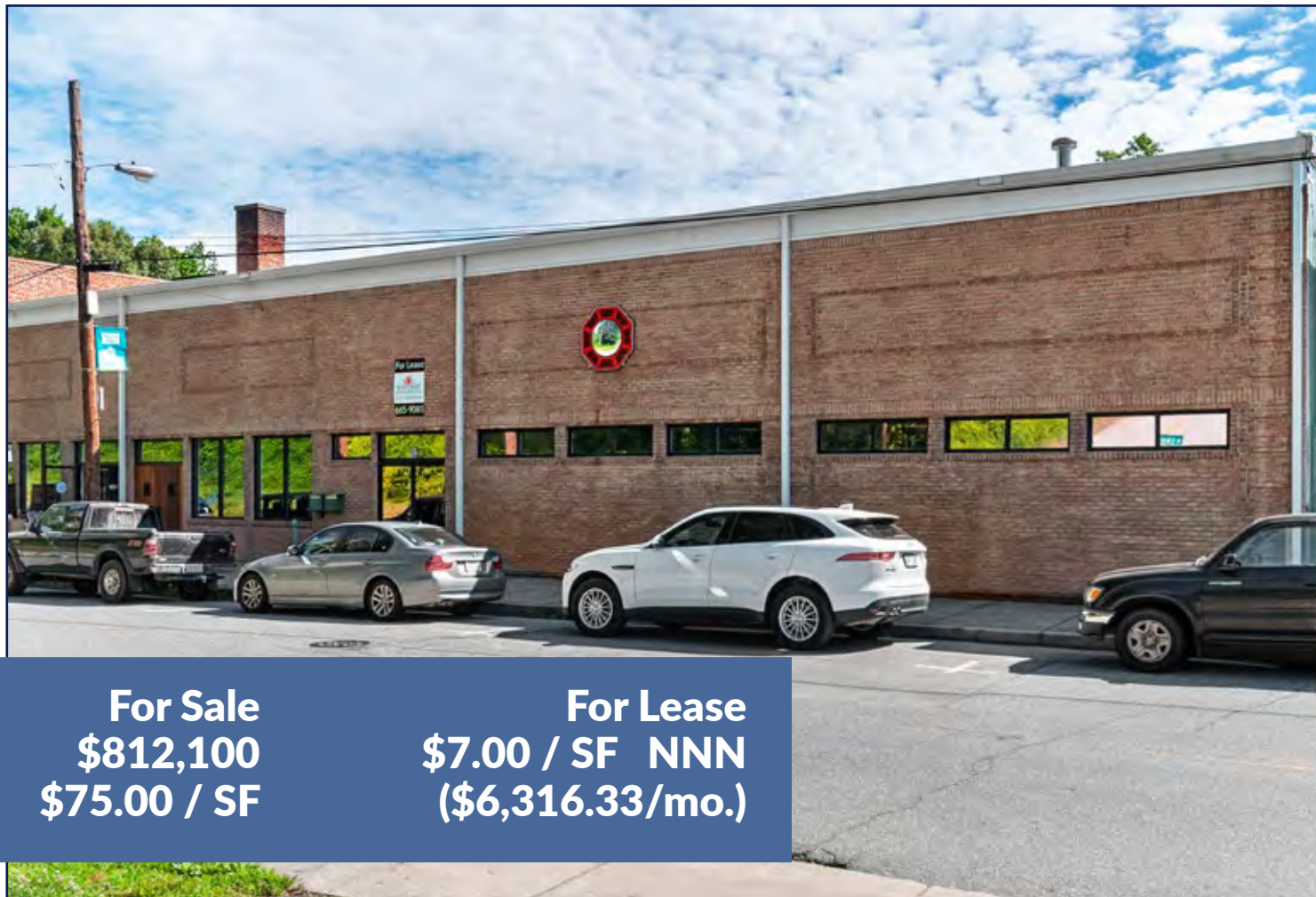


10,828 SF Hendersonville Warehouse/Office Flex Space Well-Maintained, Near Downtown

824 Locust St., Suite 100, Hendersonville, NC 28792



For Sale
\$812,100
\$75.00 / SF

For Lease
\$7.00 / SF NNN
(\$6,316.33/mo.)

