



FOR LEASE  
\$4.25/SF MG

## 106 SOMERSET DR NW- UNIT A CONOVER, NC

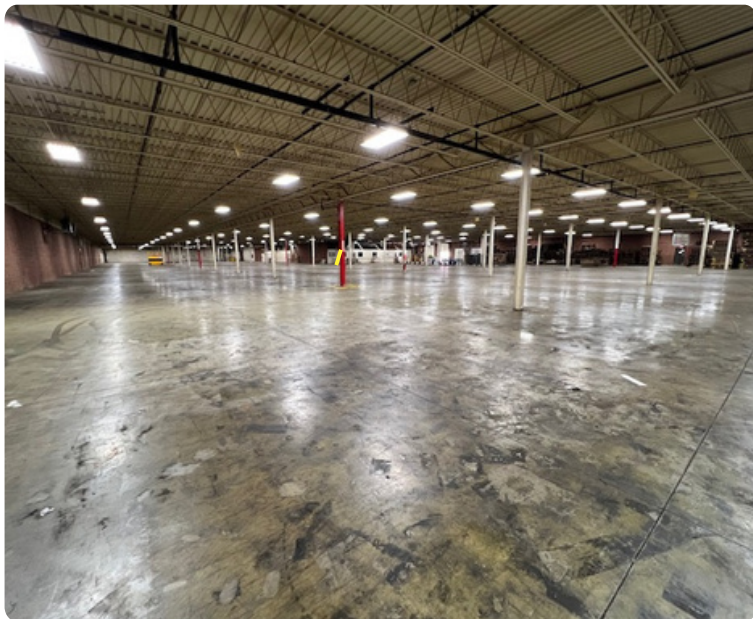
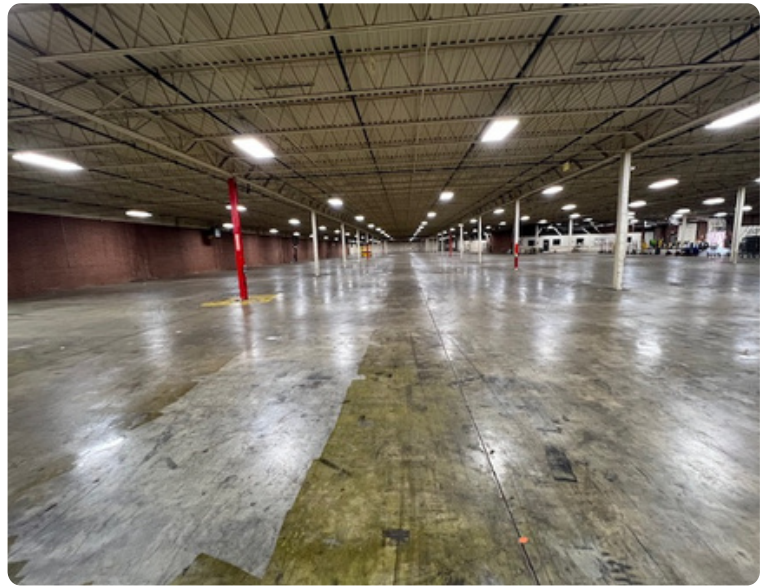
The approximately 72,000 square foot warehouse unit offers a 14' clear height ceiling and features *four* 8' x 9' overhead doors. Electrical services include 120/208V, 110V, and 480/277V, and the space is fully protected by a wet sprinkler system.

\*Landlord pays taxes & insurance, tenant to pay use-based utility fee.





# PHOTOS & PROPERTY HIGHLIGHTS



**(4) 8' x 9' Doors**

**14' Clear Ceiling**

**NEW LED Lighting**

**Wet Sprinklers**

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

