

*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"><li>• 2 Grade level</li><li>• 3 Drive Dockhigh</li></ul>
SPRINKLER	ESFR
POWER	3 phase
ZONING	HI2
CONDITIONED	Unconditioned
FEATURES	<ul style="list-style-type: none"><li>• Year built: 1950</li><li>• 2 full baths</li><li>• Potential for outside storage &amp; truck yard (4.5 acres)</li><li>• Bordering US 1 Bypass and Highway 39</li><li>• Public utilities</li></ul>

## CONTACT

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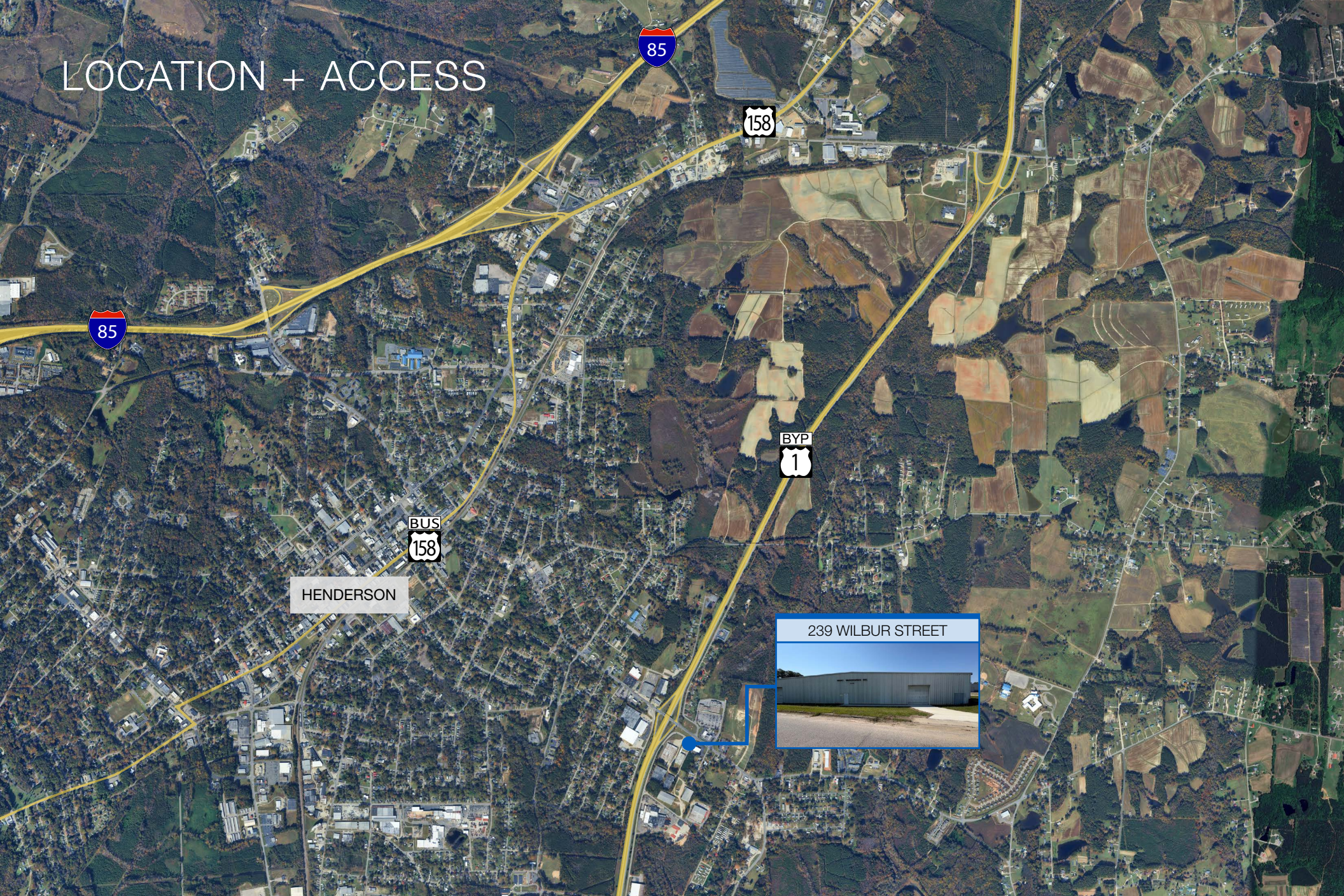
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**NAITRI** PROPERTIES





