

## Industrial Park Development Opportunity on I-40 9,000 SF Warehouse on Prepped 6+ Acre Site

3750 NC-209/Crabtree Rd., Waynesville, NC 28705

**\$825,000**  
**9,000 SF Warehouse**  
**6.294 Acres**



Existing 9,000 SF warehouse; Insets, left to right: Other side of warehouse; Inside; Portion of the prepped 6.294 acres

- 9,000 SF warehouse in immaculate condition (6,000 SF climate-controlled)
- 6.294 acre site prepped for industrial development
- Room for five additional buildings on-site
- 0.1 miles from I-40, Exit 24 (Near Pilot Travel Center)
- Drainage and septic systems in place
- Driveway compacted for semi-truck use
- Potential for additional residential/commercial development on north side of property

MLS#:3393492    Catylist: 30280102    Loopnet: 12605005

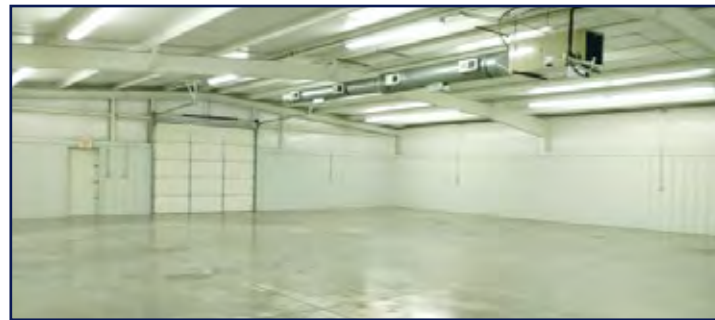
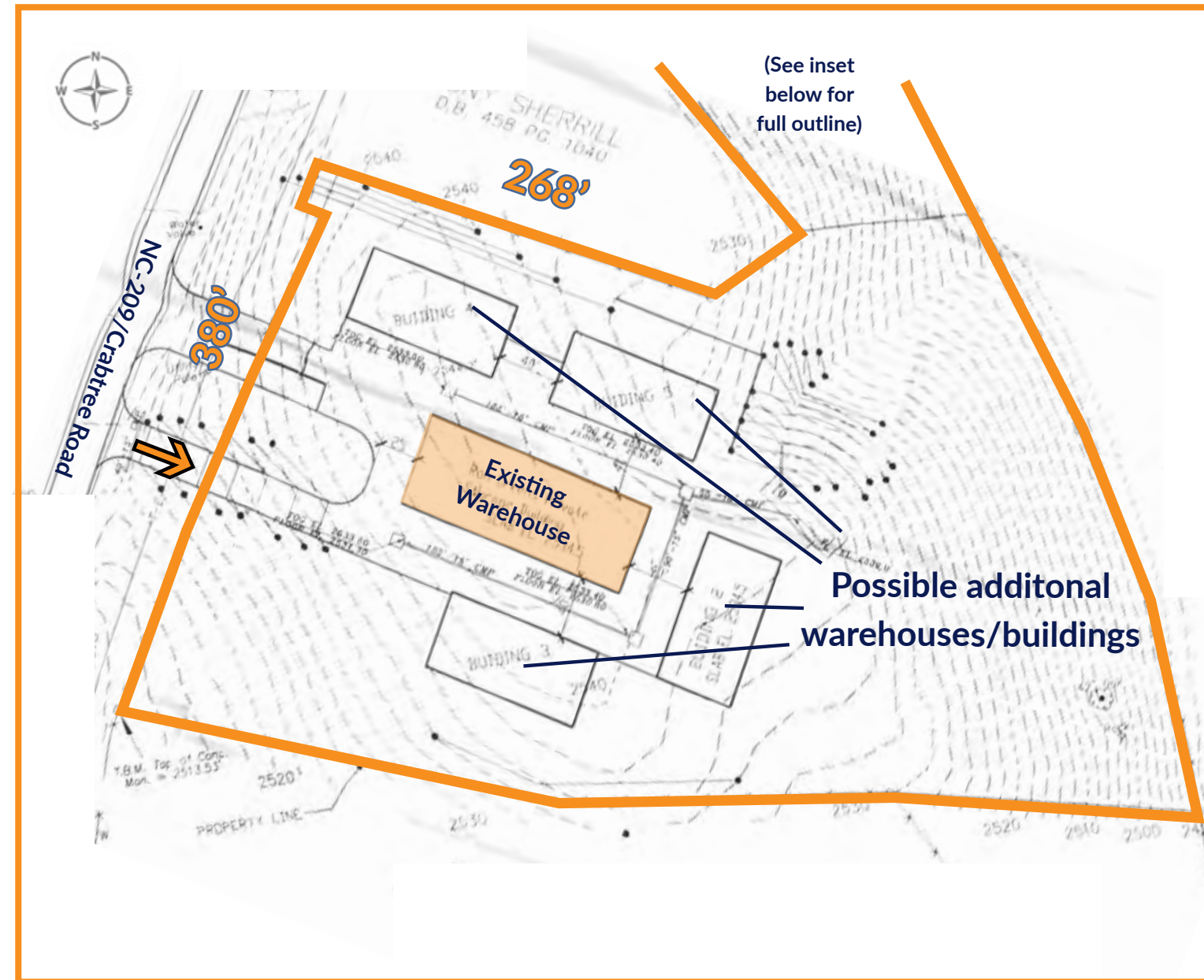
**James Harrison**  
**828.279.0090**  
**[jharrison@whitneycre.com](mailto:jharrison@whitneycre.com)**



