

# Henderson-Vance Shell Building

39 Industry Dr  
Henderson, NC 27537

**HENDERSON.VANCECOUNTY**   
Economic Development Commission

326 S. Garnett Street  
Henderson, NC 27536  
252.492.2094  
vancecountyedc.com



**50,000 sq. ft. | 7+ acres**  
Expandable to 98,000 sq. ft

**HENDERSON**   
**VANCECOUNTY**

**Ferdinand Rouse, CEcD**

Economic Development Director  
252.820.0041 | frouse@vancecounty.org

## Industrial, Warehouse Space for Sale or Lease

The HVIP III Shell Building sits on 7+ acres within the Henderson-Vance Industrial Park. Adjacent to US-1 and near I-85, this location is ideal for moving product swiftly.

Just 45 minutes north of the Research Triangle, this site offer key access to major markets and talent, all at lower costs.

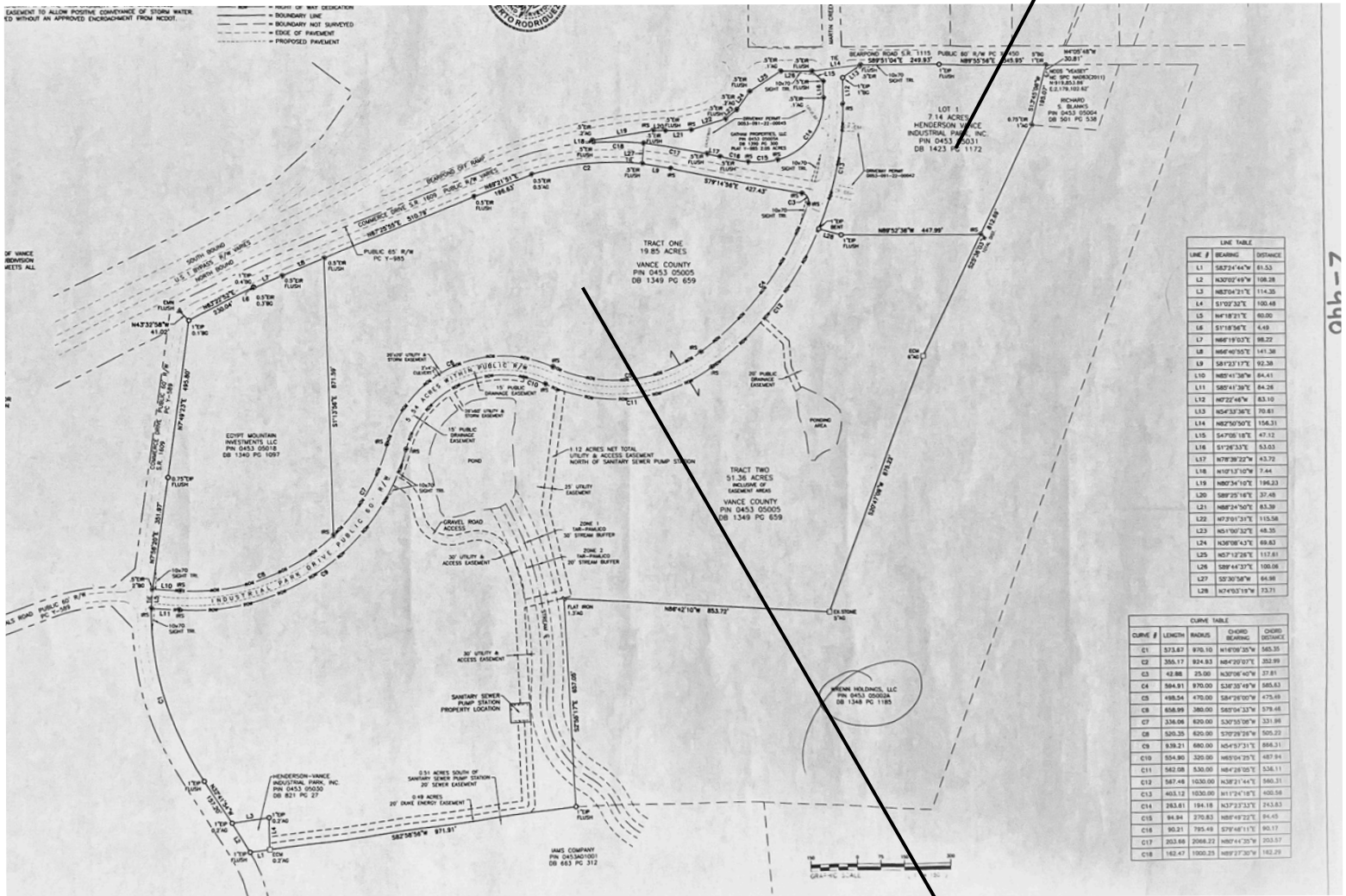
Call the Commission for more information and to schedule a tour



