

FOR LEASE

HENDERSON INDUSTRIAL BUILDING

145-B Technology Lane Henderson, NC 27537

Colliers
INTERNATIONAL



PROPERTY DETAIL

Former wafer fabrication and manufacturing facility with $\pm 49,482$ SF available for lease. The building is located in the Kerr Tar Regional Economic Development Industrial Park in Vance County. Henderson is located north of Durham and Research Triangle Park along I-85, at exit 209.

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BUILDING SPECIFICATIONS

PIN	041201019
Available SF	49,482 SF
Office SF	± 9,000 SF
Year Built	2002, built-out in 2012 on 9.86 AC
Current Use	Fabrication Facility
Zoning	I-1
Ceiling Height	28' in Warehouse, 12' in Manufacturing
Drive-Ins	1
Dock-high Doors	4
Levelers	3
Chiller	450 Tons
Boiler	2,000,000 BTU/Hr
Electrical	1,500 kVA Transformer
Make-up Air	34,000 CFM (2 x 17k CFM fans)
General Exhaust	24,000 CFM (2 x 12k CFM fans)
Scrubbed Exhaust	18,000 CFM (2 x 9k CFM fans)
DI Water	100gpm Loop, 2,500 Tank
Process Cooling Water	80 gpm Loop
Humidifier	1,200 lbs/Hr



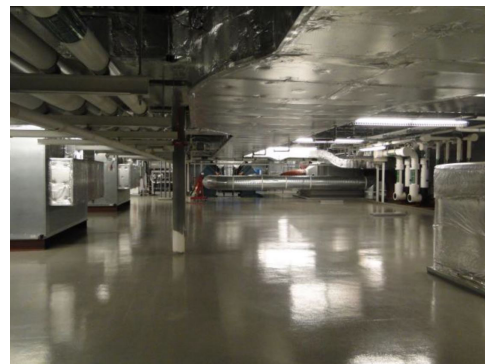
The building is wired for BMS (Building Monitoring System) and has an alarm built-in with two dedicated phone lines. It is fully sprinklered and VESDA (Very Early Smoke Detection Apparatus). The site is plumbed for Process Vacuum and Compressed air and has solvent waste collection. Additionally, the building is fully conditioned with 13 offices and one large bullpen area with existing cubicles and has additional property available for expansion.