# SUMMARY: 3750 NC-209/Crabtree Road

**BEST USE:** Industrial Park Development, Other Industrial    **PERMITTED USE:** Industrial/Flex

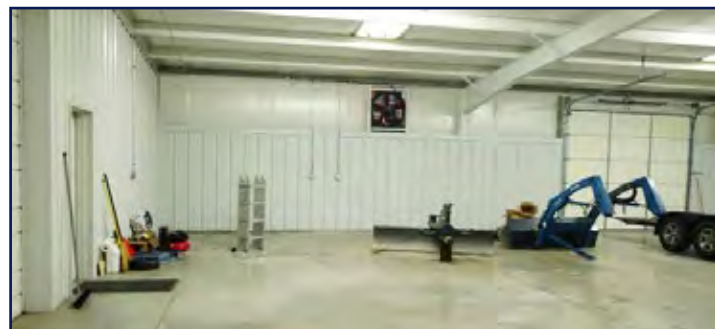
OVERALL	WAREHOUSE	ACREAGE
MUNICIPALITY: WAYNESVILLE	<b>TOTAL SQUARE FEET:</b> 9,000 SF (6,000 SF HEATED)	<b>TOTAL ACRES:</b> 6.294 Ac.
COUNTY: HAYWOOD	<b>YEAR BUILT:</b> 2002	<b>TOTAL SQUARE FEET:</b> 274,166.64 Ac.
ZONING: NONE	<b>CONSTRUCTION:</b> METAL	<b>PRICE PER ACRE:</b> \$131,077.21 Ac.
TYPE: INDUSTRIAL	<b>ROOF:</b> METAL	<b>LOT SHAPE:</b> IRREGULAR
DEED BOOK, PAGE: 783, 1775	<b>DRIVE-IN DOORS:</b> 4	<b>LOT DIMENSIONS:</b> 380' (facing NC-209)
PIN #: 8628-47-4268	<b>CEILING HEIGHTS:</b> 12' EAWE, 14' CEILING, 12' to STEEL	<b>SF ALREADY BUILT:</b> 9,000 SF
TAXES: \$2,734 (2018)	<b>DOOR HEIGHT:</b> 10'	<b>ACREAGE IN USE:</b> +/- 50% (rough estimate)
TRAFFIC COUNTS: 6,600 VPD	<b>FLOORING:</b> CONCRETE SLAB/GRADE	<b>EXPANSION ACREAGE:</b> +/- 30% (rough estimate)
ROAD FRONTAGE: 650'	<b>RESTROOMS:</b> 1	<b>TOPOGRAPHY:</b> LEVEL, PREPPED
	<b>PARKING SPACES:</b> 20	<b>DRIVEWAY ACCESS:</b> GRADED
	<b>WATER, SEPTIC:</b> ON-SITE	<b>FLOODPLAIN:</b> NO
	<b>ELECTRIC:</b> ON-SITE 400 VOLTS/SINGLE	<b>UTILITIES:</b> ON-SITE
	<b>HEATING:</b> ELECTRIC CEILING, HEAT PUMP, SUSPENDED CEILING	
	<b>COOLING:</b> CENTRAL A/C	



6,000 SF climate-controlled section of warehouse



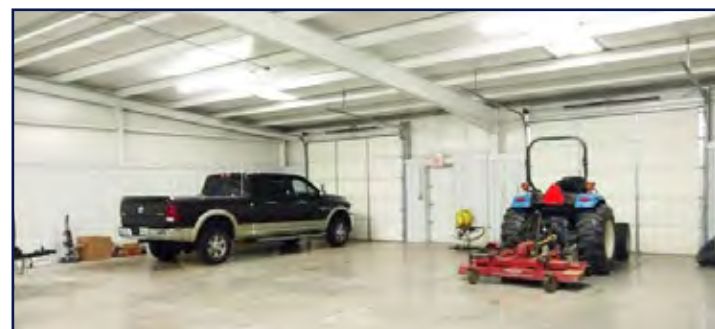
Climate-controlled section, including restroom and shop area