This property is conveniently located at Locust Street and Bearcat Boulevard, convenient to both Pardee Hospital and downtown

- Well-maintained, heated, flex space
- 8,415 SF warehouse with enclosed loading dock
- 1,742 SF offices, plus 671 SF mezzanine
- Two loading docks with roll-up doors
- High ceilings, up to 25'
- Trailer docked at back included
- Near both Pardee Hospital and downtown's historic Main Street
- Two miles from I-26, Exit 49

MLS: 3393018 Catylist: 30280112 Loopnet: 12771970

Stephanie West
828.712.2828
swest@whitneycre.com

Eric Engstrom
336.480.5380
eengstrom@whitneycre.com

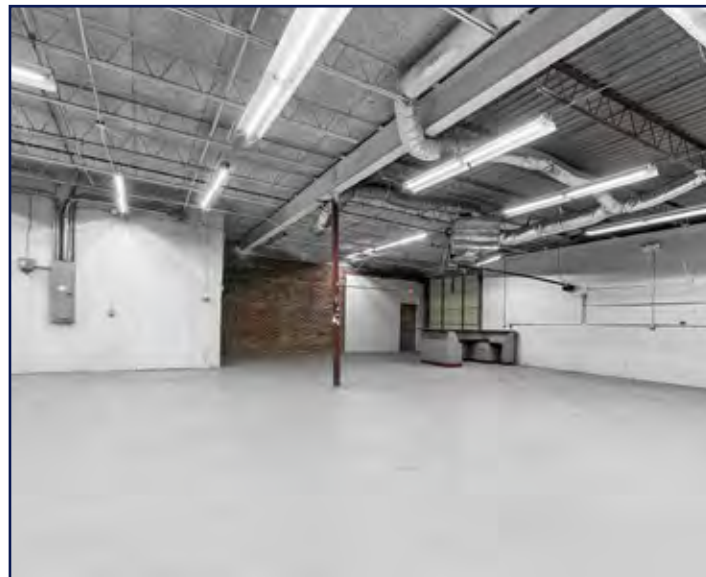
SUMMARY: 824 Locust Street, Suite 100

BEST USES: Distribution, Storage, Retail **PERMITTED USE:** Per I-1 zoning

MUNICIPALITY: HENDERSONVILLE	YEAR BUILT: 1926	WATER: ON-SITE, CITY
COUNTY: HENDERSON	ROOF AGE: 2018	SEWER: ON-SITE, CITY
ZONING: I-1		ELECTRIC: ON-SITE
TYPE: INDUSTRIAL	CONSTRUCTION: MASONRY	GAS: ON-SITE
TERMS: NNN	FOUNDATION: CONCRETE SLAB	HEATING: FORCED AIR GAS
DEED BOOK, PAGE: 1399, 323	EXTERIOR: BRICK	COOLING: CENTRAL A/C
PIN #: 9569-80-3332	ROOF: MEMBRANE	
TAXES: \$2,079.22 (2017)	CEILING HEIGHTS: UP TO 25'	ROAD FRONTAGE: 62'
	FLOORING: CONCRETE SLAB/ GRADE, CARPET	TRAFFIC COUNTS: 7TH Ave: 3,900 VPD Main St: 9,900 VPD Church St: 11,000 VPD 7th & Main: 17,000 VPD
	RESTROOMS: 2	
	LOADING DOCKS: 2	ADDITIONAL FEATURES: DELIVERY DOOR SECURITY SYSTEM DOCK TRAILER
TOTAL SQUARE FEET: 10,828 SF		
OFFICE SQUARE FEET: 1,742 SF		
WAREHOUSE SQUARE FEET: 7,947 SF		
MEZZANINE SQUARE FEET: 671		
LOADING DOCK SQUARE FEET: 468 SF (Unheated)		



