



\*Lines are estimated

FOR LEASE  
\$3.85/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. NEW dock doors, seals, and levelers help with heating, 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



**NEW Dock Doors,  
Seals, & Levelers**

**Central HVAC**  
in Office Area

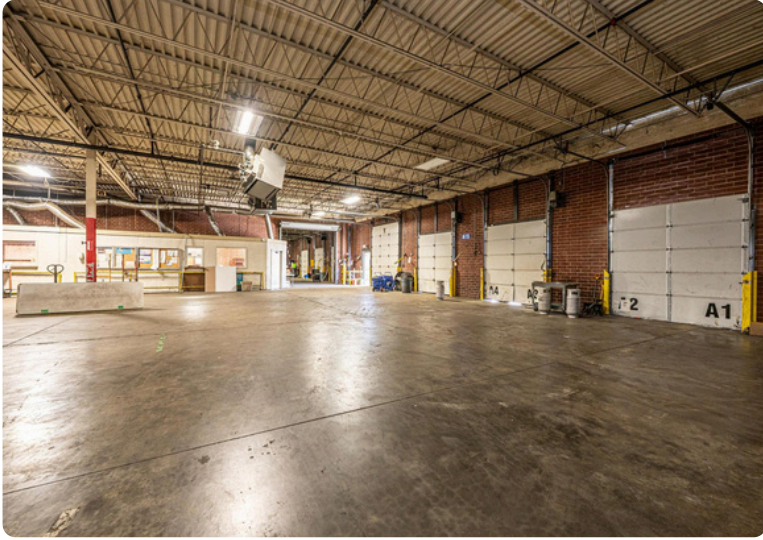
**NEW LED Lighting**  
in Warehouse

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





# PHOTOS & PROPERTY HIGHLIGHTS



## **(8) Overhead Doors**

1- 10'x12'

5- 8'x9'

1- 8'x8'

1 ground-level door

**14' Clear Height**

**Wet Sprinklers**

