

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

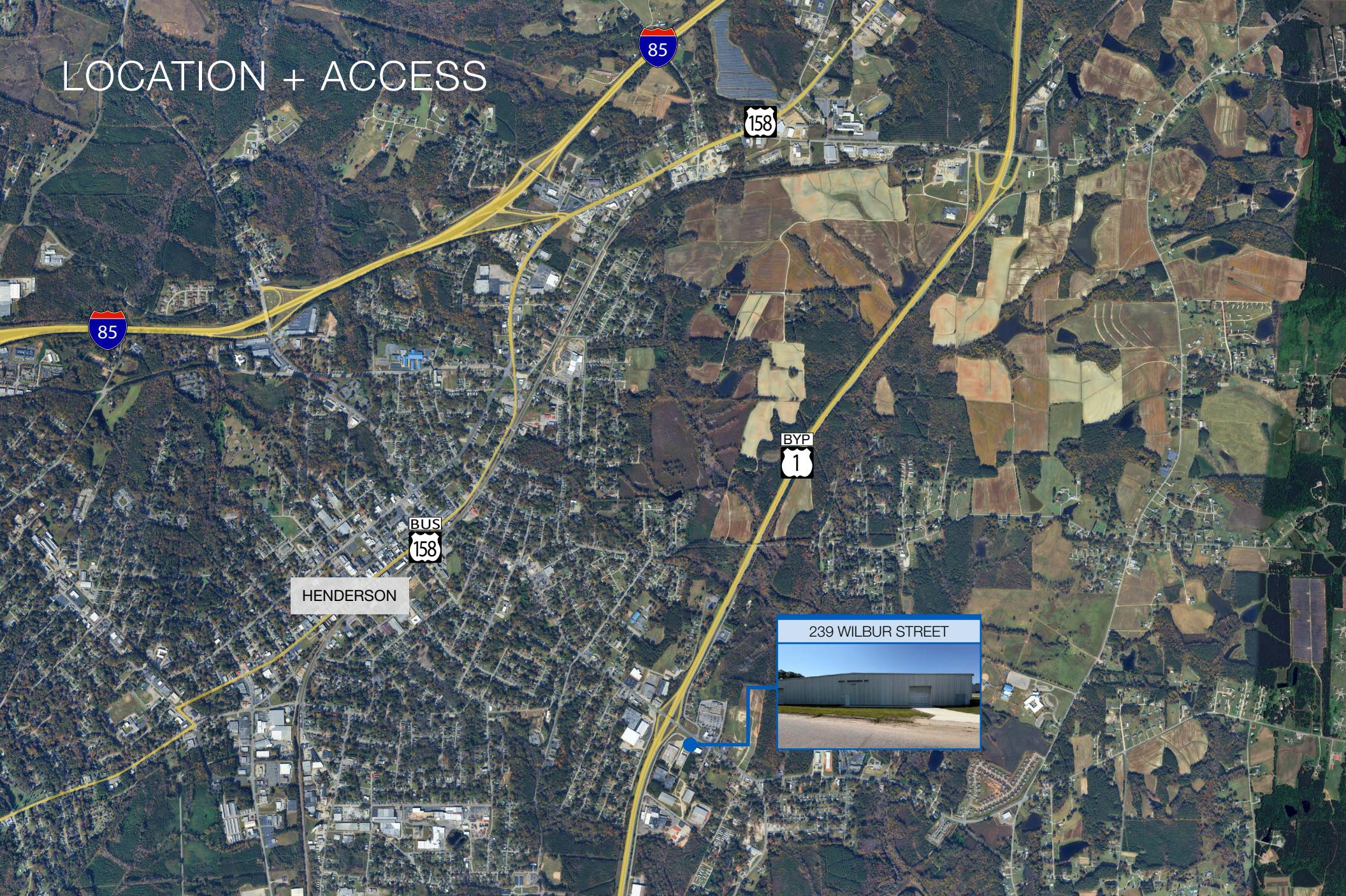
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# LOCATION + ACCESS



