

136,683 SF Centrally-Located Industrial and Warehouse Space **Minutes from I-40 & I-26**

12 - B Gerber Road, Asheville, NC 28803



136,683 SF
\$5.94 - \$6.00 / SF
NNN
+ \$0.68 / SF Estimated CAM

Interior of warehouse, showing connecting roll-up door; Inset: 12 loading docks, ample turnaround room and parking, including trailer storage

- 44,272 SF up to 136,683 SF
- 12 dock doors with levelers and 1 drive-in door
- 18'6" to 26' ceiling heights
- 50'x80' and 24'x48 column spacing
- 6,263 SF of office space plus a separate, large production breakroom space
- 120 parking spaces with 8 trailer storage spaces
- Heavy power on-site
- Bonus mezzanine space not counted in square footage
- Signage at entrance to complex
- Well-maintained, centrally-located site, near every type of amenity on the Hendersonville Road corridor
- Minutes from both I-40 and I-26

ENTIRE OFFERING: MLS: 3555644 Loopnet: 16465865

92,411SF Section: MLS: 3555652 Catylist: 23784250 Loopnet: 16465865

44,272 SF Section: MLS: 3555654 Catylist: 23784233 Loopnet: 16465865

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SUMMARY: 12-B Gerber Road, Asheville

BEST USE: Warehouse, Manufacturing, Distribution **PERMITTED USES VARY**

MUNICIPALITY: ASHEVILLE
COUNTY: BUNCOMBE
COMMUNITY: SOUTH
ZONING: IND
TYPE: INDUSTRIAL
DEED BOOK, PAGE: 2239, 0085
PIN #: 9655-27-5551
ESTIMATED CAM: \$0.68 / SF

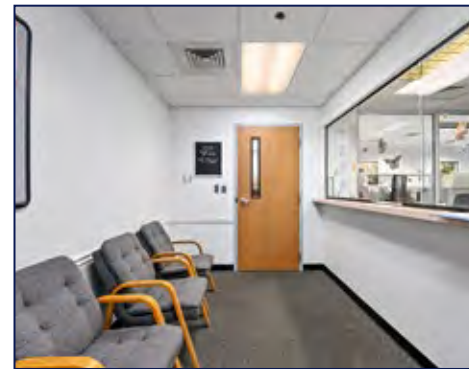
YEAR BUILT / RENOVATED: 1959 / 2017
CONSTRUCTION: CONCRETE, MASONRY, STEEL
ROOF: CONCRETE DECK
CEILING HEIGHTS: 18'6" - 26' (See Floorplan)
DRIVE-IN DOORS: 1 (10' X 12')
LOADING DOCK DOORS: 12 (8' X 10')
INTERIOR ROLL-UP DOORS: 1 (10' X 12')
FLOORING: REINFORCED CONCRETE, CERAMIC TILE, CARPET

RESTROOMS: 6 (18 FIXTURES)
UTILITIES: PUBLIC
HEATING: FORCED AIR DUCTED SUSPENDED CEILING
COOLING: CENTRAL A/C (OFFICE AREA ONLY)
PARKING: 120
TRAILER STORAGE: 8
FEATURES : 2,000 AMPS
 3 PHASE
 LOADING DOCKS
 RECEPTION AREA
 SECURITY FENCE

