

COMING SOON

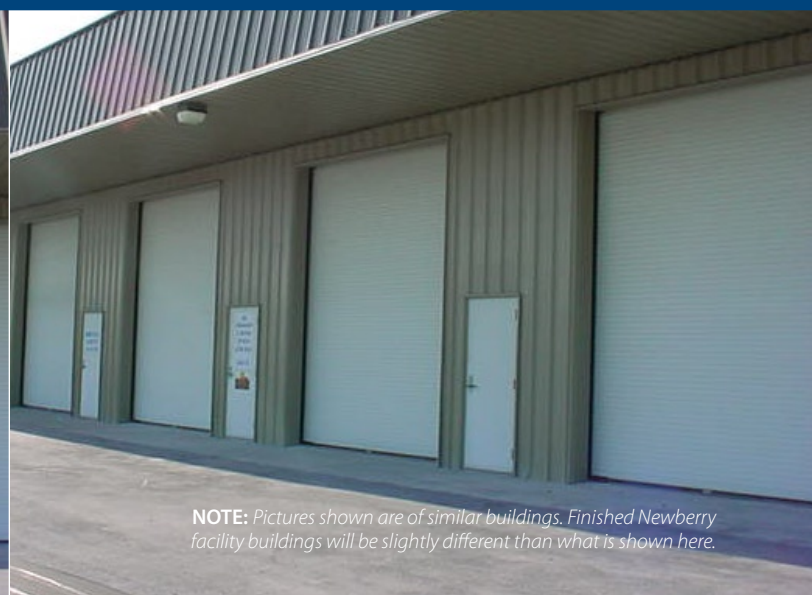
HENSON COMMERCE CENTER
of NEWBERRY

FOR LEASE

NOW ACCEPTING LEASE APPLICATIONS



HENSON
COMMERCE
CENTERS



NOTE: Pictures shown are of similar buildings. Finished Newberry facility buildings will be slightly different than what is shown here.

EXCELLENT BENEFITS

- NEW CONSTRUCTION
- GREAT LOCATION TO SERVICE ALL AREAS WEST OF GAINESVILLE
- PERFECT LOCATION FOR SATELLITE BUSINESS OFFICES
- INDUSTRIAL ZONING ALLOWS FOR ALL BUSINESS TYPES AND USES
- OPTIONAL OFFICE SPACE AVAILABLE

We want to make sure we are attentive to competitive lease rates available in the communities we operate in. **We are willing to consider matching a lease rate on a comparable unit in our area.** We want to lease you space, so please contact us to discuss any situation that may arise during your decision making process.

VIEW OUR ONLINE LISTINGS AT:
<http://listings.loopnet.com/erikhenson@yahoo.com>

CONTACT :
Erik Henson
Owner/Operator
352.284.4069
erikhenson@yahoo.com

Lisa Henson
Director of Marketing
352.256.8920
lisagunzel@yahoo.com

www.hensoncommercecenters.com
STEALTH CAPITAL INVESTMENTS, LLC

HENSON COMMERCE CENTER of NEWBERRY



HENSON COMMERCE CENTERS

PROPERTY SPECIFICATIONS

PROPERTY DESCRIPTION

Henson Commerce Center (HCC) of Newberry, coming in first quarter of 2008, is a brand new facility located in Newberry, FL. Construction of the 34,000 sq/ft metal building facility will begin in October 2007 and will be completed in the 1st Qtr. of 2008. Two 12,000-sq/ft and one 10,000 sq/ft buildings will make up the site with unit sizes ranging from 1,200-12,000 sq/ft under one roof. Available office size can be varied depending on tenant usage and need. Special options and consideration will be given to tenants who lease space before and during early stages of construction. Each unit will provide a front facing 10' x 14' (on the five 20 ft wide, 1,200 sq/ft units) or 12' x 14' roll up door on all other units. All units will have a steel, walk door. A second story is available inside each unit for additional storage or upstairs office space. In addition, we will have high bandwidth internet available for high internet usage customers. Hardwire for alarms will be installed allowing for additional security at tenants' discretion.

LOCATION DESCRIPTION

Henson Commerce Center (HCC) of Newberry is located just inside the 41 Commerce Park – Lot 6 in Newberry, FL. Newberry sits just eleven miles west of Gainesville and only five miles from Town of Tioga and the Jonesville activity center. Henson Commerce Center (HCC) of Newberry is just a few blocks North of Newberry Road on Highway 27/41 – just turn right on NW 9th Place and we are the first lot on the right once inside 41 Commerce Park. The site is perfect for businesses, manufacturers or individuals in need of office warehouse or just warehouse space. Companies leasing in HCC of Newberry can easily service the growing areas west of I-75 & Gainesville including: Newberry, Town of Tioga, Jonesville, West Gainesville, Haile Plantation, High Springs and Archer. **Growth in and around Gainesville is expanding fast, westward towards our facility.**

ZONING DESCRIPTION

Industrial, Flexible Uses – Zoning allows for almost any use.

Lot Size: 2.00 Acres

No. Stories: 1

Total Space Available: 34,000 sq/ft

Divisible To: 1,200 sq/ft

Maximum Contiguous: 12,000 sq/ft

No. Grade Level Doors: 20

Ceiling Height: 22' Clear

Parking Ratio: 1 / 1,000 sq/ft

