

145 Technology Lane.
Henderson NC 27537

For Lease



Property Overview and Area Description

Lease Rate: Negotiable

32,540 SF former Call Center or Industrial Space available for lease. Located north of Durham and Research Triangle Park along I-85, immediately at exit 209, opposite the community college. It sits within the Kerr Tar Regional Economic Development Industrial Park in Vance County. High-end quality infrastructure in place. The building was built in 2002 and was built out for a Call Center but can be subdivided or modified for industrial user needs.

Contact Information :

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ADVANTAGE

www.CBCAdvantage.com

7610 Six Forks Road, Suite 100, Raleigh, NC 27615
(919) 830-7184

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Property Details

- ❖ **Potential re-use grants available**
- ❖ **Fully conditioned**
- ❖ **Fully Sprinklered**
- ❖ **Two-tenant building with 24 hour access**
- ❖ **Ability to Subdivide**
- ❖ **Prestigious reception/foyer**
- ❖ **Mixture of open space and office**
- ❖ **Large Meeting/Training Rooms**
- ❖ **10' ceilings with 28' potential by removing ceiling grid**
- ❖ **Shipping/receiving area**
- ❖ **Large Kitchen with separate breakroom area**
- ❖ **Great Parking available**
- ❖ **Building built in 2002 on 9.86 acres**
- ❖ **Additional property available for expansion**
- ❖ **Vance County PIN# 041201019**

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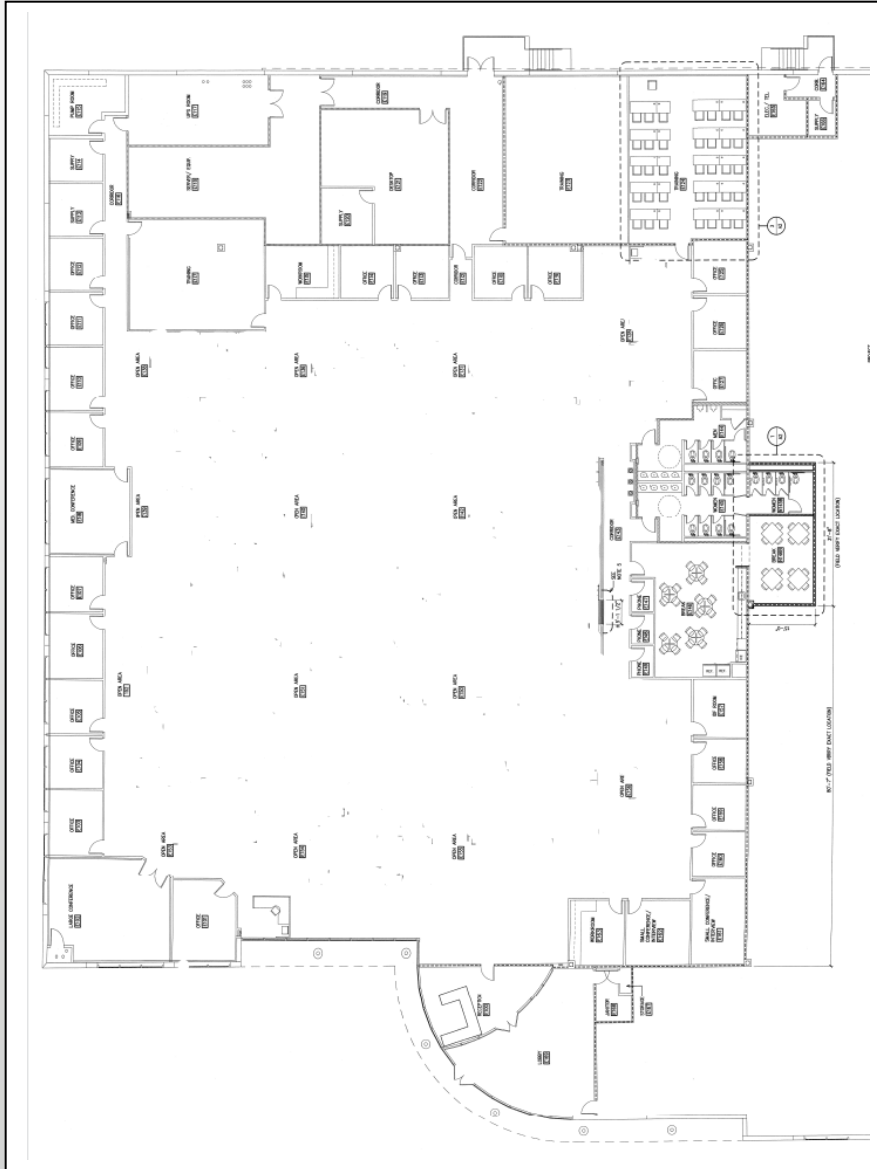
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Floor Plan



