

## Warehouse/Distribution Buildings in Mills River North Henderson County, 5 Miles From Airport

8, 10 Brandy Branch Road, Mills River, NC 28759

**FOR SALE**  
**22,977 SF**  
**\$1,325,000**  
**(\$57.66 / SF)**



Exterior of 8 and 10 Brandy Branch Road;  
Insets, L - to - R: 8 Brandy Branch Rd interior, 8 Brandy Branch Rd front office, 10 Brandy Branch Rd breakroom

- Two buildings totaling 22,977 SF on 2.19 acres
- 3,999 SF Office, 18,979 SF Warehouse
- 7 loading docks, 9 drive-in doors
- Showroom/office space in each building
- Clear span front to back
- Fenced yard for storage and parking
- Heavy power
- Fiber optic telecommunications
- Convenient to NC-280/Boylston Highway
- Clean and affordable

MLS: 3469203 Catylist: 30374073 Loopnet: 15017870

**Austin Walker, CCIM, SIOR**  
**828.713.0777**  
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# SUMMARY: 8, 10 Brandy Branch Rd, Mills River, NC 28759

**BEST USE:** Warehouse, Manufacturing **PERMITTED USES:** Per MR-LI Zoning

<p>MUNICIPALITY: MILLS RIVER                  COUNTY: HENDERSON                  COMMUNITY: NC-280/BOYLSTON HWY CORRIDOR                  ZONING: MR-LI                  TYPE: INDUSTRIAL                  DEED BOOK, PAGE: 0843, 0352                  PIN #: 9631-63-8508                  TAXES: \$5,179 (2018)</p> <p><b>TOTAL SQUARE FEET:</b> 22,977 SF  <b>OFFICE SQUARE FEET:</b> 3,999 SF  <b>WAREHOUSE SQUARE FEET:</b> 19,979 SF  <b>MEZZANINE SQUARE FEET:</b> Approximately 1,161 SF (8 Brandy Branch)</p> <p><b>APPROXIMATE ACRES:</b> 2.19  <b>LOT DIMENSIONS:</b> IRREGULAR</p> <p><b>PARKING:</b> 25+</p> <p><b>OVERALL ADDITIONAL FEATURES:</b> FIBER OPTIC                  HEAVY POWER                  DOCK, DRIVE-IN, DELIVERY DOORS                  SECURITY FENCE</p>	<p><b>8 Brandy Branch Road</b></p> <p><b>YEAR BUILT:</b> 1994  <b>CONSTRUCTION:</b> METAL  <b>EXTERIOR:</b> BRICK, METAL SIDING  <b>ROOF:</b> STEEL DECK</p> <p><b>TOTAL SQUARE FEET:</b> 9,177 SF  <b>OFFICE SQUARE FEET:</b> 1,812 SF  <b>WAREHOUSE SQUARE FEET:</b> 6,205 SF  <b>MEZZANINE SQUARE FEET:</b> 1,161 SF</p> <p><b>CEILING HEIGHTS:</b> EAVES: 13'4"                  PEAK: 16'  <b>LOADING DOCKS:</b> 4 (12' x 12')  <b>DRIVE-IN DOORS:</b> 1 (14' x 14')  <b>FLOORING:</b> CONCRETE SLAB/GRADE CARPET  <b>RESTROOMS:</b> 2</p> <p><b>WATER:</b> PUBLIC  <b>SEWER:</b> SEPTIC  <b>ELECTRIC:</b> ON-SITE  <b>HEATING:</b> SUSPENDED CEILING  <b>COOLING:</b> CENTRAL A/C (OFFICE ONLY)</p>	<p><b>10 Brandy Branch Road</b></p> <p><b>YEAR BUILT:</b> 2007  <b>CONSTRUCTION:</b> METAL  <b>EXTERIOR:</b> BRICK, METAL SIDING  <b>ROOF:</b> STEEL DECK</p> <p><b>TOTAL SQUARE FEET:</b> 13,800 SF  <b>OFFICE SQUARE FEET:</b> 1,026 SF  <b>WAREHOUSE SQUARE FEET:</b> 12,774 SF</p> <p><b>CEILING HEIGHTS:</b> EAVES: 13'4"                  PEAK: 16'  <b>LOADING DOCKS:</b> 3 (12' x 12')  <b>DRIVE-IN DOORS:</b> 8 (12' x 12')  <b>FLOORING:</b> CONCRETE SLAB/GRADE CARPET  <b>RESTROOMS:</b> 2</p> <p><b>WATER:</b> PUBLIC  <b>SEWER:</b> SEPTIC  <b>ELECTRIC:</b> ON-SITE  <b>HEATING:</b> SUSPENDED CEILING  <b>COOLING:</b> CENTRAL A/C (OFFICE ONLY)</p>
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8 Brandy Branch Rd - exterior