## CONTACT

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AERIAL



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# FLOOD ZONE MAP



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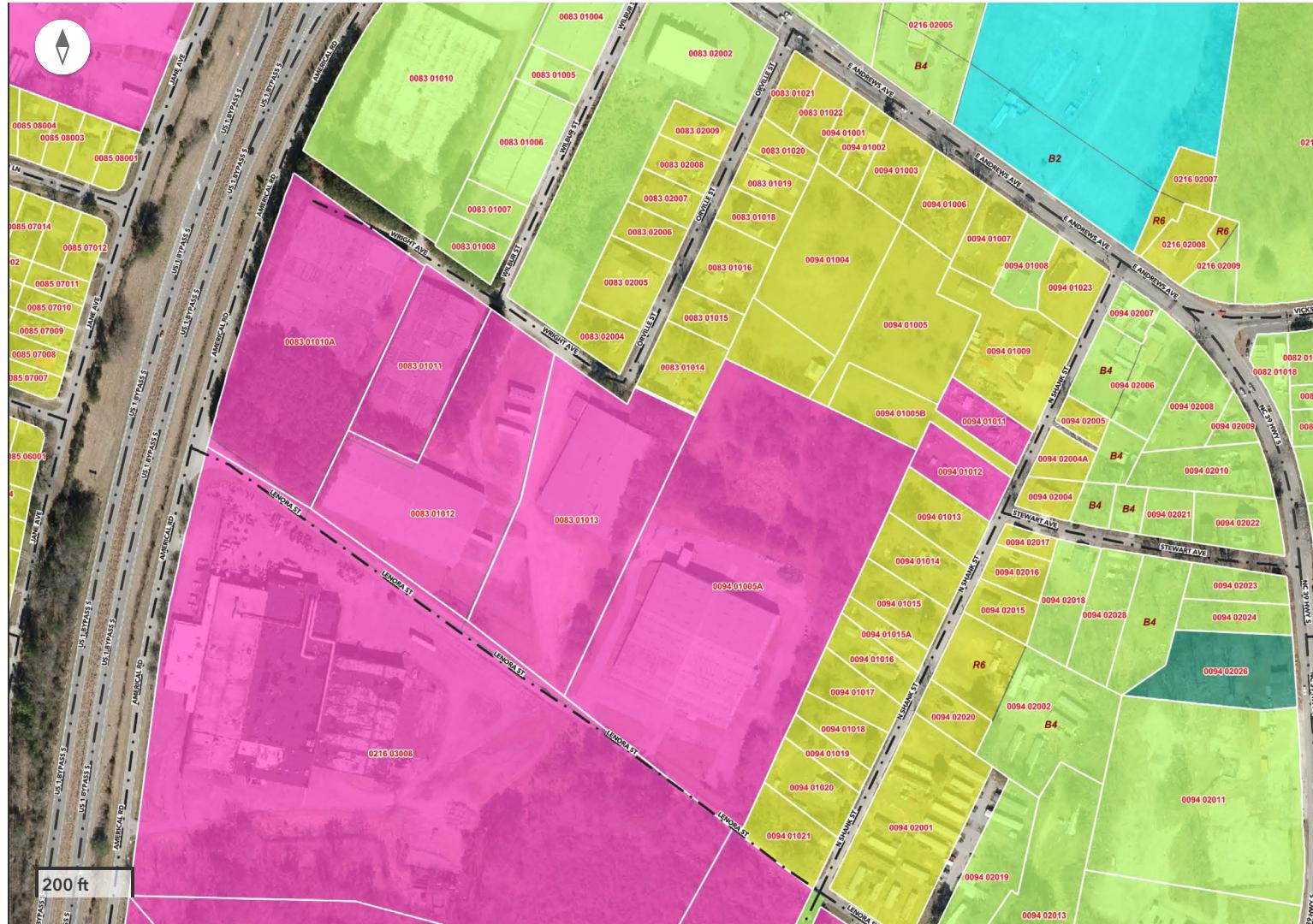
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# VANCE COUNTY ZONING MAP



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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# 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 Damn

