

# 100 Comfort Drive

Henderson, North Carolina 27537

Manufacturing & Distribution Facility Available with Visibility Along Interstate 85



±48,800 SF to 508,300 SF Industrial Space Ready for Immediate Occupancy

For Lease





100 Comfort Drive  
Henderson, NC 27537

For Lease

# Property Highlights

## 100 COMFORT DRIVE

Positioned less than an hour from Raleigh-Durham-Chapel Hill in Vance County, 100 Comfort Drive boasts ease of access to major arterial thoroughfares via the intersection of I-85 and US-1 nearby and benefits from a workforce of more than 1 million people within 45 miles. This 508,383 SF manufacturing and distribution facility is located off of Ross Mill Road in Henderson, North Carolina and ideal for a single-tenant or multi-tenant users.



**508K**

BUILDING SF

**16.5K**

SF OFFICE SPACE

**69+**

SITE ACREAGE

**I-2**

HENDERSON ZONING

**42**

DOCK DOORS



# Aerial Overview





100 Comfort Drive  
Henderson, NC 27537

For Lease

# Building Specifications

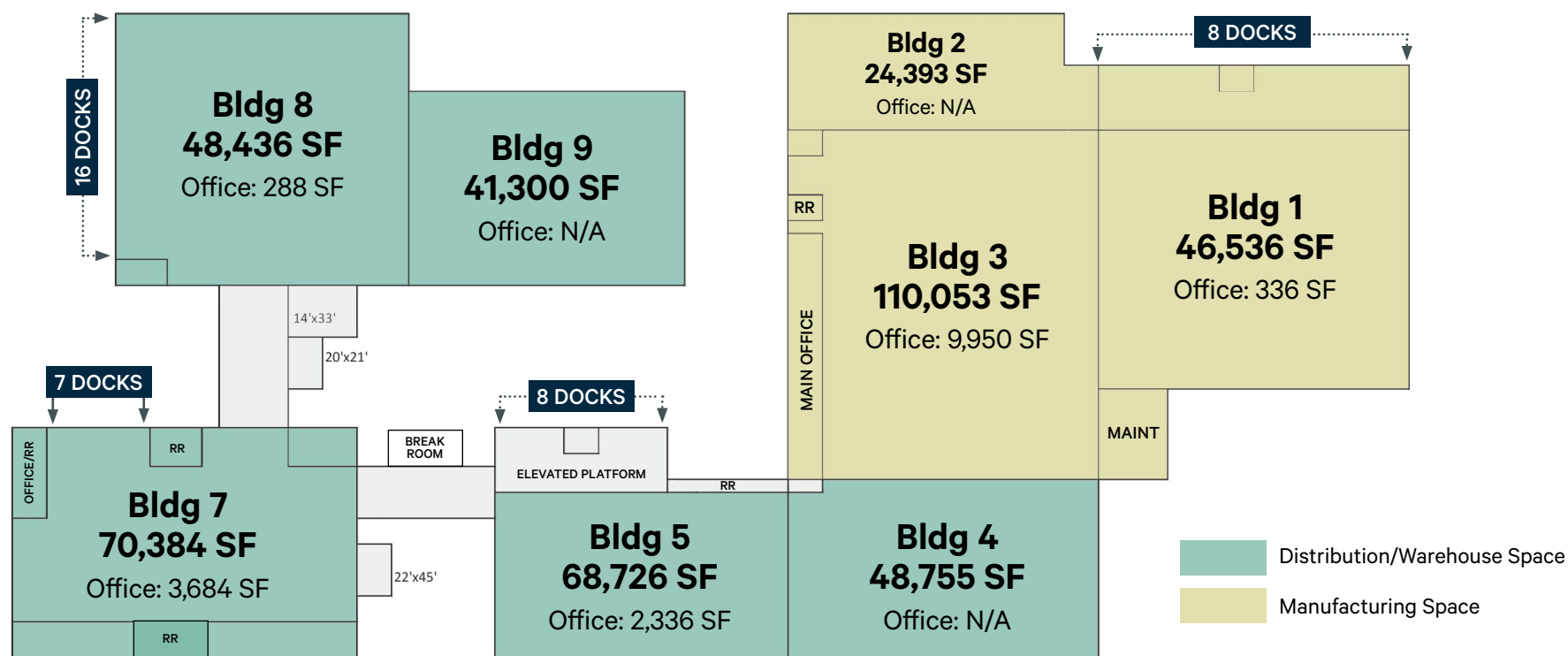
## Property Overview

Available SF	±48,800 SF - 508,383 SF (see floor plan for demising options)
Total Building SF	508,383 SF
Site Acreage	38.71 acres (deeded)   69.27 total acres
Excess Acreage	30.56 acres adjacent for outside storage, additional auto/trailer parking or expansion opportunities
Office Space	±16,594 SF throughout facility (see floor plan)
Dock-High Doors	Up to Forty-Two (42) doors
Ceiling Height	16' - 35'
Power	2,000 - 3,000 amp; 480/277 volt
Sprinkler	Wet sprinkler
Parking	±390 shared surface spaces
Exterior	Metal & Masonry
Year Built	1979 - 1999
Zoning	Wholesale Storage, and Manufacturing Districts (I-2) City of Henderson
PIN Number	0210 05006 & 0210 05006A