TOTAL SQUARE FEET: 136,683 SF
SUBDIVIDABLE SPACE 1: 92,411 SF
SUBDIVIDABLE SPACE 2: 44,272 SF



Warehouse interior



Lobby and reception



Conference room



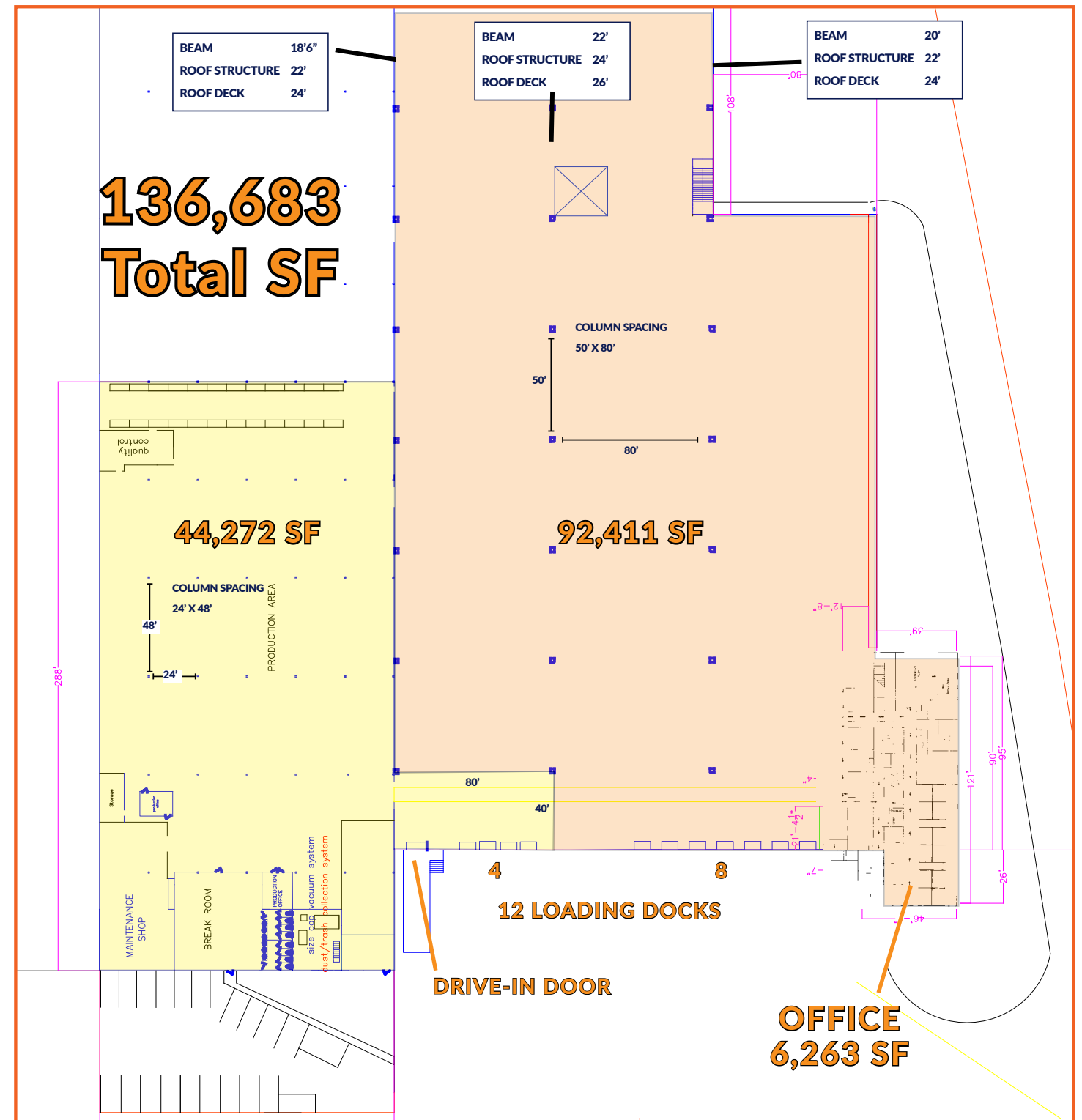
Interior: loading dock doors



Production breakroom



Offices



*Maps, illustrations, floorplans, and measurements are approximated.



Just off amenity-heavy Hendersonville Road



Office at one end of property

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Drive-in door at left, adjacent to 12 loading dock doors with levelers



DIRECTIONS FROM I-40:

- Travel south on Sweeten Creek Road
- Drive approximately 9 miles to Gerber Road
- Turn right onto Gerber Road
- Take immediate right onto property, follow signs to BRAIFORM

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



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FOR LEASE: 136,683 SF Industrial
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10/24/19