



*Lines are estimated

FOR LEASE
\$4.00/SF MG

106 SOMERSET DR NW CONOVER, NC

165,000 square foot **subdivisible*** warehouse with 12,500 sq ft of dedicated office space available for lease with modified gross terms! 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. Landlord pays taxes & insurance, tenant to pay use-based utility fee.

*Must lease a minimum of 70,000 sq ft to subdivide



PHOTOS & PROPERTY HIGHLIGHTS



(8) Overhead Doors

1- 10'x12'

5- 8'x9'

1- 8'x8'

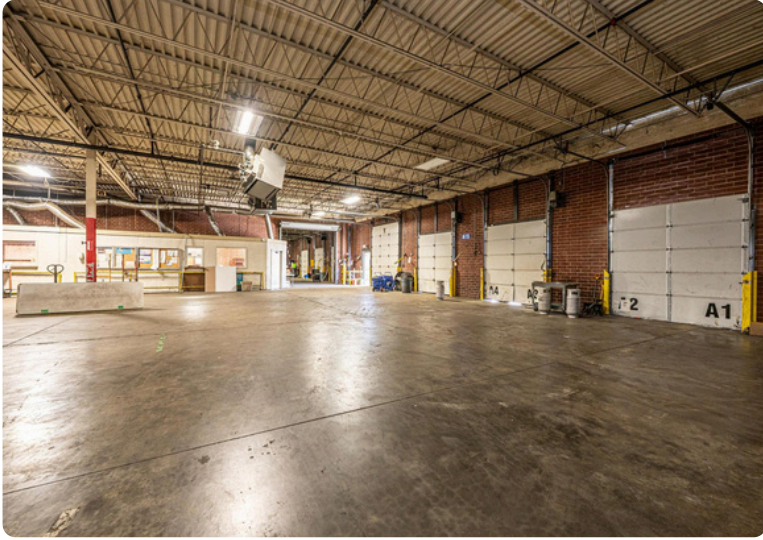
1 ground-level door

14' Clear Height

Wet Sprinklers



PHOTOS & PROPERTY HIGHLIGHTS



Central HVAC
in Office Area

NEW LED Lighting
in Warehouse

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

