



FOR LEASE  
\$4.00/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 that have just recently been upgraded with new doors, seals, and levelers. Electrical services include 120/208V, 110V, and 480/277V, and the space is fully protected by a wet sprinkler system.

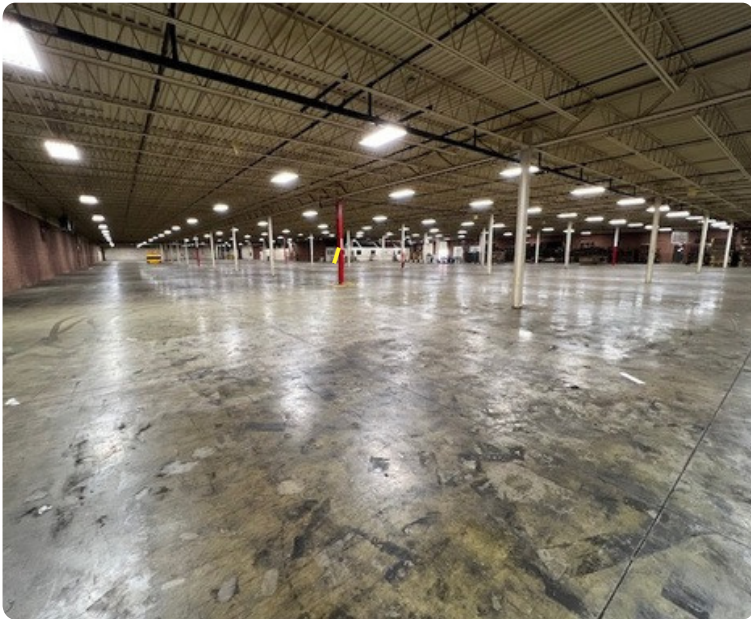
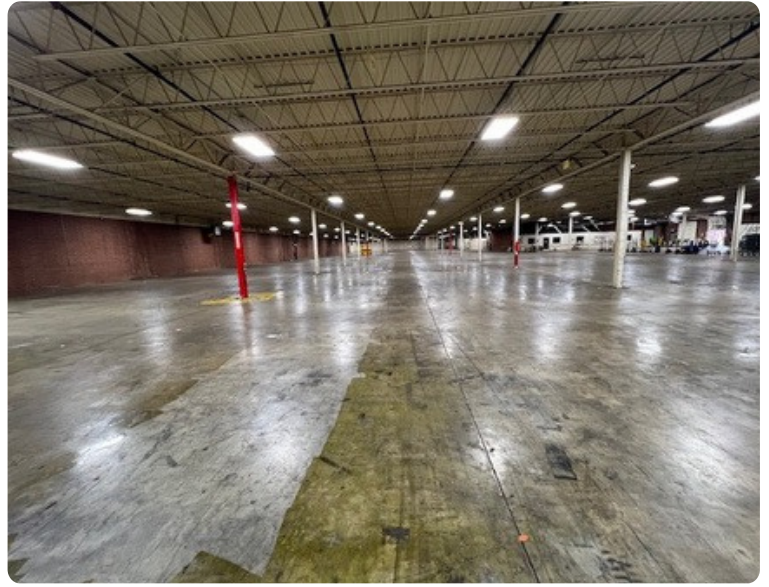
*Landlord would consider a phased expansion lease starting at 40,000 sf.*  
Landlord pays taxes & insurance, tenant to pay use-based utility fee.

### CONTACT INFO

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# PHOTOS & PROPERTY HIGHLIGHTS



**ALL NEW**  
**(4) 8' x 9' Doors**  
**Door Seals**  
**Levelers**  
**LED Lighting**  
  
Wet Sprinklers  
  
120/208V, 110V, & 480/277V