County	Vance County
County Incentives	Tier One   <a href="#">Click to Learn More</a>
Features	Visibility along Interstate 85
Lease Rate	\$4.25/SF, NNN
TICAM	TBD



# Floor Plan

Multiple Demising Scenarios Available From 48,800 SF to Full Building User



Bldg	Column Spacing	Power	Year Built	Ceiling Height	Working Height	Roof Type	HVAC
1	44' x 44'	3,000 amp; 480/277	1990	16' - 22'	10'	Asphalt	Fully conditioned
2	50' x 30'	Served by Bldg. 3	1979	20' - 26'	20'	Metal	-
3	25' x 50'	3000 amp; 480/277	1979	16' - 22'	11'	Metal	Conditioned, No heat
4	-	Served by Bldg. 3	1986	23' - 26'	23'	Metal	-
5	50' x 50'	Served by Bldg. 3	1986	23' - 26'	23'	Metal	-
6	26' x 43'	2000 amp; 480/277	1992	24' - 30'	24'	Metal	No heat
7	43' x 43'	2000 amp; 480/277	1990	24' - 30'	24'	Asphalt	-
8	43' x 26'	2000 amp; 480/277	1992	28' - 35'	28'	Metal	No heat
9	25' x 22'	2000 amp; 480/277	1999	27' - 33'	27'	Metal	-



100 Comfort Drive  
Henderson, NC 27537

For Lease

# Campus Photos



Loading Truck Court



Main Parking Lot



Fenced Entry



Trailer Drop Lot



100 Comfort Drive  
Henderson, NC 27537

For Lease

# Interior Photos



Warehouse



Warehouse



Warehouse



Office



Office



100 Comfort Drive  
Henderson, NC 27537

For Lease

# Nearby Amenities

## Food

Bojangles'  
Smithfield's Chicken  
'N Bar-B-Q  
Burger King  
Pizza Hut  
Hardee's  
Chick-fil-A  
Bojangles'  
Papa John's  
Biscuitville  
Little Caesars  
Burger King  
Wendy's  
McDonald's US  
Subway  
Burger King  
Domino's Pizza  
Arby's  
Subway  
Jersey Mike's  
Subway  
McDonald's US  
Taco Bell  
Cracker Barrel  
Ruby Tuesday  
Starbucks US

## Banks

First National Bank  
Truist  
Coastal Federal  
Credit Union  
PNC Financial  
Services

