

# 11,200 SF Office/Warehouse on 1.73 Acres Twin Springs Business Park, at I-26, Exit 44

145 Twin Springs Rd., Hendersonville, NC 28792

**For Sale or Lease:**  
**\$749,900 (\$66.96/SF)**  
**\$6.50/SF NNN (\$6,067/mo.)**



Twin Springs Business Park; Inset: close-up of 145, showing drive-in door and dual-height loading dock

- 11,200 SF office/warehouse on 1.73 acres in clean, well-maintained business park in Fletcher, NC
- 1-26 frontage, with easy access to NC25 and I-26
- Zoned Industrial
- Suited for distribution warehouse
- 2,000+ SF Office, over 9,000 SF warehouse
- 14' - 16'6" ceiling heights
- Drive-in door, and dual-height loading dock conveniently located at front

SALE: MLS: 3515334 Catylist: 30276253 Loopnet: 16231948 LEASE: MLS: 3515350 Catylist: 30282767 Loopnet: 16231948

**Austin Walker, CCIM, SIOR**  
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# SUMMARY: 145 Twin Springs Road, Hendersonville

**BEST USE:** Industrial, Warehouse, Manufacturing  
**PERMITTED USE:** Per Industrial zoning for Henderson County

MUNICIPALITY: HENDERSONVILLE	<b>TOTAL SQUARE FEET:</b> 11,200 SF	<b>WATER:</b> PRIVATE - WELL, SHARED
COUNTY: HENDERSON	<b>ACRES:</b> 1.73	<b>SEWER:</b> PRIVATE - SHARED
COMMUNITY: NORTH HVL/FLETCHER	<b>YEAR BUILT:</b> 1989	<b>ELECTRIC:</b> PUBLIC
ZONING: I (Industrial)	<b>CONSTRUCTION:</b> METAL	<b>HEATING:</b> FORCED-AIR DUCTED
TYPE: Industrial/Flex/Office	<b>EXTERIOR:</b> METAL SIDING	PROPANE
DEED BOOK, PAGE: 3269,666	<b>ROOF:</b> ALUMINUM COVERING	<b>COOLING:</b> CENTRAL A/C
PIN #: 9651-71-2947	<b>CEILING HEIGHTS:</b> 14' - 16'6"	(OFFICE)
	<b>FLOORING:</b> CONCRETE SLAB/GRADE	(WAREHOUSE HAS PARTIAL COOLING)
	VINYL TILE, CARPET	
	<b>DRIVE-IN DOORS:</b> 1 (10' X 12')	<b>PARKING:</b> +/- 10
	<b>LOADING DOCK DOORS:</b> 1 (10' X 12')	<b>TRAFFIC COUNTS:</b> 48,000 VPD (I-40)
	<b>INTERNAL ROLL-UP DOORS:</b> 1 (10' X 12')	
	<b>RESTROOMS:</b> 2	<b>ADDITIONAL FEATURES:</b> DUAL-HEIGHT
	<b>DOOR HEIGHT:</b> 10'	LOADING DOCK
		DELIVERY DOOR



