

16,250 SF Industrial Building on Approx. 3 Acres
2.4 Miles from I-26, Exit 37

1785 Brevard Road, Arden, NC 28704

FOR SALE
16,250 SF
\$1,100,000
(\$67.70 / SF)



Front of building; Insets, left to right: The facility as seen from the north corner; The processing room; Rear parking area

- Located on NC 191 / Brevard Road
- Approximately 2,800 SF of Office space
- Approximately 13,450 SF Warehouse space
- Mezzanine storage (not included in SF)
- Warehouse & Office heated; Office also cooled
- Multiple Drive-in and Dock doors
- Heavy power for manufacturing
- Security system
- Approximately twenty-five parking spaces
- Potential expansion space
- Buncombe County EMP zoning

MLS: 3461994 Catylist: 30364162 Loopnet: 14759164

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SUMMARY: 1785 Brevard Road, Arden, NC 28704

BEST USE: Industrial, Manufacturing **PERMITTED USES:** Per EMP Zoning

MUNICIPALITY: ARDEN	YEAR BUILT: 1981	RESTROOMS: 2, with 2 toilets each
COUNTY: BUNCOMBE	YEAR RENOVATED: 2016	WATER: PUBLIC
COMMUNITY: BREVARD ROAD CORRIDOR	APPROXIMATE ACRES: 3.0	SEWER: PUBLIC
ZONING: EMP	ROAD FRONTAGE: 384'	ELECTRIC: PUBLIC
TYPE: INDUSTRIAL	CONSTRUCTION: STEEL, MASONRY	HEATING: WAREHOUSE: GAS BOILER SYSTEM (Propane)
DEED BOOK, PAGE: 3789, 0220	EXTERIOR: METAL SIDING	OFFICE: HEAT PUMP
PIN #: 9634-38-6973	ROOF: METAL	COOLING: CENTRAL A/C (OFFICE ONLY)
TAXES: \$4,130 (2018)	CEILING HEIGHTS: 12' - 20'	PARKING: 25+
TOTAL SQUARE FEET: 16,250 SF	LOADING DOCKS: 1 (4 add'l can be converted)	ADDITIONAL FEATURES: 1200 VOLTS
OFFICE SQUARE FEET: 2,800 SF	DRIVE-IN DOORS: 4	3 PHASE
WAREHOUSE SQUARE FEET: 13,450 SF	FLOORING: CONCRETE SLAB/GRADE	
MEZZANINE SQUARE FEET: Approximately 2,000 SF (Not counted in SF)	LAMINATE	
	CARPET	