## Hotels

Hampton Inn  
Quality Inn

## Services

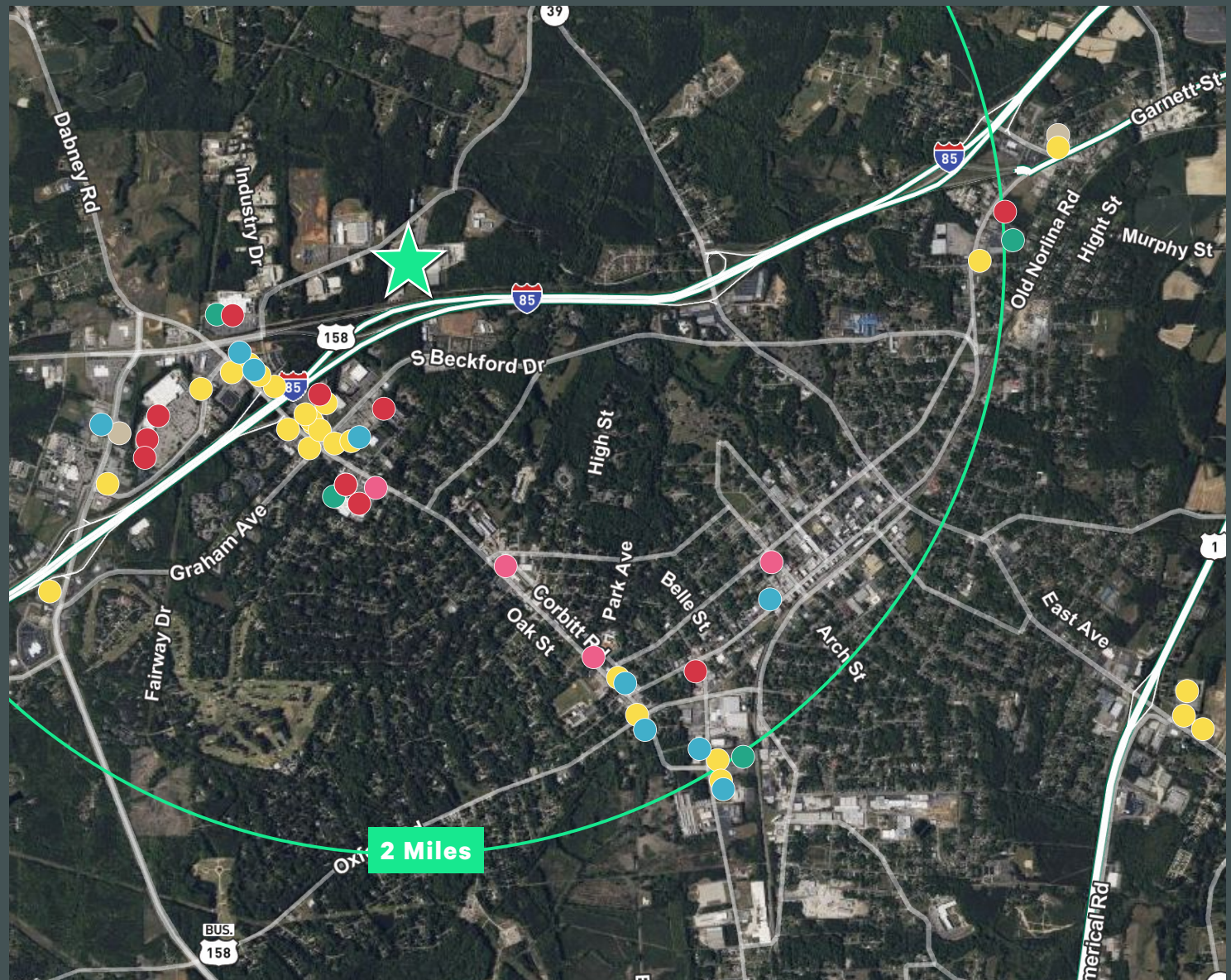
Walgreens  
Walgreens  
Planet Fitness  
YMCA  
Advance Auto Parts  
AutoZone  
Advance Auto Parts  
Napa Auto Parts  
O'Reilly Auto Parts

## Retail

Ross Stores  
Belk  
Burlington  
Marshalls  
Harbor Freight Tools  
Lowe's  
Sherwin-Williams  
Five Below  
Dollar Tree  
Dollar General  
Ollie's Bargain Outlet  
Family Dollar Stores

## Grocery

Food Lion  
ALDI





# Vance County Spotlight



41,671

Total Population  
(2024)