# LOCATION + ACCESS



## CONTACT

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**NAI** TRI PROPERTIES



AERIAL



239 WILBUR STREET



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# FLOOD ZONE MAP



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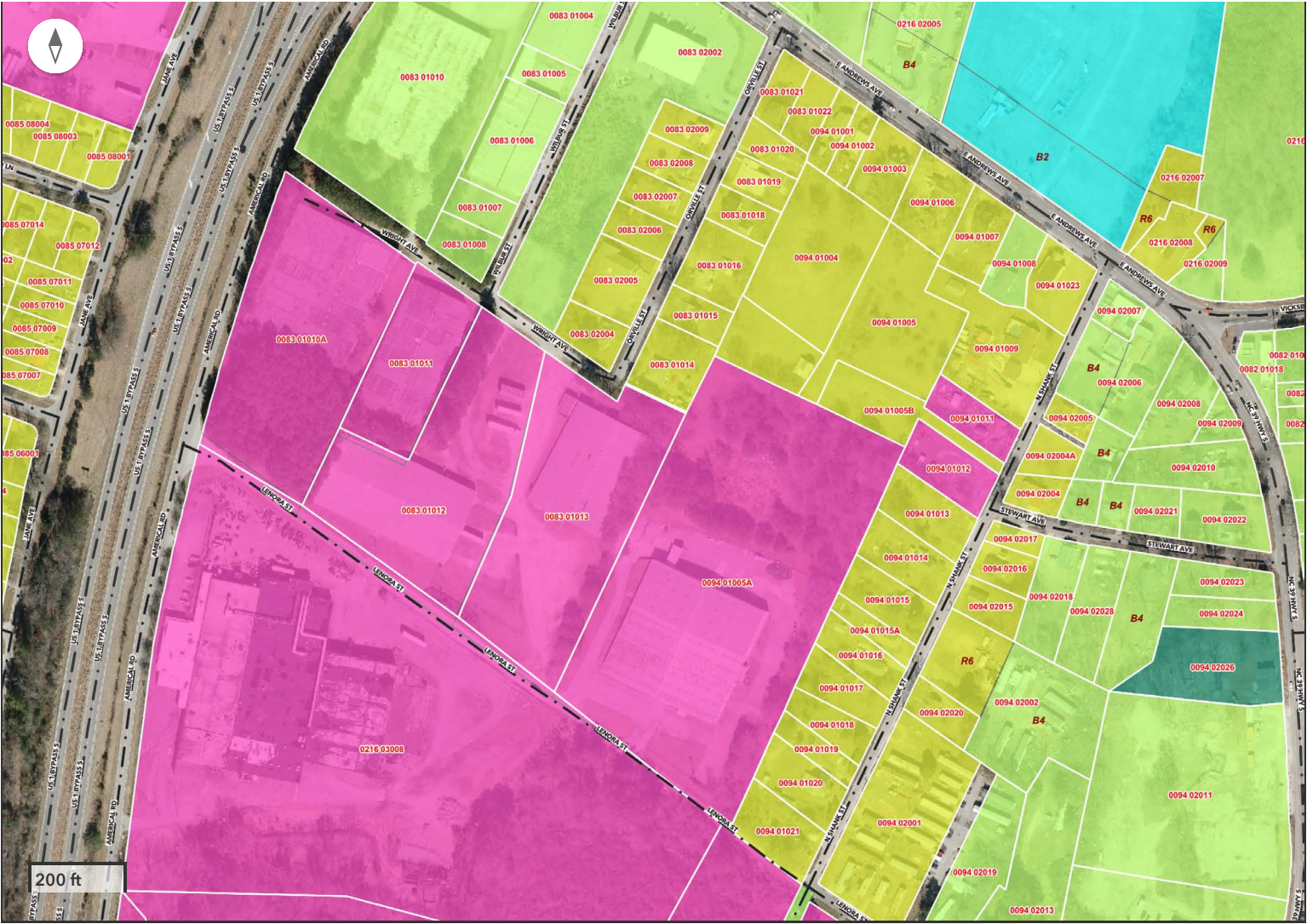
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**NAI** TRI PROPERTIES