Loading dock



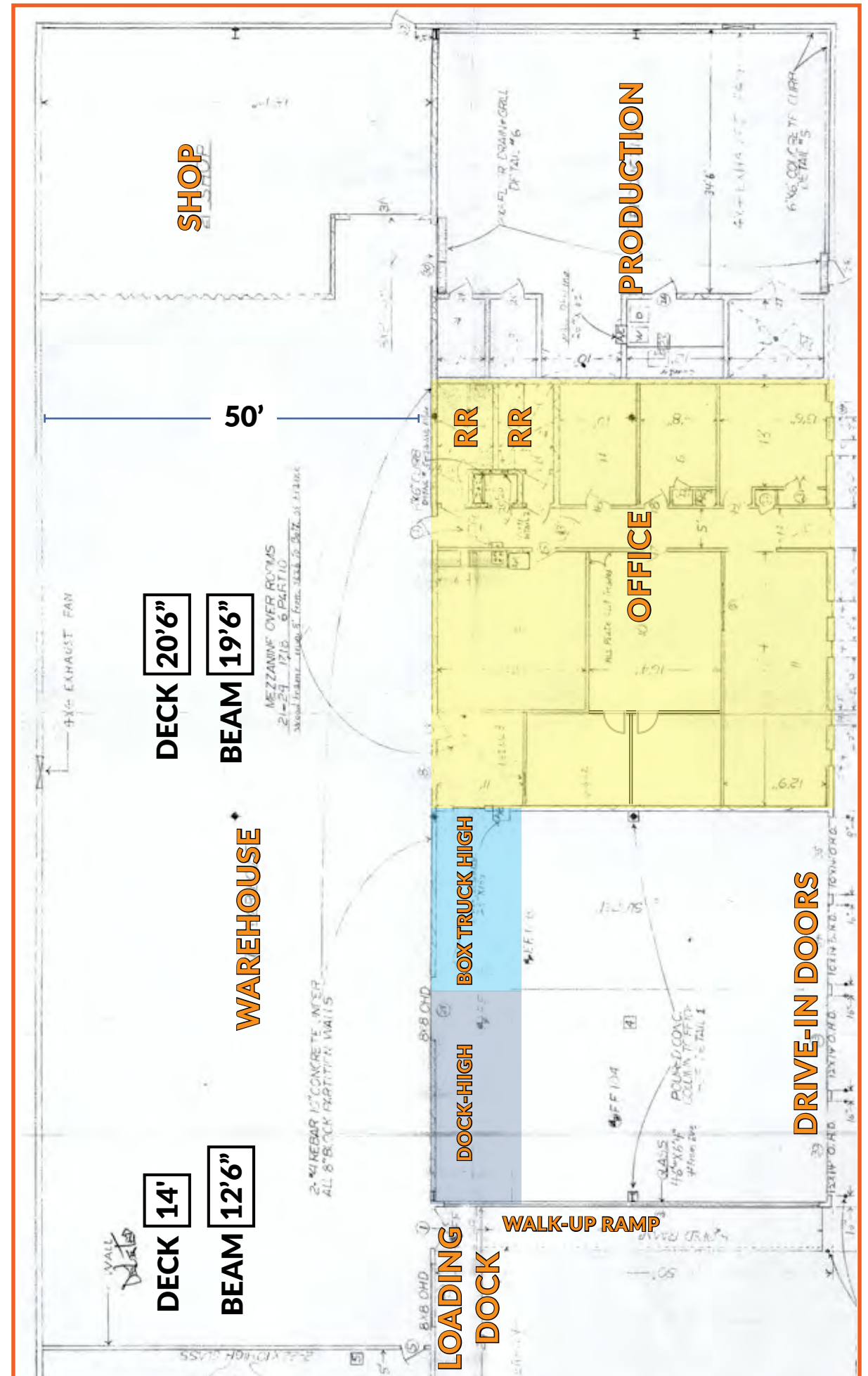
Main manufacturing space



Warehouse, toward south-facing windows



Dock area



*Maps, illustrations and measurements are approximated.

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Front office



Executive office

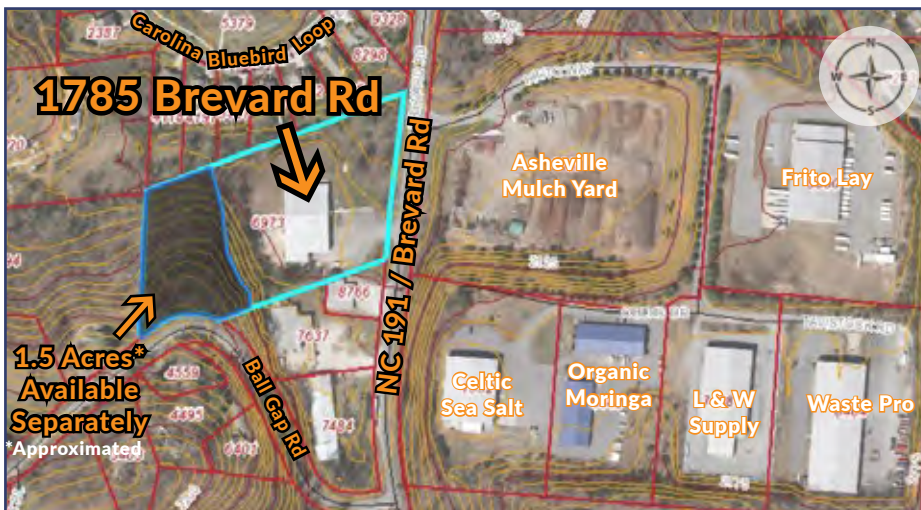
market | >>>intel

GREATER AVL MSA - 4 COUNTIES: Buncombe, Haywood, Henderson & Madison

Population: 443,890
Projected 2020 Population: 468,146
Households: 179,606
Average Household Size: 2.28
Median Home Value: \$207,170
Average Family Income: \$73,638
Median Age: 44.2
Private Industries: 12,881
Service Providing Industries: 10,793
Federal, State & Local Industries: 12,235

ASHEVILLE DATA:

3 MILE RADIUS: 12.93%
2016 Population: 52,400 Population 20 - 34: 6.35%
Average Household Income: \$57,279 Population 65+: 5.83%
Owner Occupied
Housing Units: 10,828
Population 35 - 64: 12.53%
Population 20 - 34: 12.55%
Population 65+: 5.47%
10 MILE RADIUS:
2016 Population: 187,500
Average Household Income: \$67,735
Owner Occupied
Housing Units: 52,076
Population 35 - 64: 13.7%
Population 20 - 34: 9.45%
Population 65+: 6.07%
5 MILE RADIUS:
2016 Population: 98,400
Average Household Income: \$59,228
Owner Occupied
Housing Units: 22,539
Population 35 - 64:



DIRECTIONS FROM I-26:

- Take Exit 37/Long Shoals Road
- Head West on Long Shoals Road to Brevard Road
- Turn Right onto Brevard Road (North)
- Property is on left after approximately 0.8 miles



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2/1/19