

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

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

\$899,000
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

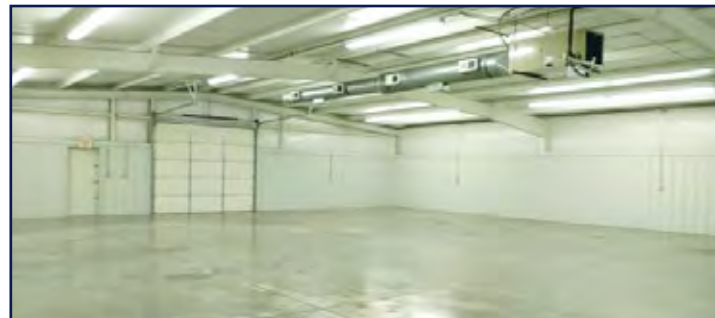
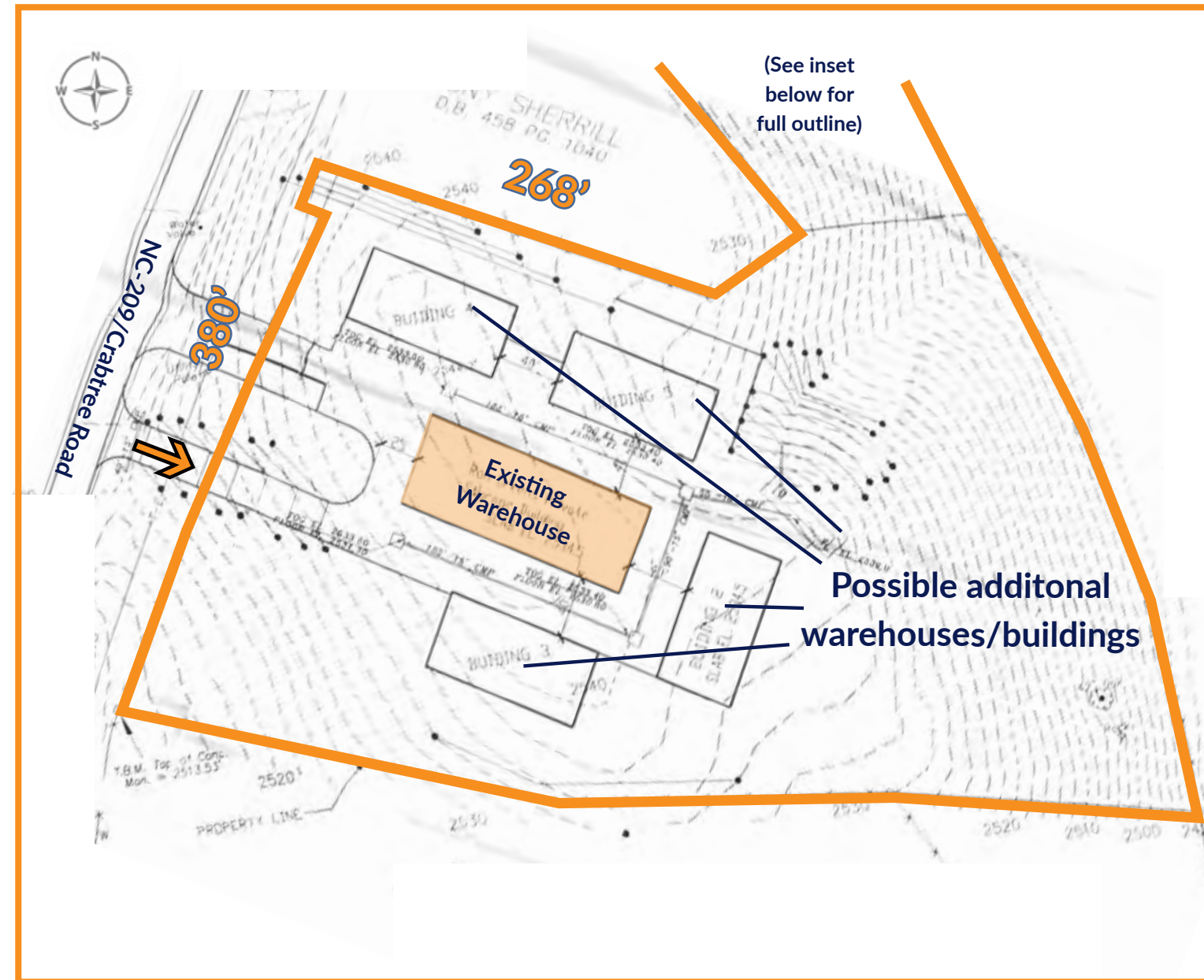
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SUMMARY: 3750 NC-209/Crabtree Road