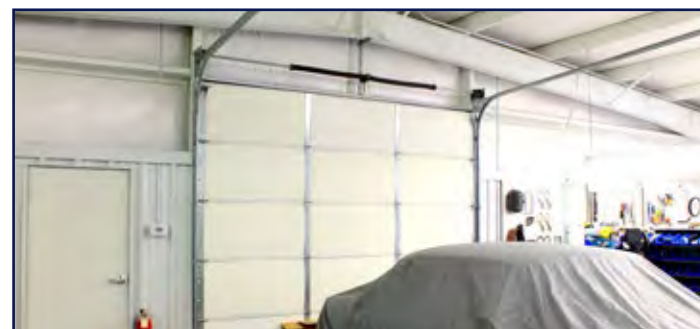
3,000 SF non-climate-controlled section of warehouse



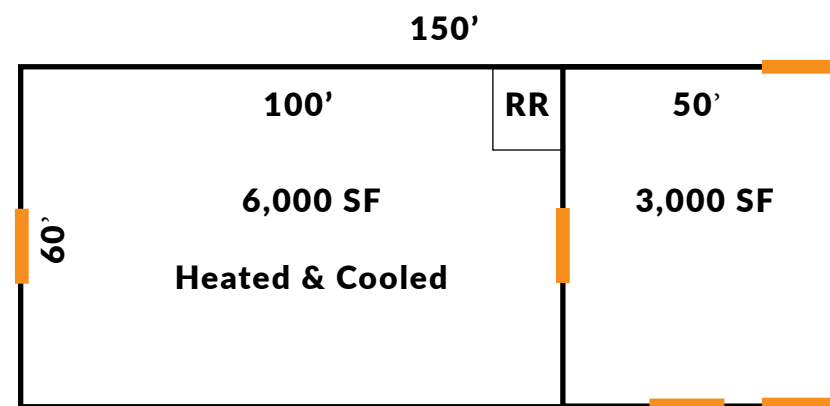
Shop area with overhead lighting



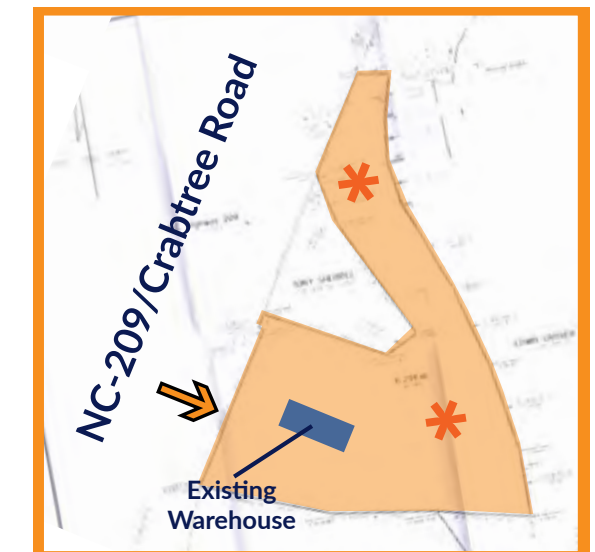
Two of four drive-in doors, as seen from inside



Interior roll-up door



Warehouse diagram



\*All maps, aerials, illustrations, lot lines, scales and measurements are approximated.



# Industrial Park Development Opportunity on I-40

## 9,000 SF Warehouse on Prepped 6+ Acre Site

3750 NC-209/Crabtree Rd., Waynesville, NC 28705



Two of four drive-in doors



Land is cleared, graded and ready



Additional view of prepped acreage



Additional view of prepped acreage



### DIRECTIONS

#### FROM I-40:

- Take Exit 24 for NC-209/Crabtree Road
- Head north on NC-209/Crabtree Road
- Pass Pilot Travel Center, and driveway to property is located immediately on the right side of the road

### market >>> intel

#### GREATER AVL MSA - 4 COUNTIES:

**Buncombe, Haywood, Henderson & Madison**

Population: 443,890

Projected 2020 Population: 468,146

Households: 179,606

Average Family Income: \$73,638

#### WAYNESVILLE DATA:

##### 10 MILE RADIUS:

2017 Population: 55,492

Average Household Income: \$60,731

Owner Occupied

Housing Units: 16,985

Population 35 - 64: 40.5%



**James Harrison**  
828.279.0090  
jharrison@whitneycre.com

**FOR LEASE: OFFICE**  
**3750 NC-209/Crabtree Road**  
**Waynesville, NC 28785**  
**\$825,000**

\*All maps, aerials, illustrations, lot lines, and measurements are approximated.

4/12/19