16,871

Number of Households  
(2024)



1,492

Business Establishments  
(2024)



18,929

Labor Force  
(2025)



\$72,261

Avg. Household Income  
(2024)



**TIER ONE**

County Incentives  
[Click to Learn More](#)

**#1 STATE FOR  
PROSPERITY CUP  
AWARDS**

Site Selection, 2021, 2022 & 2023

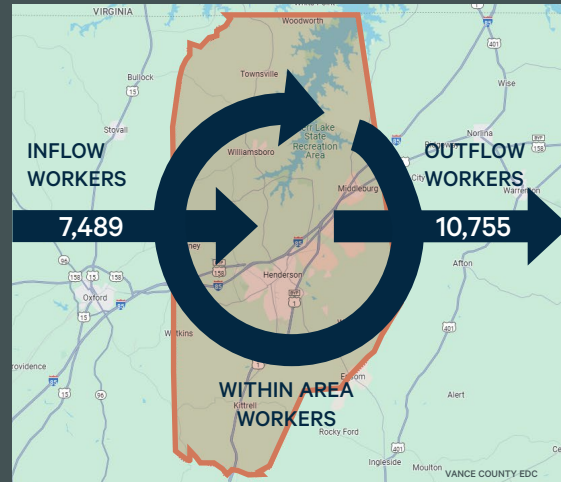
**#2 BEST STATE FOR  
BUSINESS**  
CNBC, 2024

**#1 STATE OF THE YEAR  
FOR ECONOMIC  
DEVELOPMENT**

Business Facilities, January 2023

**#2 STATE FOR INBOUND  
MOVES IN 2023**

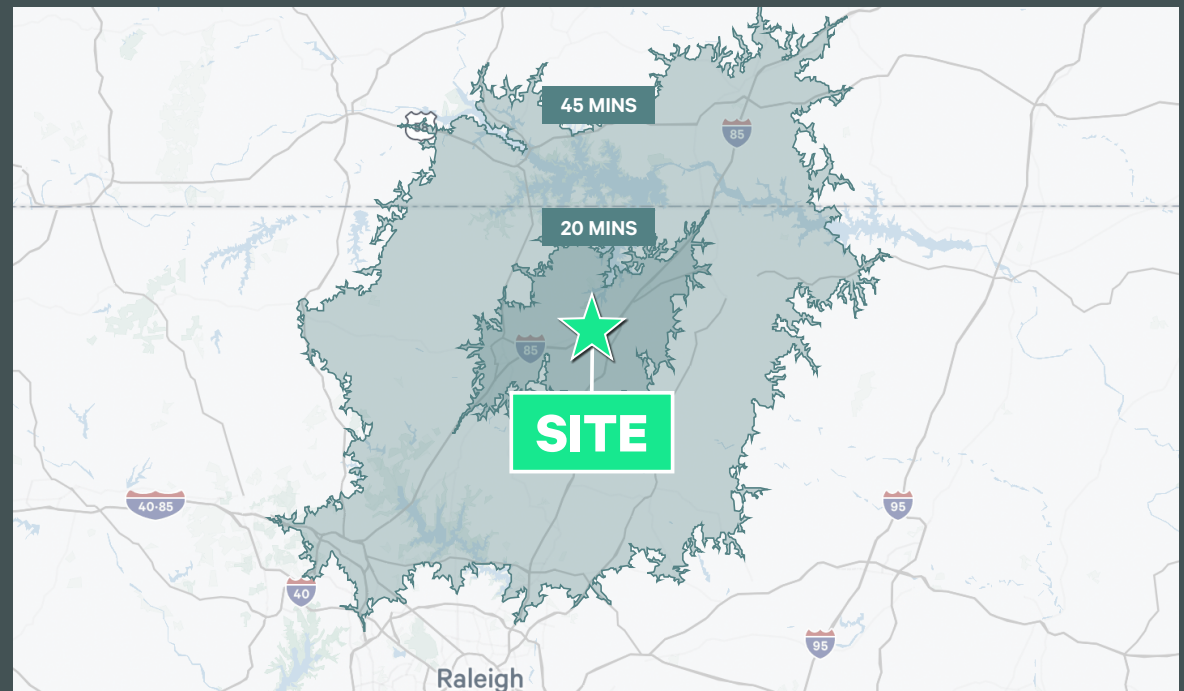
Atlas Van Lines, January 2024



## STRONG LOCAL & STATE SUPPORT

- Local Incentives
- North Carolina Incentives
- Building Re-Use Grants
- Job Development Investment Grants
- One North Carolina Fund
- Foreign Trade Zone #93