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

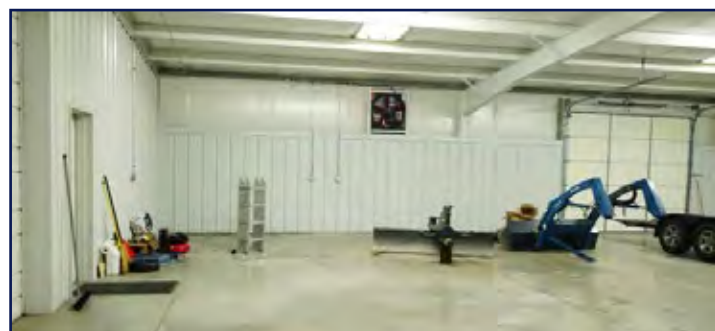
OVERALL	WAREHOUSE	ACREAGE
MUNICIPALITY: WAYNESVILLE	TOTAL SQUARE FEET: 9,000 SF	TOTAL ACRES: 6.294 Ac.
COUNTY: HAYWOOD	(6,000 SF HEATED)	TOTAL SQUARE FEET: 274,166.64 Ac.
ZONING: NONE	YEAR BUILT: 2002	PRICE PER ACRE: \$150,778.51 Ac.
TYPE: INDUSTRIAL	CONSTRUCTION: METAL	LOT SHAPE: IRREGULAR
DEED BOOK, PAGE: 783, 1775	ROOF: METAL	LOT DIMENSIONS: 380' (facing NC-209)
PIN #: 8628-47-4268	DRIVE-IN DOORS: 4	SF ALREADY BUILT: 9,000 SF
TAXES: \$2,734 (2018)	CEILING HEIGHTS: 12' EAWE, 14' CEILING, 12' to STEEL	ACREAGE IN USE: +/- 50% (rough estimate)
	DOOR HEIGHT: 10'	EXPANSION ACREAGE: +/- 30% (rough estimate)
	FLOORING: CONCRETE SLAB/GRADE	TOPOGRAPHY: LEVEL, PREPPED
TRAFFIC COUNTS: 6,600 VPD	RESTROOMS: 1	DRIVEWAY ACCESS: GRADED
ROAD FRONTAGE: 650'	PARKING SPACES: 20	FLOODPLAIN: NO
	WATER, SEPTIC: ON-SITE	UTILITIES: ON-SITE
	ELECTRIC: ON-SITE	
	400 VOLTS/SINGLE	
	HEATING: ELECTRIC CEILING, HEAT PUMP, SUSPENDED CEILING	
	COOLING: CENTRAL A/C	



6,000 SF climate-controlled section of warehouse



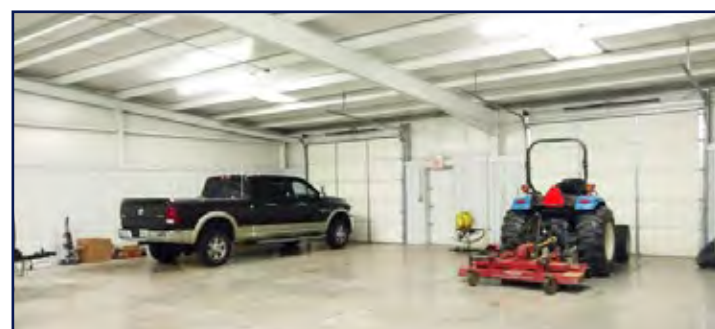
Climate-controlled section, including restroom and shop area



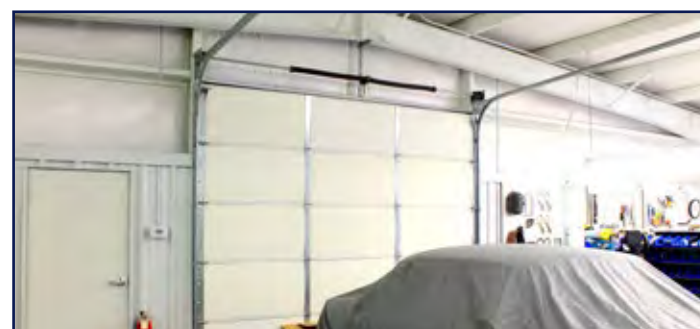
3,000 SF non-climate-controlled section of warehouse



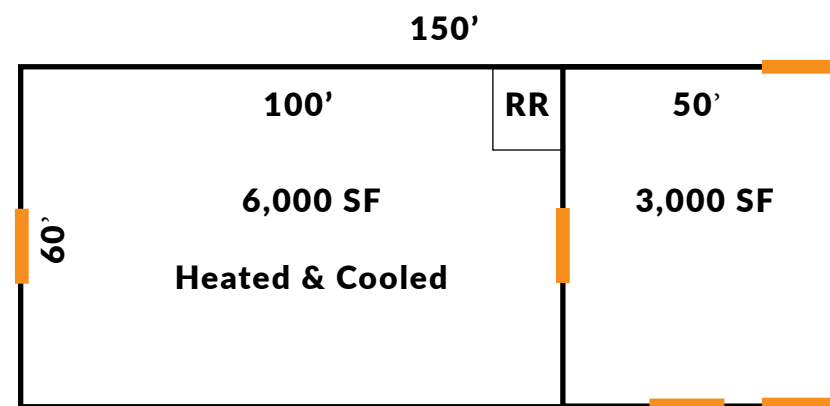
Shop area with overhead lighting



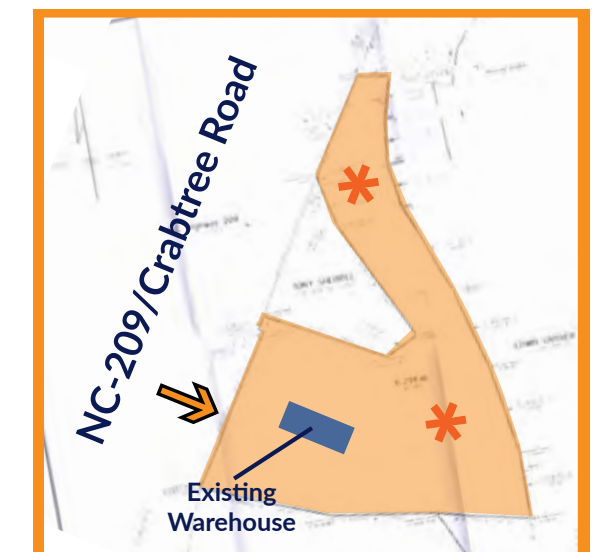
Two of four drive-in doors, as seen from inside



Interior roll-up door



Warehouse diagram



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

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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%



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FOR LEASE: OFFICE
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