



\*Lines are estimated

FOR LEASE  
\$4.25/SF

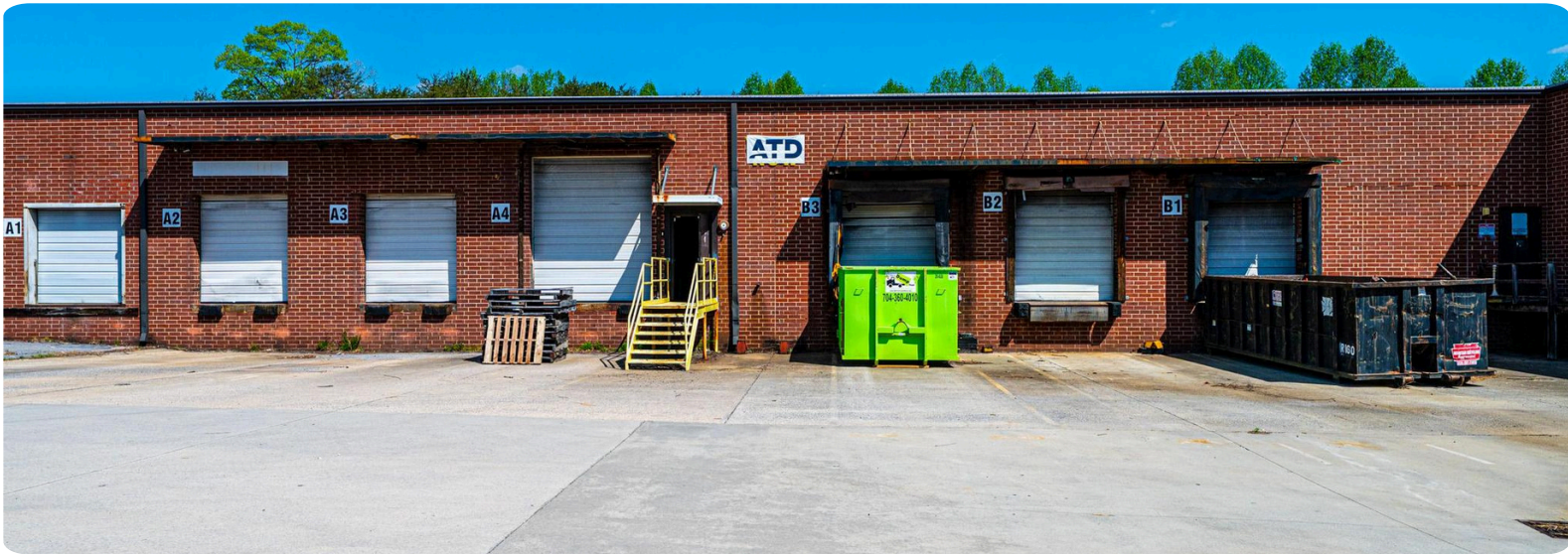
## 106 SOMERSET DR NW CONOVER, NC

165,000 square foot warehouse with 12,500 sq ft of dedicated office space available for lease. The warehouse offers a 14' clear height and features 8 overhead doors. Minimal heating is provided by the dock doors, while the 12,500 sq ft office area is equipped with central HVAC. Electrical services include 120/208V, 110V, and 480/277V, and the space is fully protected by a wet sprinkler system.





# PHOTOS & PROPERTY HIGHLIGHTS



## **(8) OVERHEAD DOORS**

1- 10'x12'

5- 8'x9'

1- 8'x8'

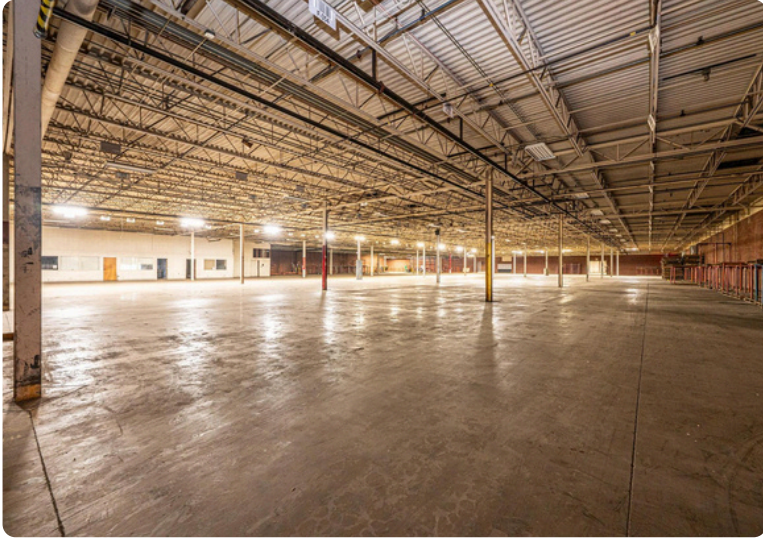
1 ground-level door

**14' CLEAR HEIGHT**





# PHOTOS & PROPERTY HIGHLIGHTS



**CENTRAL HVAC**  
IN OFFICE AREA

**120/208V, 110V,  
& 480/277V POWER**

**WET SPRINKLERS**