Lobby



Clean Room



Mechanical Area

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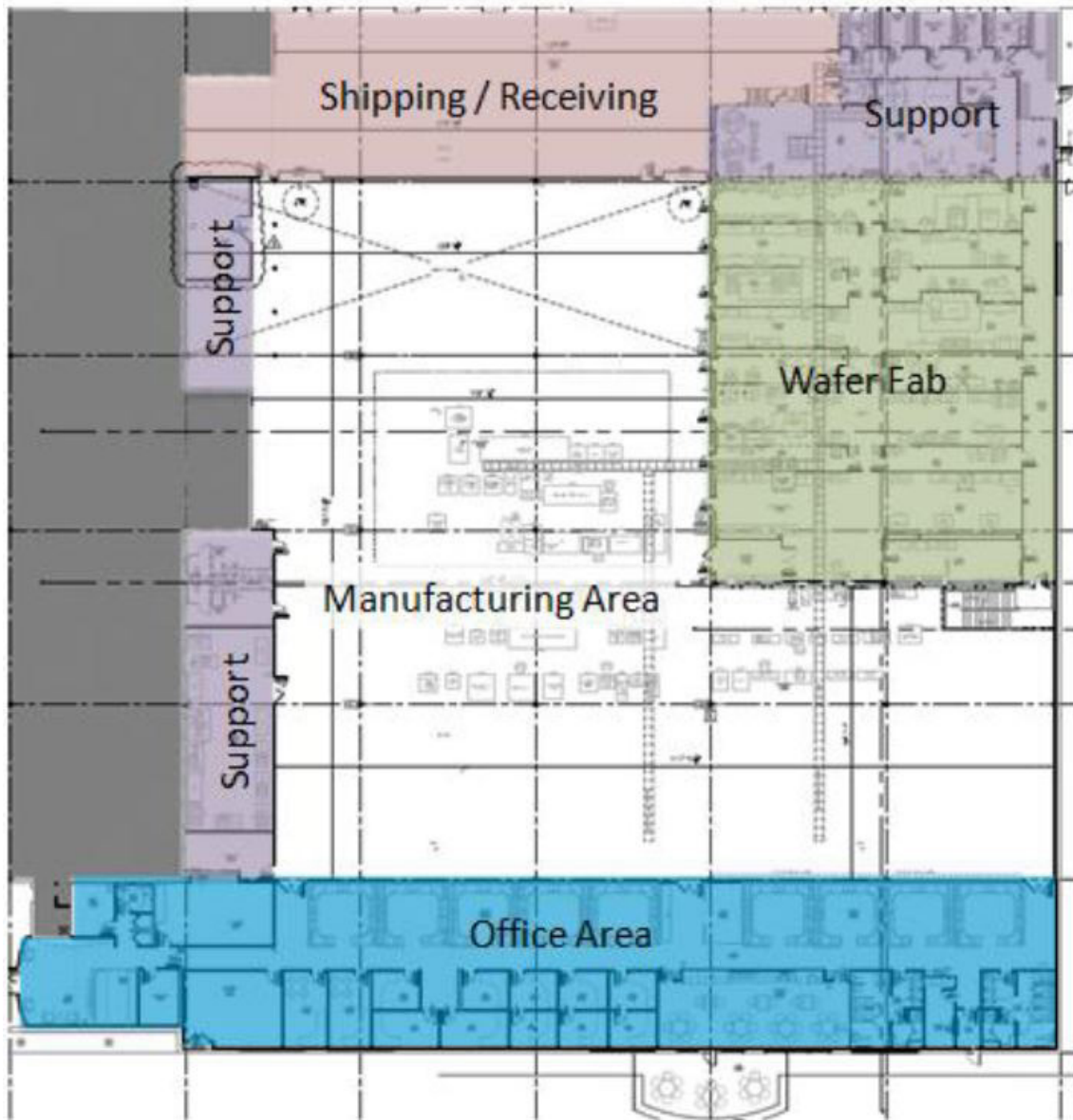
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FLOOR PLAN



