

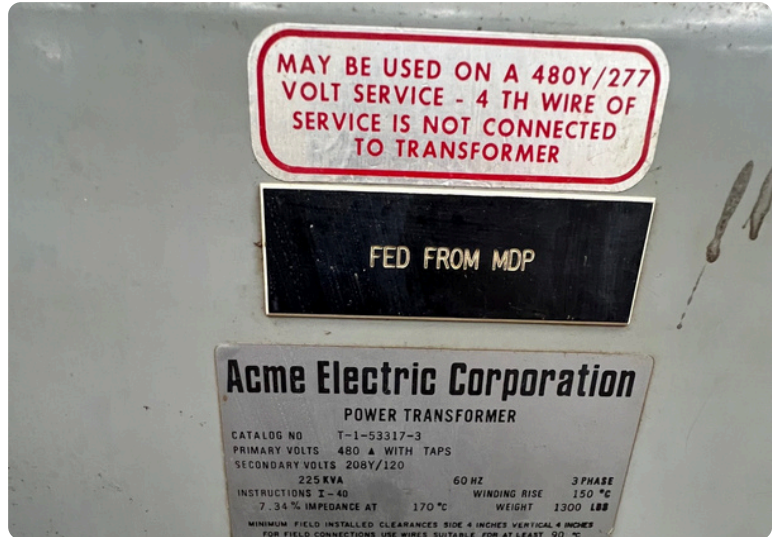


FOR LEASE
\$4.75/SF

100 SOMERSET DR NW CONOVER, NC

This 19,740 SF industrial property offers 6,000 SF of office space and a well-equipped warehouse with 4 dock doors (three 8'x9' and one 8'x11') and a 12'x12' ground-level door. The warehouse features LED lighting, gas unit heaters, and some A/C, ensuring a comfortable and efficient working environment. Perfect for distribution or light manufacturing, this space offers convenient access with close proximity to I-40.





6,000 SQ FT OFFICE

LED LIGHTING

GAS UNIT HEATERS

SOME AC

**4 DOCK DOORS
(3) 8'x9' & (1) 8'x11'**

12' X 12' DRIVE-IN DOOR

**CLOSE PROXIMITY
TO I-40 (1.3 MI)**



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