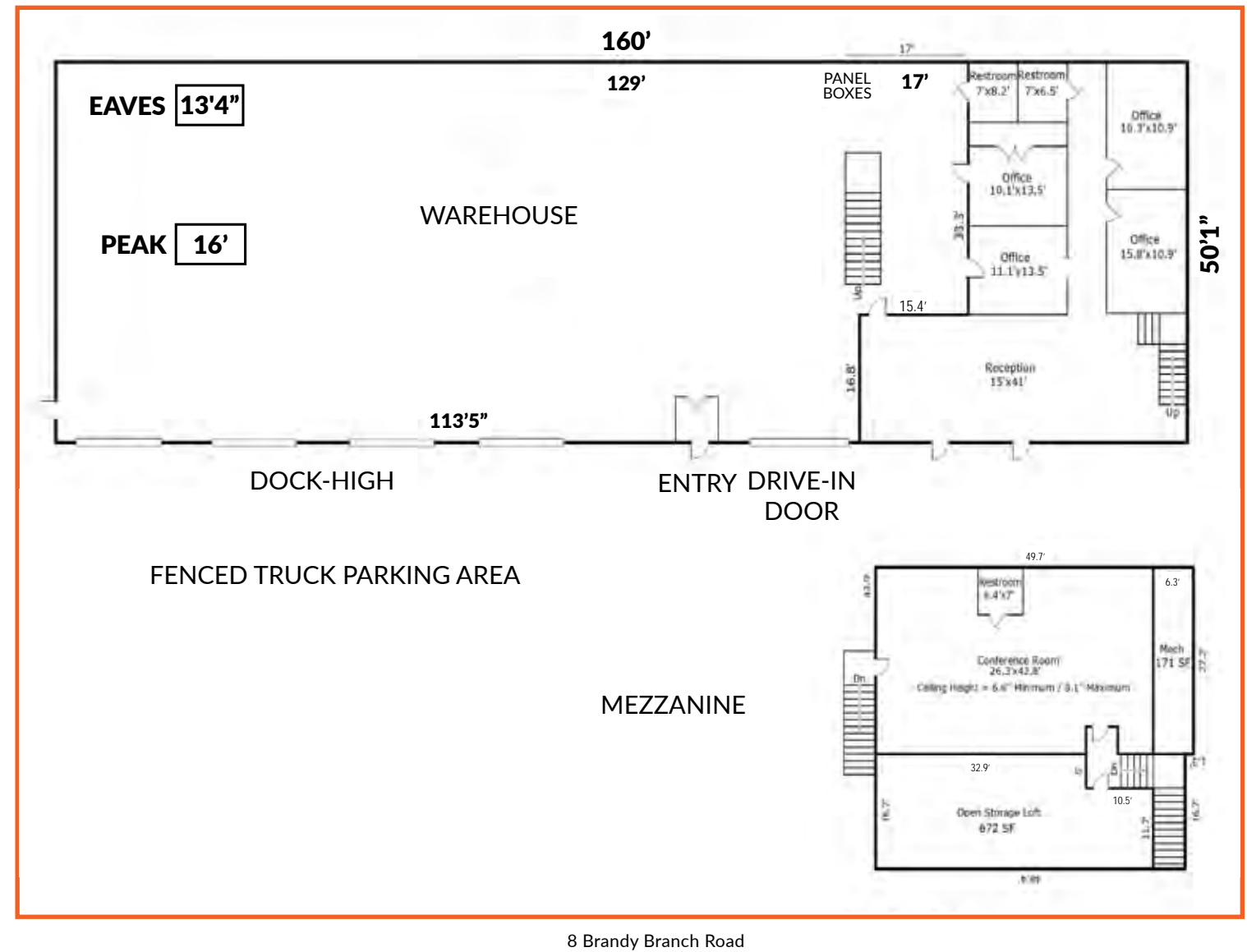
10 Brandy Branch Rd - exterior



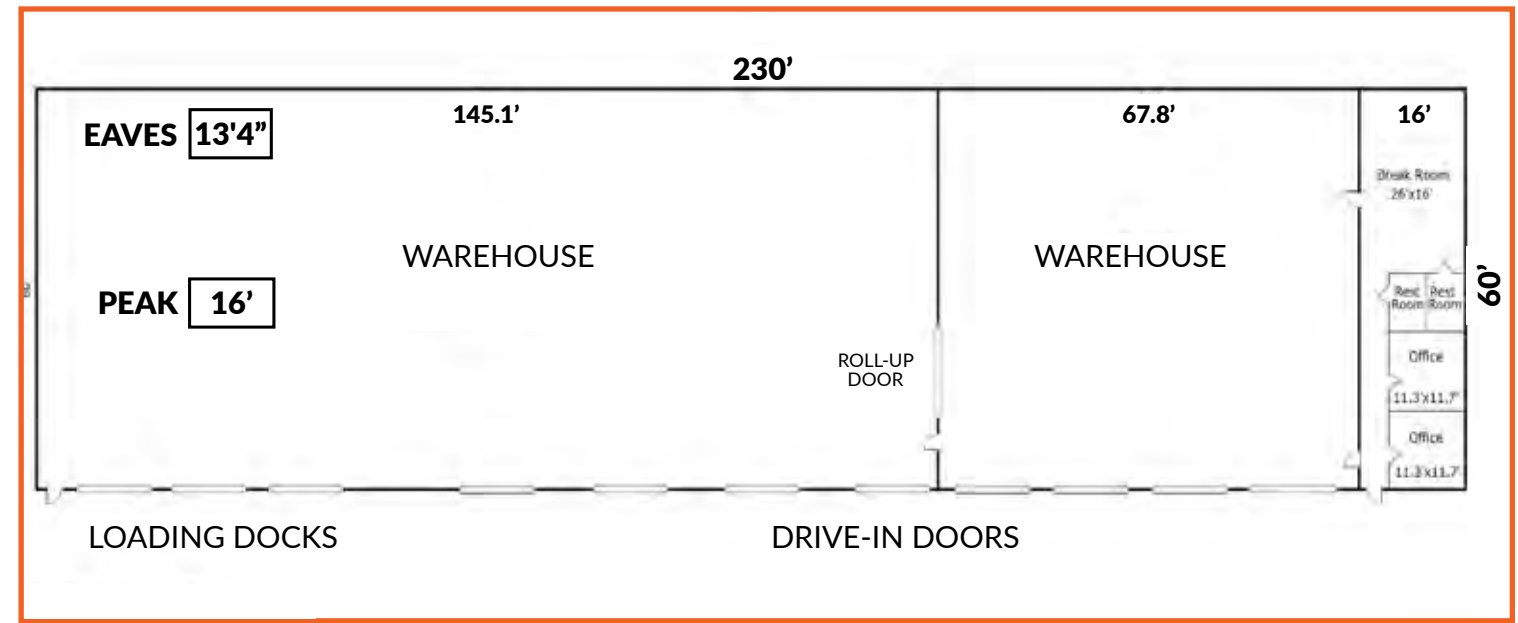
10 Brandy Branch Rd - interior



10 Brandy Branch Rd - warehouse partition wall



8 Brandy Branch Road

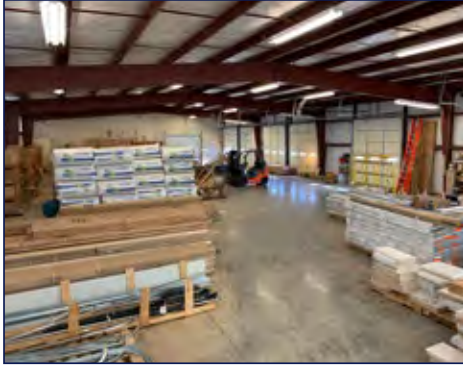


10 Brandy Branch Road

\*Maps, illustrations and measurements are approximated.

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10 Brandy Branch Road - additional warehouse views

## 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%  
**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: 52,076  
Population 65+: 5.47% Housing Units: 52,076  
**5 MILE RADIUS:** Population 35 - 64: 13.7%  
2016 Population: 98,400 Population 20 - 34: 9.45%  
Average Household Income: \$59,228 Population 65+: 6.07%  
Owner Occupied: 22,539  
Housing Units: 22,539  
Population 35 - 64:



### DIRECTIONS FROM I-26:

- Take Exit 40/Airport Road
- Head South on on Airport Road, which becomes HWY 280/Boylston Hwy
- Turn Left on Presbyterian Church Road, then first left on Brandy Branch Road
- Property is on left at end of street



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**\$1,325,000 (\$57.66 / SF)**

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4/5/19