# PROPERTY HIGHLIGHTS

39 Industry Dr  
Henderson, NC 27536

HVIP III Shell Building Site



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S87°14'47\"	61.53
L2	N30°20'42\"	108.28
L3	N83°04'21\"	114.26
L4	S1°02'32\"	100.48
L5	N4°18'21\"	60.00
L6	S7°18'36\"	4.40
L7	N66°19'03\"	86.22
L8	N66°40'20\"	141.26
L9	S87°23'17\"	92.28
L10	N82°41'38\"	84.41
L11	S86°41'39\"	64.26
L12	N67°24'48\"	63.10
L13	N54°33'36\"	70.61
L14	N82°50'50\"	154.31
L15	S47°06'18\"	47.12
L16	S1°20'37\"	53.03
L17	N76°38'22\"	42.72
L18	N10°13'10\"	7.44
L19	N87°34'10\"	194.23
L20	S86°25'18\"	37.48
L21	N86°24'50\"	83.39
L22	N72°01'37\"	110.28
L23	N5°16'02\"	48.20
L24	N32°08'42\"	68.63
L25	N27°12'28\"	117.61
L26	S26°44'37\"	100.06
L27	S2°30'58\"	64.96
L28	N3°43'18\"	73.71

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	573.87	970.10	N14°09'20\"	545.35
C2	356.17	824.83	N84°20'07\"	353.99
C3	42.88	25.00	N30°08'40\"	27.81
C4	564.91	970.00	S26°30'49\"	545.63
C5	488.54	470.00	S84°19'00\"	475.69
C6	448.99	380.00	S26°14'37\"	379.48
C7	324.08	620.00	S20°59'28\"	331.98
C8	520.25	620.00	S79°28'28\"	500.23
C9	838.21	680.00	N5°43'21\"	844.31
C10	554.90	320.00	N65°04'25\"	447.91
C11	542.08	530.00	N64°28'10\"	526.11
C12	547.48	1030.00	N32°17'44\"	540.21
C13	463.32	1000.00	N17°19'38\"	460.54
C14	263.61	184.19	N27°21'27\"	193.63
C15	94.94	270.83	N66°48'22\"	91.45
C16	80.21	795.48	S76°48'17\"	80.17
C17	203.88	2066.23	N87°44'20\"	203.57
C18	140.41	1000.25	N67°27'30\"	142.29

HVIP 82-Acre Site

## Complete Utilities on Site

- Electric by Duke Energy w/ adjacent substation
- 12" Water lines
- Natural Gas through Enbridge
- Park access to CSX Rail
- Water & Sewer by Kerr Lake Regional Water System
- Zoning: Light Industrial
- Adjacent to US-1, 7 minutes to I-85



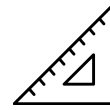
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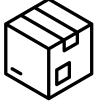
Verb: To create business success in Vance County.

# FLOOR PLAN

**LEASE RATE** Negotiable  
**SALE PRICE** \$3,200,000



**50,000 sq. ft.**  
Easily expandable to 98,000 sq. ft



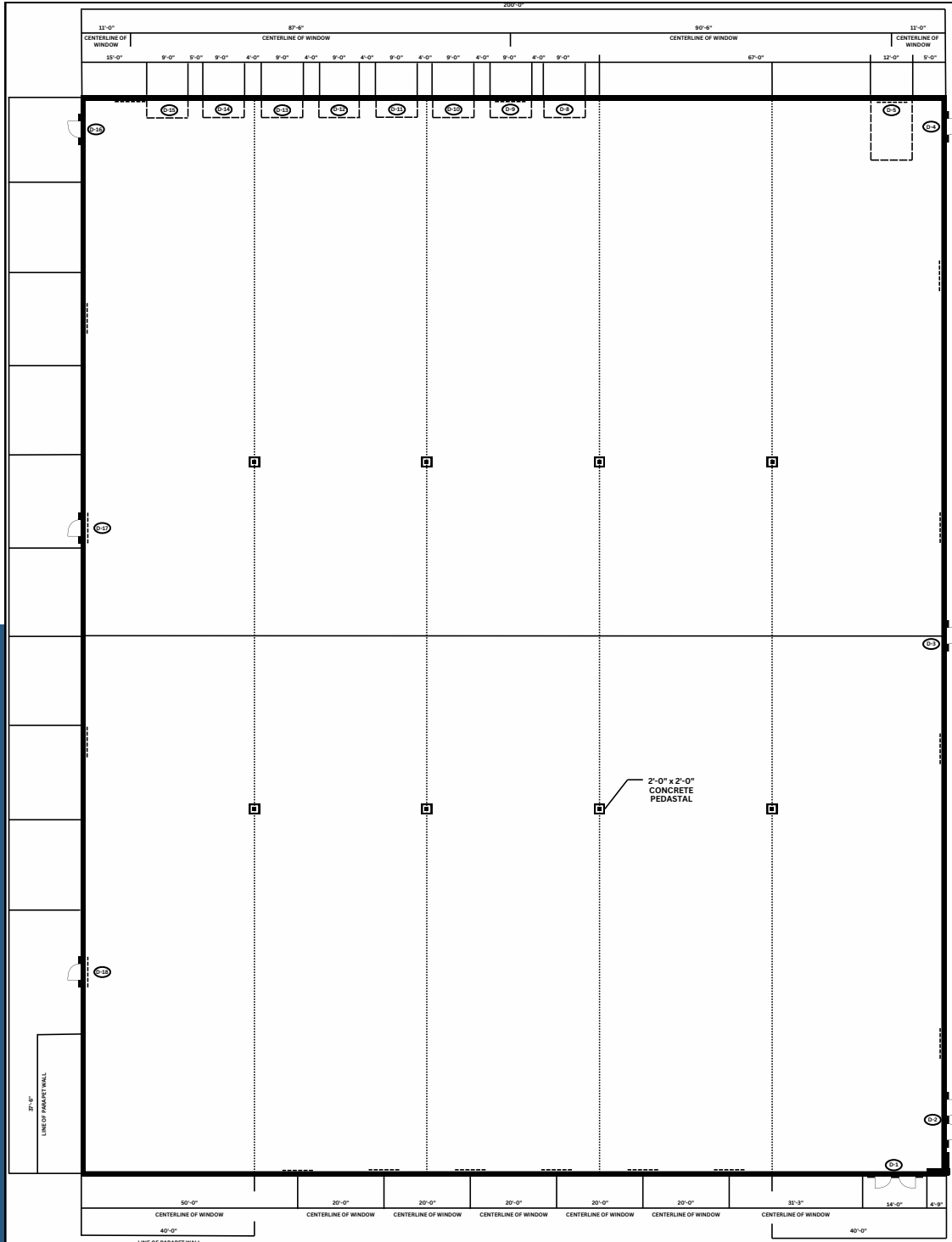
**8** loading docks  
**1** drive-in door