[Click Here to Learn More About Incentives Offered](#)

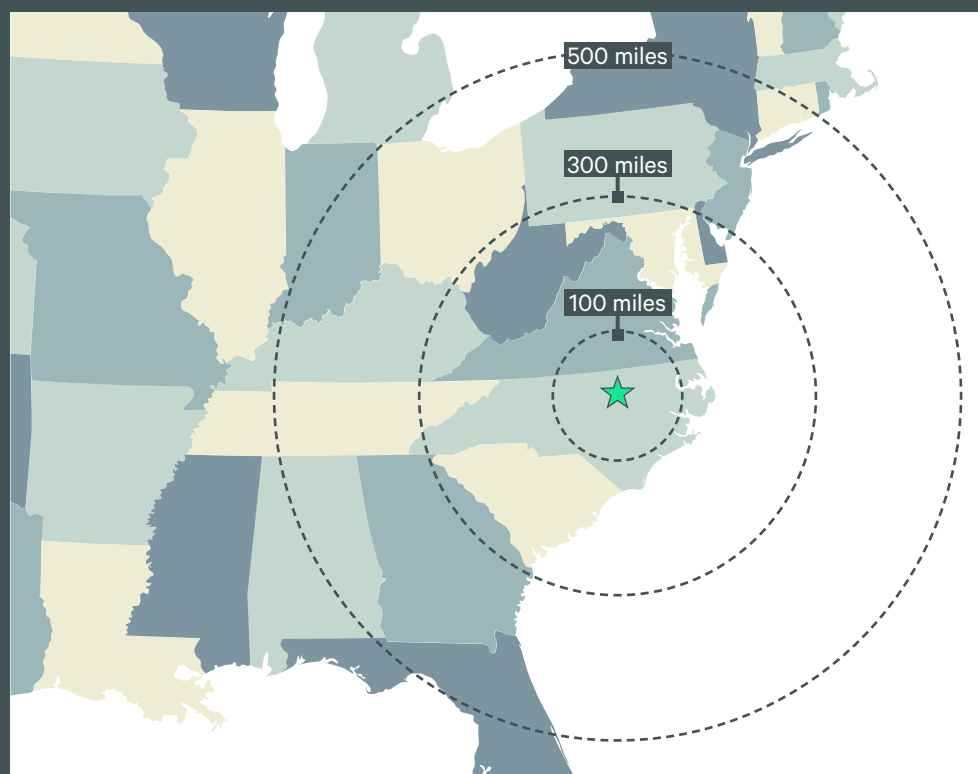
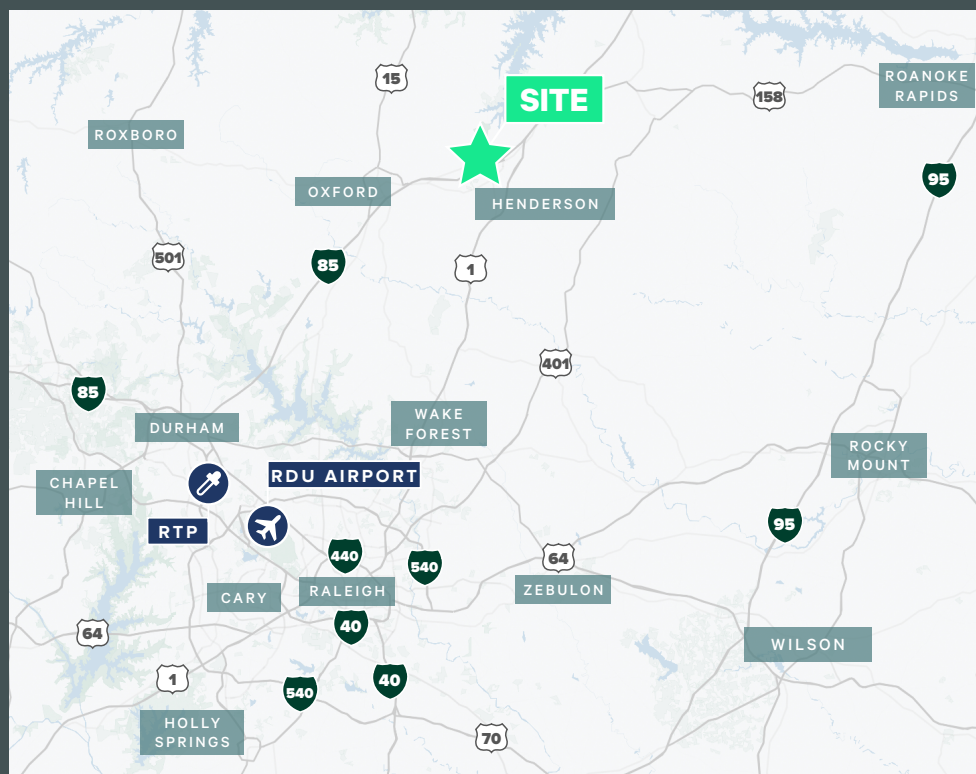