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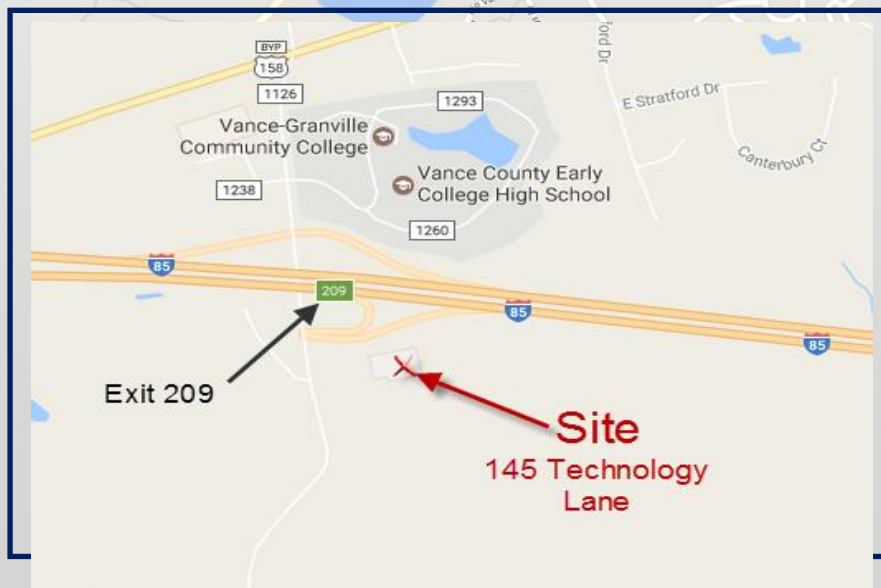
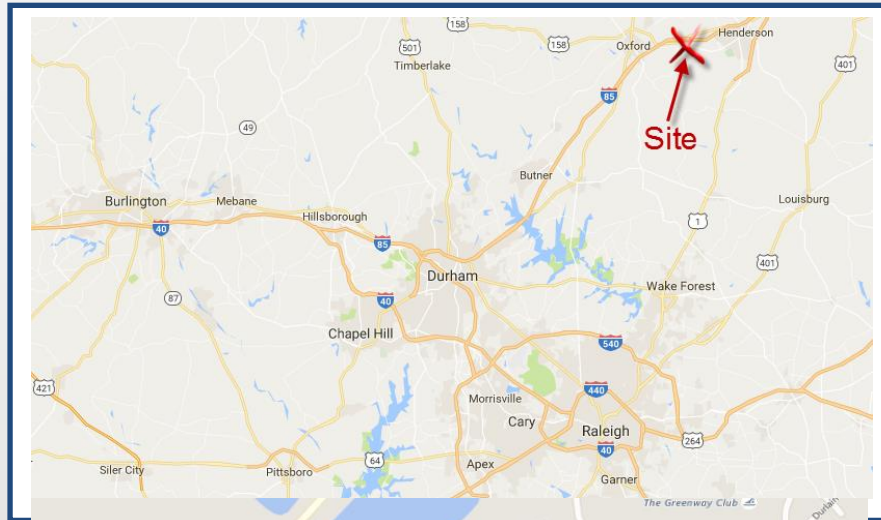
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Vicinity Maps



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