

2,800 SF Warehouse in Vista Industrial Park

Short Term or Long Term, Full Service Rate

2 Trident Drive, Arden, NC 28704



For Lease
\$8.00 /SF Full Service*
(\$1,867/mo.)
***Utilities Included**

Warehouse space with racking and 2 roll up doors at back of this outstanding building in Vista Industrial Park

- Located 1 mile from I-26, Exit 37, Long Shoals Road
- Short-term or long-term lease available
- 13' ceilings
- 2 roll-up doors
- Racking in place
- Full Service lease rate (utilites included)
- Best Uses: Warehouse, Distribution

MUNICIPALITY:	ARDEN
COUNTY:	BUNCOMBE
NEAREST MAJOR ROUTES:	Brevard Rd, Long Shoals Rd, I-26
ZONING:	EMP
TOTAL SF:	2,800
CONSTRUCTION TYPE:	STEEL, MASONRY
ROOF:	ALUMINUM COVERING
FLOORING:	VINYL TILE
DRIVE-IN DOORS:	2
WAREHOUSE	CENTER: 13', TO BEAM: 11'
CEILING HEIGHT:	EAVES: 12', TO BEAM: 9'8"
PARKING SPACES:	5
HEATING:	FORCED AIR GAS
ADDITIONAL:	SECURITY BUILDING

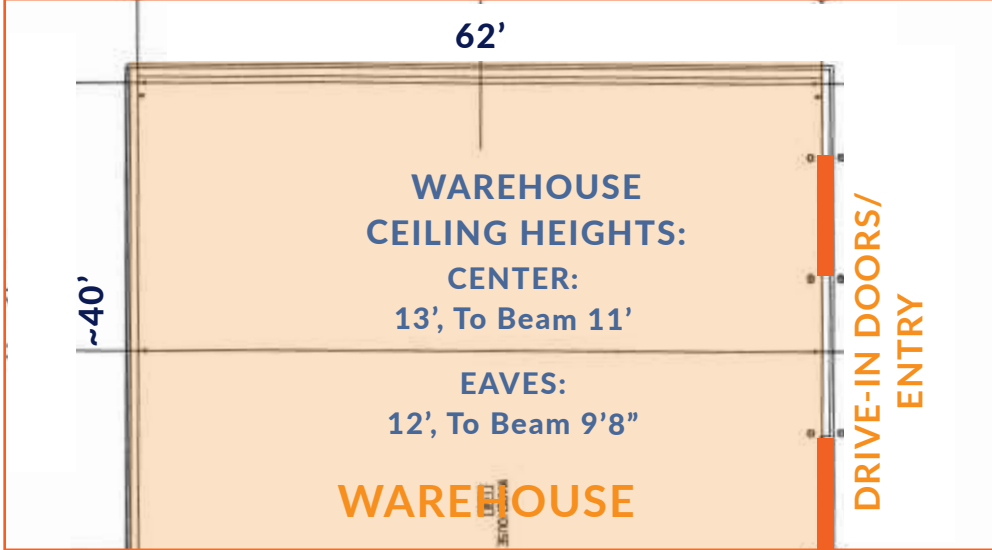
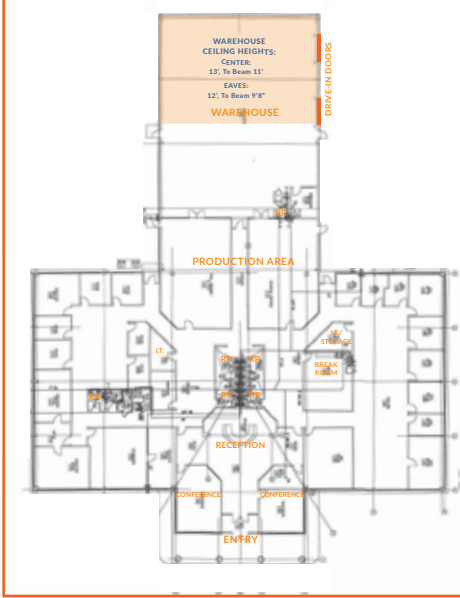
MLS: 3527920 Catylist:23484743 Loopnet: 16568822

Austin Walker / CCIM, SIOR
828.713.0777 awalker@whitneycre.com

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Aerial showing proximity to I-26



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FOR LEASE: Warehouse Portion
2 Trident Drive
Asheville, NC 28704
2,800 SF
\$8.00 / SF Full Service

DIRECTIONS

- FROM I-26: Take Exit 44, Long Shoals Road
- Drive West on Long Shoals Road to Brevard Road, travel through intersection
- Road becomes Vista Boulevard
- Property is on right side of road

*All maps, aerials, illustrations, and measurements are approximated. 7/10/19