100 Comfort Drive  
Henderson, NC 27537

For Lease

# Location & Access



Interstates	Miles
+ Interstate 85	1.5 Miles
+ US-1	3.5 Miles
+ US-401	16 Miles
+ Interstate 540	38 Miles
+ Interstate 95	48 Miles

Airports	Miles
+ Raleigh-Durham International	50 Miles
+ Piedmont Triad International	104 Miles
+ Richmond International	116 Miles
+ Charlotte Douglas International	184 Miles

Sea Ports	Miles
+ Richmond, VA	109 Miles
+ Norfolk, VA	155 Miles
+ Morehead City, NC	181 Miles
+ Wilmington, NC	196 Miles
+ Charleston, SC	340 Miles



100 Comfort Drive  
Henderson, NC 27537

For Lease

# Company Profile

## MEET WESTON

---

At Weston Inc., we dedicate ourselves to providing homes for businesses by finding innovative solutions that create lasting value in the industrial real estate market. With over 50 years of experience, we strive for excellence by going above and beyond as strategic business partners committed to the success and growth of our clients. Our mission remains unchanged: to be “The Best Landlord in Town.”

## THE WESTON WAY

---

### Excellent Long-Term Reputation

With a solid track record spanning over several decades, we have established an outstanding reputation in the industry.

### Entrepreneurial Dealmakers

We approach each opportunity with an entrepreneurial spirit, continuously seeking creative solutions that benefit both tenants and landlords.

### Managed by Owners

With over 50 years of proud ownership management, we prioritize the long-term success of our clients and companies in every decision we make.



## OUR SERVICES

---

- Acquisitions
- Development
- Build-to-Suits
- Leasing
- Managing our Properties

Visit our website at [teamweston.com](https://teamweston.com)  
Find out what our customers are saying about us at [westonsuccessstories](https://westonsuccessstories)

Weston Inc.  
4760 Richmond Rd. | Suite 200  
Cleveland, OH 44128 | 440-349-9000

## WESTON'S SELECT CLIENT LIST

---



Husqvarna



...and hundreds of mid-size and small business entities



100 Comfort Drive  
Henderson, NC 27537

For Lease



## Contact Us

**Austin Nagy**  
Senior Vice President  
+1 919 831 8197  
austin.nagy@cbre.com

**Ann-Stewart Patterson, SIOR**  
Executive Vice President  
+1 919 831 8207  
ann-stewart.patterson@cbre.com

**John Hogan, III**  
Senior Associate  
+1 919 831 8264  
john.hogan@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/raleigh](http://www.cbre.com/raleigh)