Warehouse



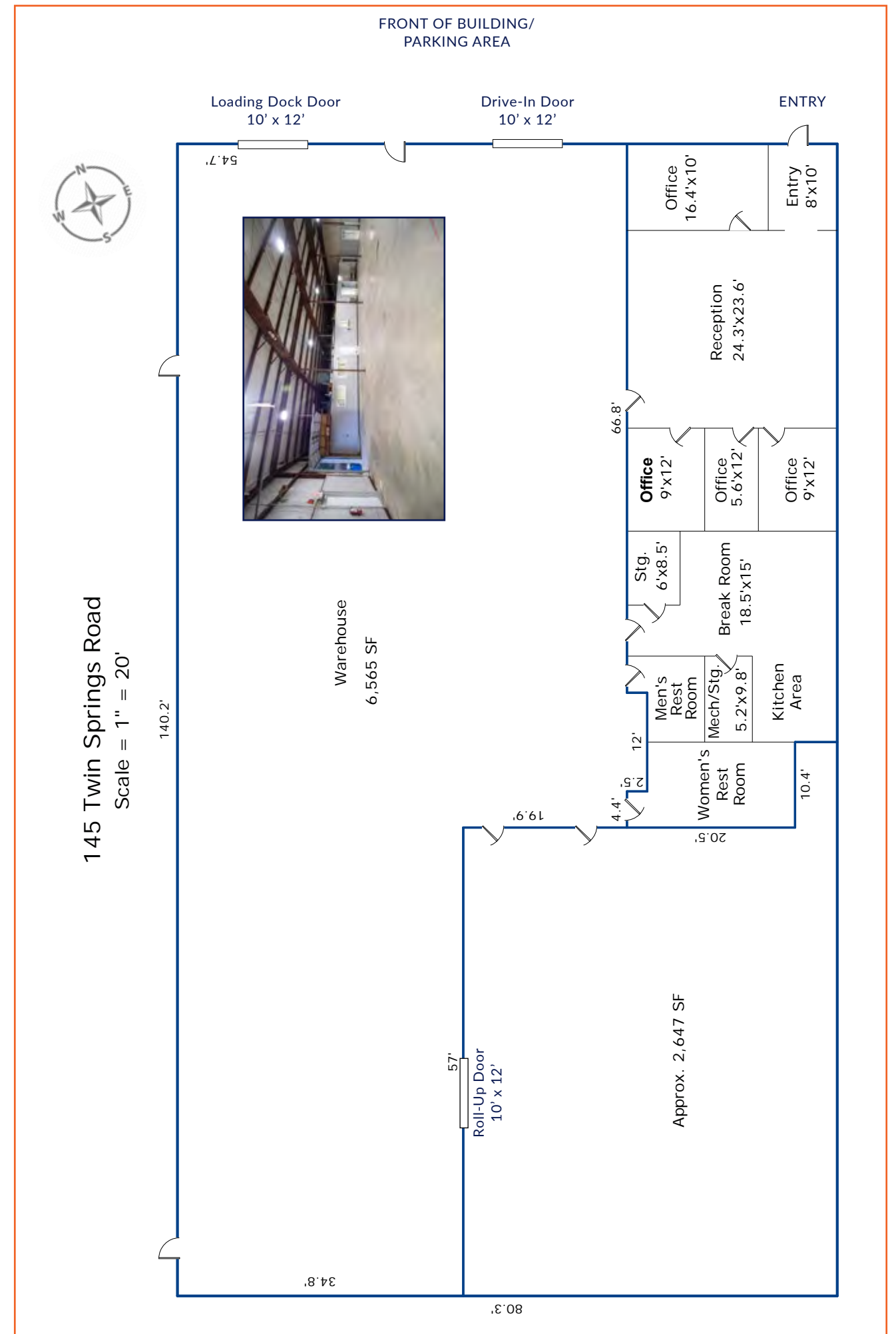
Warehouse - internal roll up door



Office areas



Spacious break room/kitchen



\*Maps, illustrations and measurements are approximated.

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Twin Springs Business Park comprises 5.32 acres at I-26, Exit 44



Aerial showing front of building and parking

## DIRECTIONS

### FROM I-26:

- Take Exit 44, and turn South on US HWY 25/Asheville Highway for 0.25 miles
- Turn left on Naples Rd and travel 0.6 miles
- Turn left on Twin Springs Road
- Property will be on left

## 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: 11.73% Average Household Income: \$64,347  
Population 20 - 34: 7.6% Owner Occupied Housing Units: 34,456  
Population 65+: 10% Population 35 - 64: 12.9%  
**5 MILE RADIUS:**  
2016 Population: 61,425 12.9%  
Average Household Income: \$64,668 Population 20 - 34: 7.3%  
Owner Occupied Housing Units: 18,180 Population 65+: 8.3%  
Population 35 - 64:



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5/25/18