Jackson Park

McGregor Hall

Henderson Heritage Museum

Owen Davis Park

## EDUCATION

Henderson Collegiate

Vance Granville Community

College

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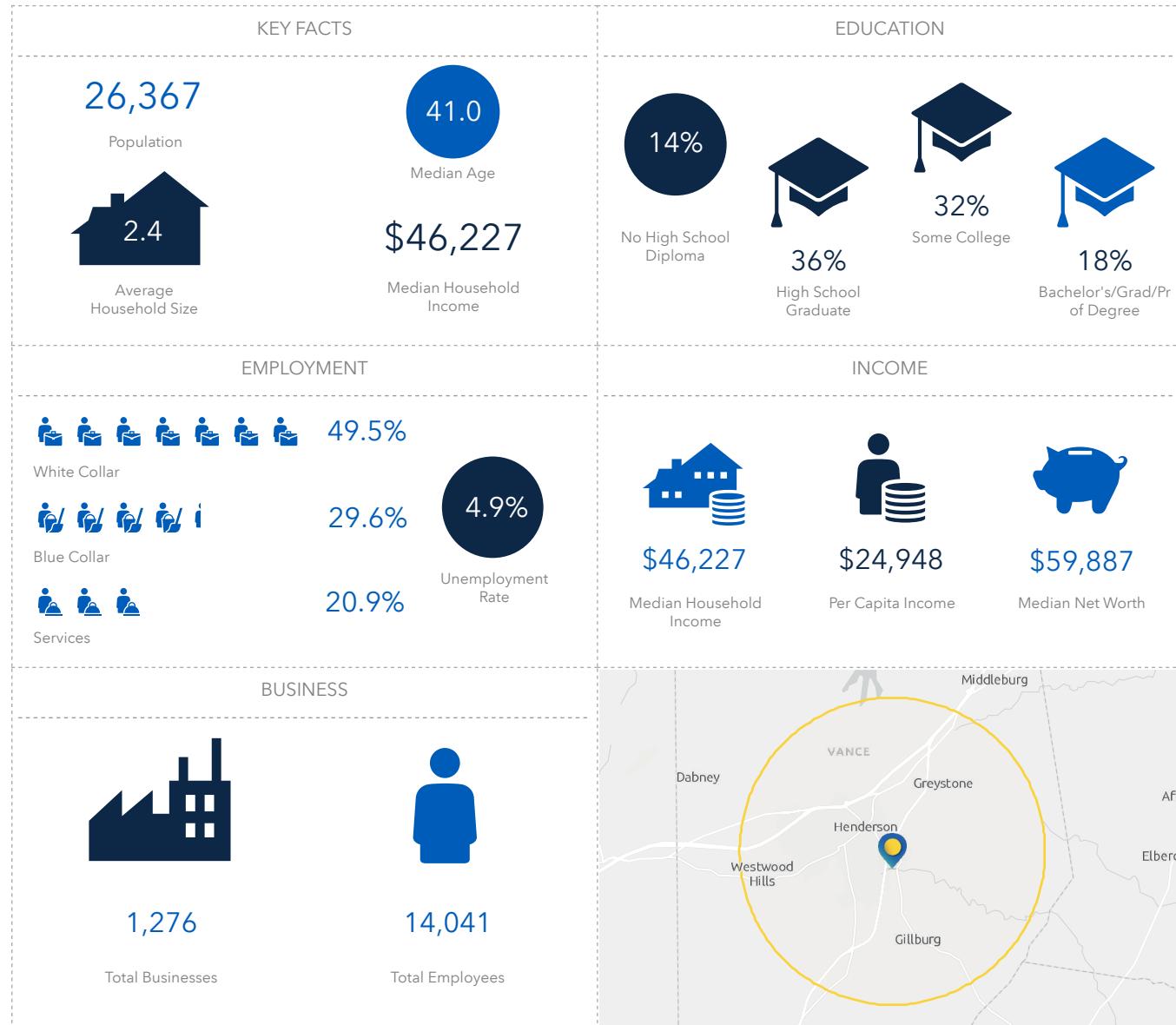
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# DEMOGRAPHICS - 5 MILE



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