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AERIAL



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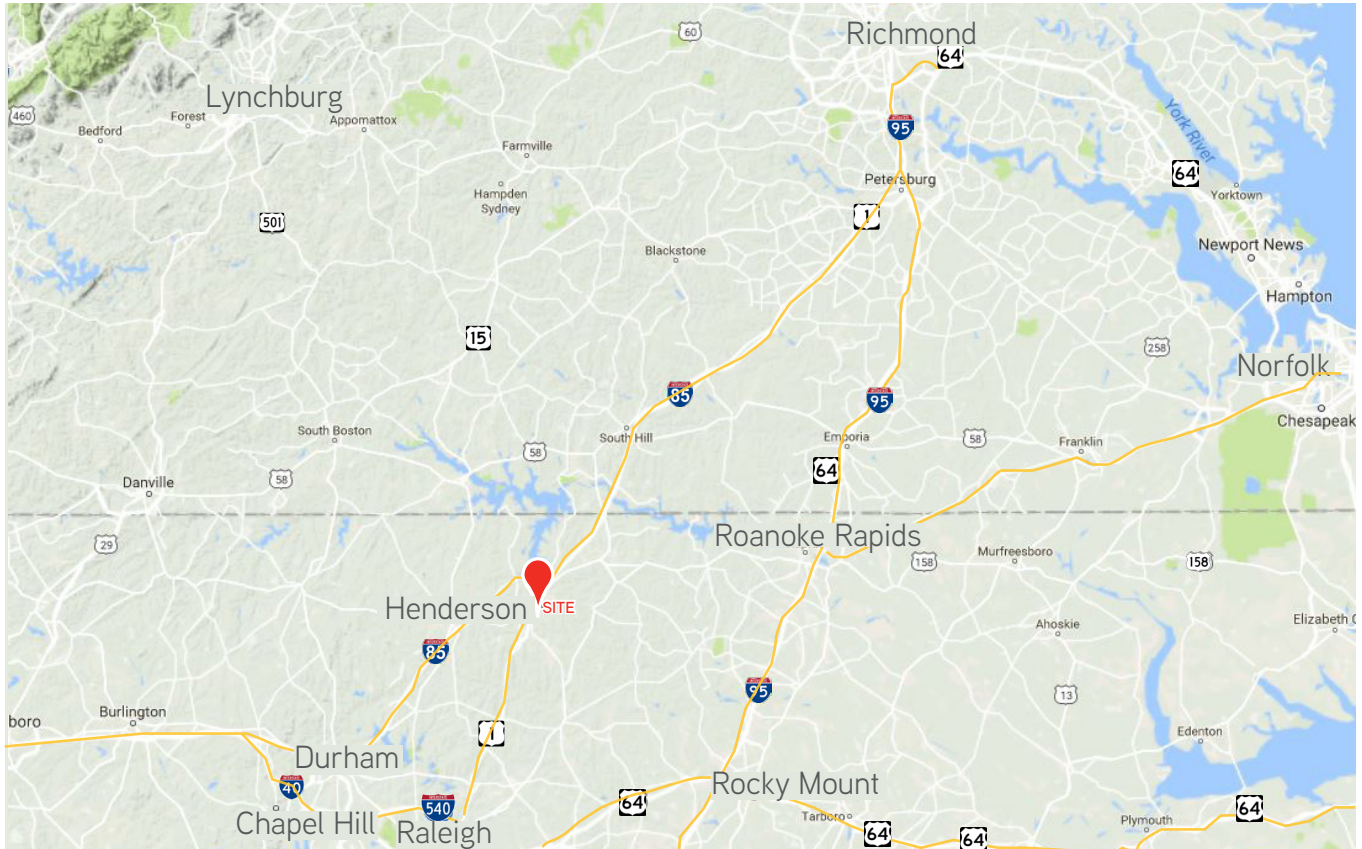
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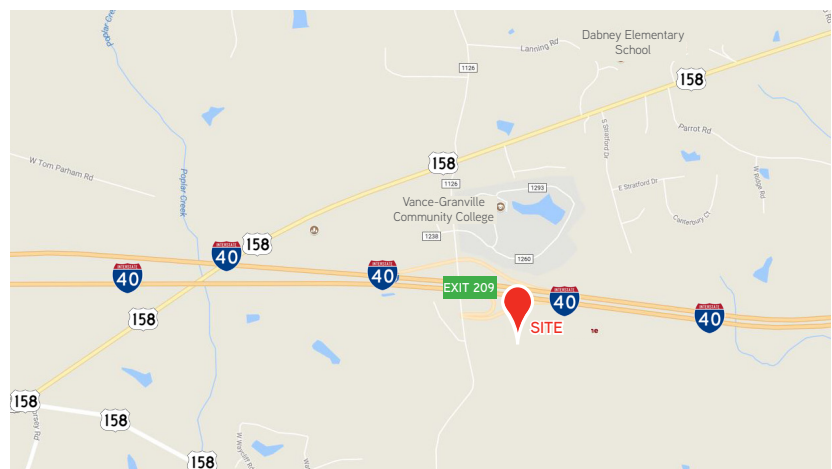
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LOCATION

- ▶ North Of Durham and Research Triangle Park along I-85
- ▶ At Exit 209 across from the Community College
- ▶ Located in Kerr Tar Regional Economic Development Industrial Park in Vance County



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