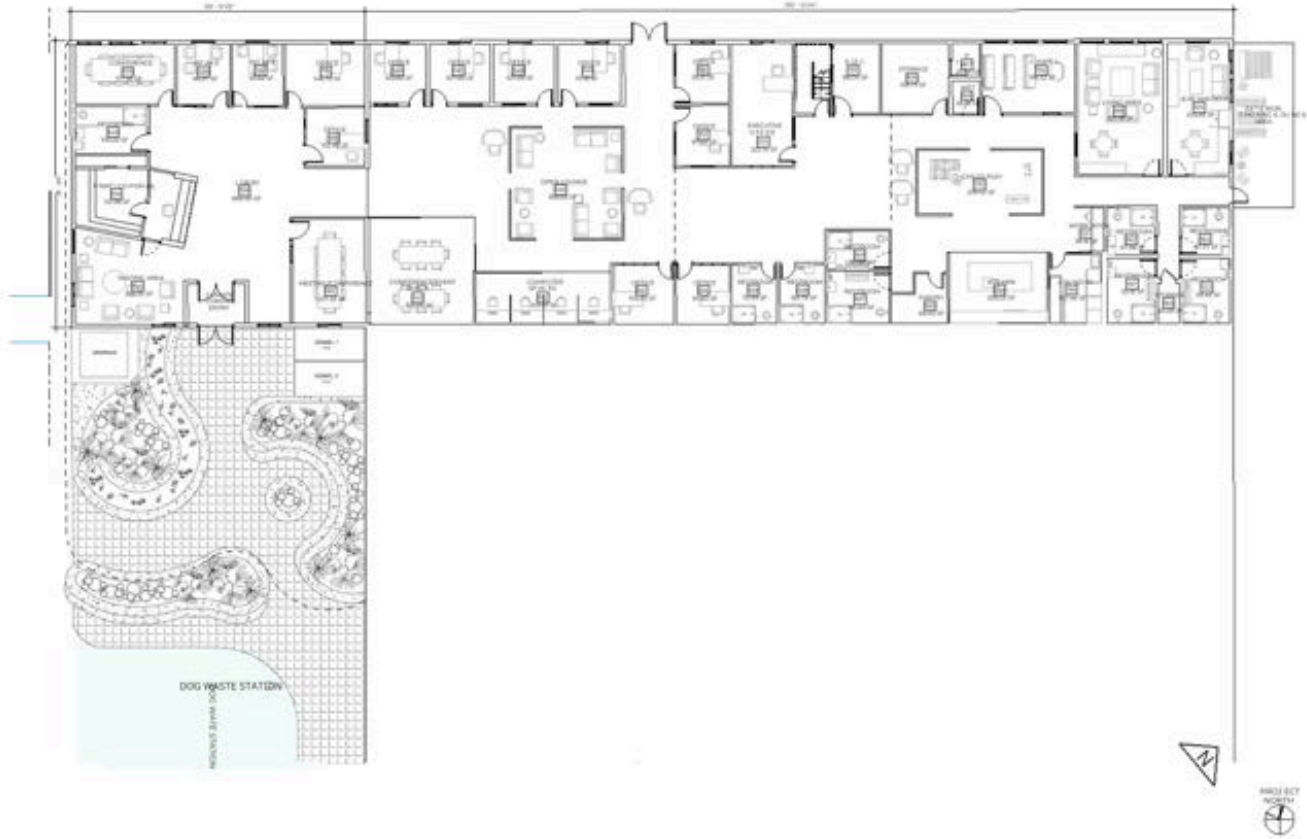
Lease Rate	\$8.00/SF GROSS
Total SF	10,000 SF
Property Type	Industrial
Ceiling Height	16 FT
Number of Dock High Doors	2



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PROPOSED LAYOUT



PROPERTY DESCRIPTION

Introducing 109 Florence Street. This former furniture building is currently 2/3 occupied by Grace Blue Ridge Church, with 10,000 square feet available for lease. The property offers fantastic access making it convenient for clients and employees. The property is equipped with two loading docks, one drive-in door, and qualified tenants have the option to add a bathroom. Tax and insurance information is available upon request and an attractive lease rate of \$8.00 SF Gross. Contact us today to explore its potential.



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109 FLORENCE STREET



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All information herein is obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

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EXTERIOR ACCESS



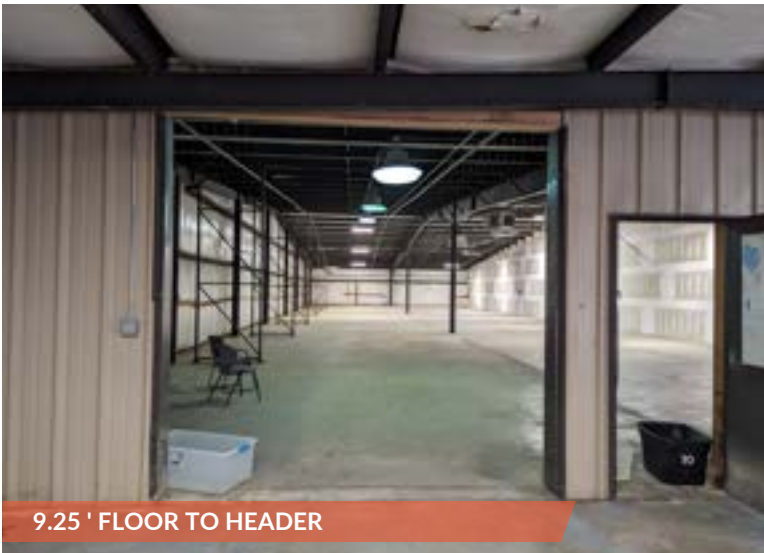
INTERIOR



8'-5" FLOOR TO BOTTOM OF BEAM



DRIVE IN DOOR



9.25' FLOOR TO HEADER



INTERIOR