# VANCE COUNTY ZONING MAP



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

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**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  
Lowes  
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

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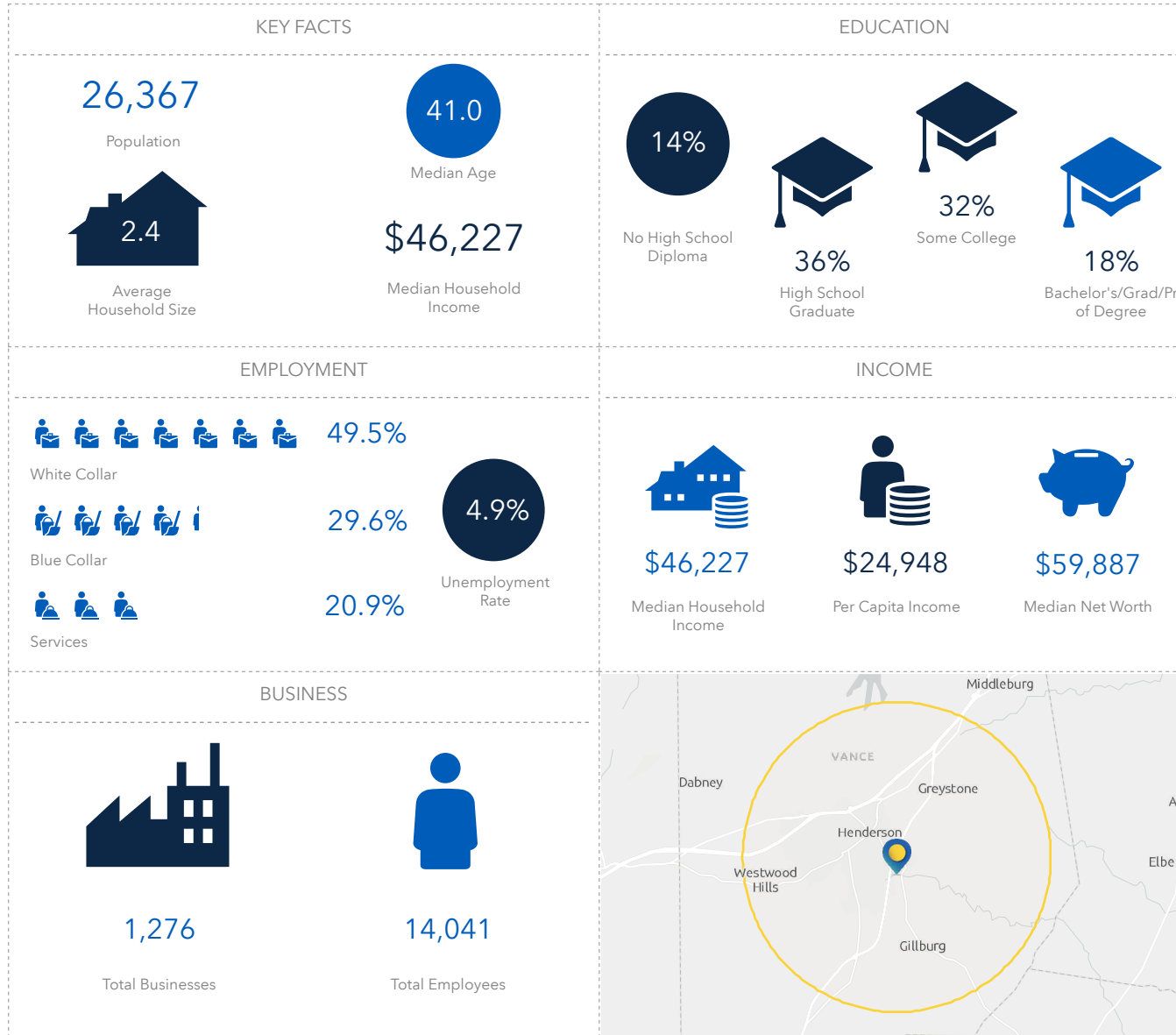
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# DEMOGRAPHICS - 5 MILE



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