Back of warehouse



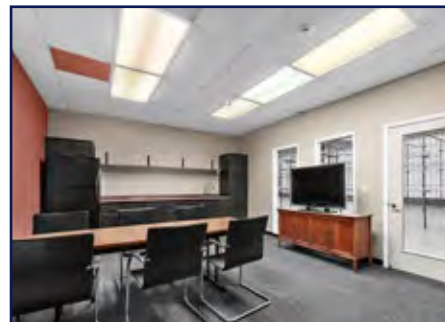
Facing loading dock



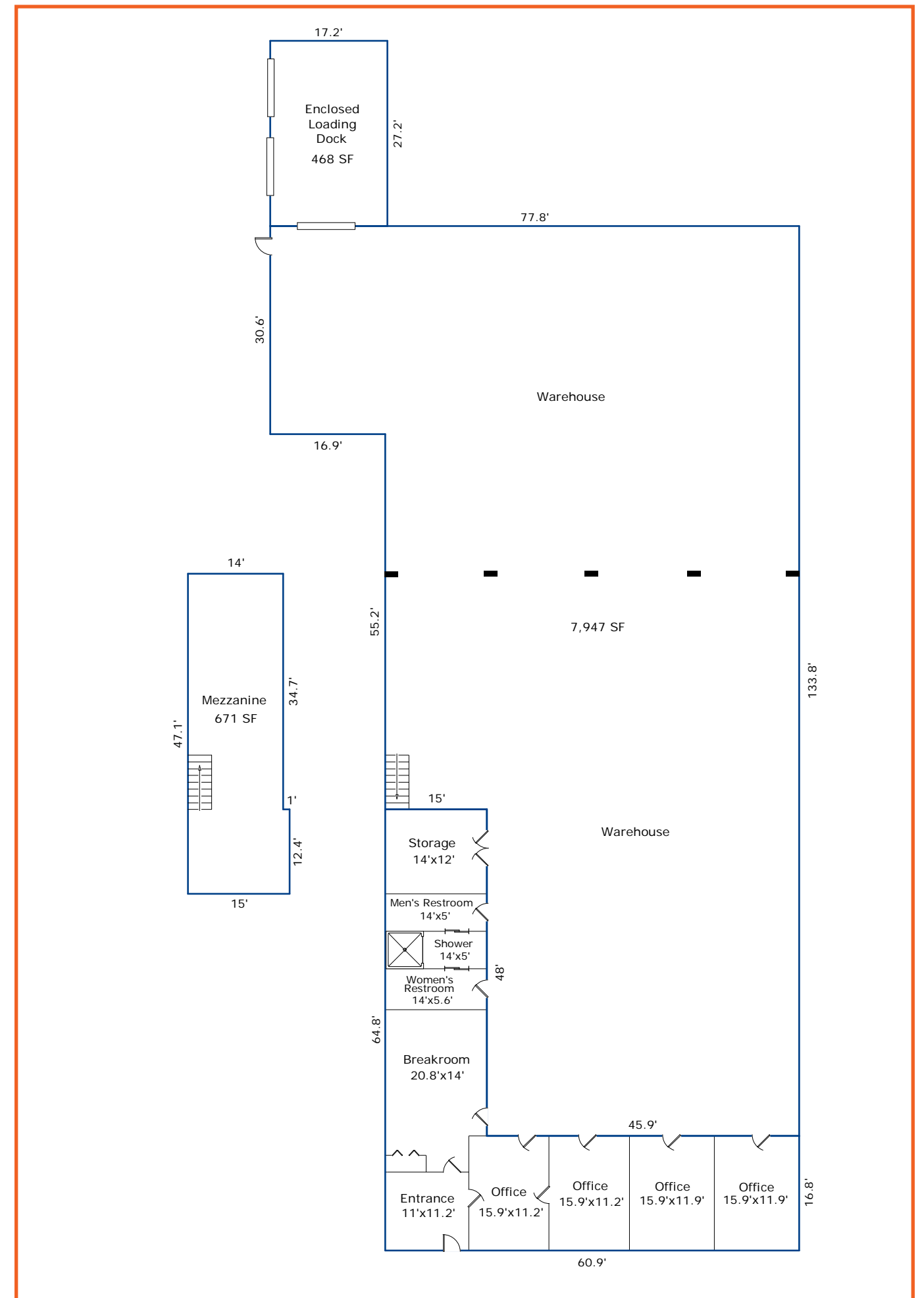
Reception/Entry



Office



Breakroom/Conference room



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

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Upper balcony



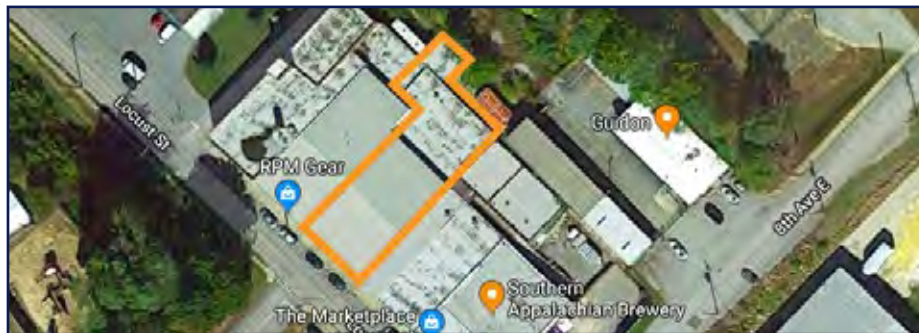
Warehouse from front



Loading dock area



Exterior loading dock; trailer included



DIRECTIONS

FROM I-26:

- Take Exit 49B onto 4 Seasons Blvd/US-64 West
- Follow 4 Seasons Blvd toward downtown and stay right onto 7th Ave. East
- Turn right on Locust Street
- Property is on right

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

HENDERSONVILLE DATA:

3 MILE RADIUS: 12.1%
2016 Population: 33,019 Population 20 - 34: 7.4%
Average Household Income: \$60,580 Population 65+: 9.6%
10 MILE RADIUS:
Owner Occupied Housing Units: 9,141 2016 Population: 117,168
Population 35 - 64: Average Household Income: \$64,347
11.73% Owner Occupied Housing Units: 34,456
Population 20 - 34: 7.6%
Population 65+: 10%
5 MILE RADIUS:
2016 Population: 61,425
Average Household Income: \$64,668
Population 20 - 34: 7.3%
Population 65+: 8.3%
Owner Occupied Housing Units: 18,180
Population 35 - 64:



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11/15/18