**40 ft. x 62 ft.**  
Column spacing



**30 ft. tall ceilings**  
Clear at eaves





# Area Amenities



- 1. Kerr Lake** - Enjoy 850 miles of shoreline along the largest man-made lake east of the Mississippi River. The park attracts over one million people each year, bringing together folks who share a love of camping, boating, hiking, and fishing.
- 2. Maria Parham Health** - As a regional hub, Maria Parham Health operates a fully accredited, 100+ bed hospital with the region's most comprehensive medical care. As a Duke LifePoint hospital, Maria Parham Health is backed by the medical and clinical resources of Duke University Health System, one of the nation's premier healthcare providers.
- 3. Vance-Granville Community College** - Vance-Granville operates a Training Center and maintains a heavy emphasis on technology. There are certificates and degree programs in automotive systems; bioprocessing; computer information technology; electronics engineering; global logistics; industrial systems; information systems; and welding, among dozens more programs.
- 4. HVIP III Shell Building** - With a labor force of more than 1.1 million people within 45-miles, Vance County offers the infrastructure to support highly technical operations. Strategically located just north of the Research Triangle, access key talent and markets at lower costs.

# VANCE COUNTY **ADVANTAGE**



Vance County, NC, offers a compelling cost advantage for businesses, with land, construction, and utility **costs well below national averages**, backed by North Carolina's top-ranked business climate.

Industrial and commercial **utility rates**—including electricity, water, and gas—are **lower than U.S. averages**, with Duke Energy and PSNC providing reliable infrastructure and excess capacity for growth.

The county's strategic location within the Raleigh-Durham MSA allows access to Tier 1 incentives, while North Carolina's corporate tax rate—dropping to 0% by 2030—complements **low property and sales taxes** (6.75% in Vance County).

CNBC has ranked the state **#1 or #2 for business five years running**, citing its workforce, economy, and legal climate, making Vance County a high-value, low-risk choice for expansion.

## **STRATEGIC LOCATION AT REGIONAL, NATIONAL CROSSROADS**

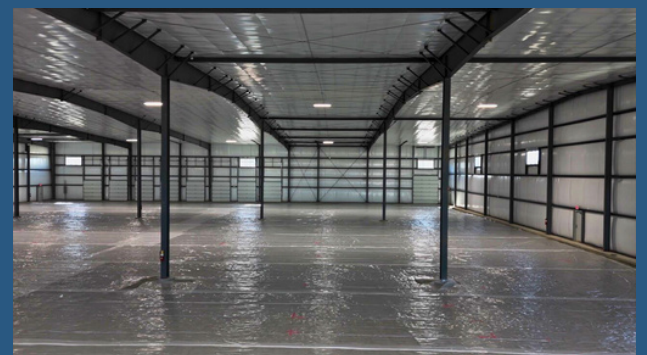
Located at intersection of I-85 and US-1, just one hour to I-95

RDU International Airport  
50 miles, 1 hour

Port of Virginia, Norfolk  
152 miles, 2.5 hours

Port of Wilmington, NC  
175 miles, 3 hours

Halfway between Atlanta and NYC







# HENDERSON VANCE COUNTY



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