

325 WEAVERVILLE ROAD




INDUSTRIAL PROPERTY FOR LEASE

325 WEAVERVILLE ROAD, ASHEVILLE, NC 28804

Presented By

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WAREHOUSE FOR LEASE | 325 WEAVERVILLE ROAD, ASHEVILLE, NC 28804

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$8.00 SF/yr (NNN) |
| Building Size: | 25,000 SF |
| Available SF: | 5,000 - 25,000 SF |
| Lot Size: | 1.68 Acres |
| Year Built: | 1965 |
| Renovated: | 2019 |
| Zoning: | Commercial |
| Market: | Asheville |
| Submarket: | North |
| Traffic Count: | 11,000 |

PROPERTY OVERVIEW

Turn-key 25,000 square foot industrial building with easy access to interstate, downtown Asheville and Weaverville. The open floorplan building has a classic brick exterior, high ceilings with sprinklers, loading dock, good natural light, new exterior paint, new ADA accessible restrooms, a new 12-ton HVAC unit and 600-amp power. Abundant parking is included on 1.68 flat acres. The property has excellent visibility and is suitable for manufacturing, warehousing and office/retail.

PROPERTY HIGHLIGHTS

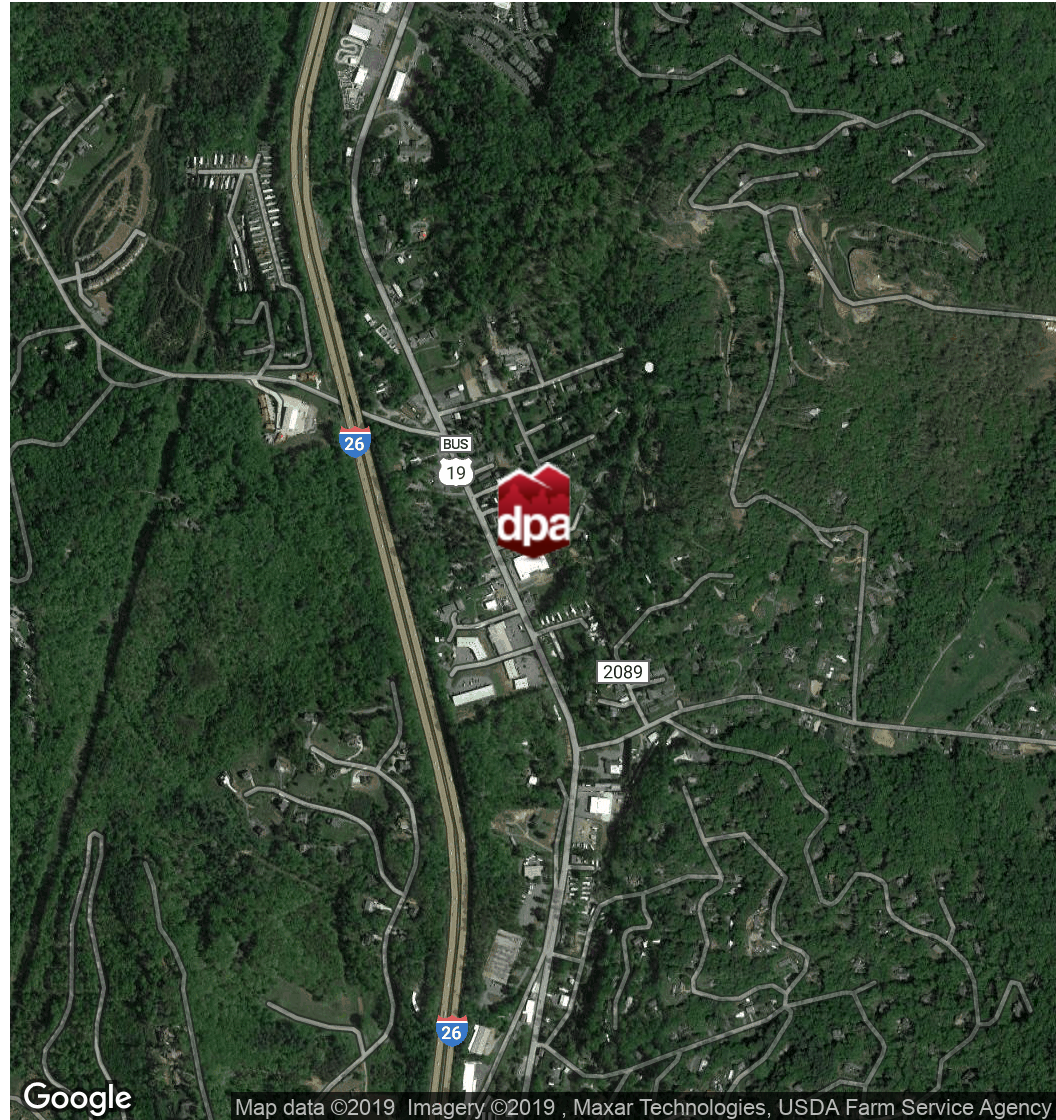
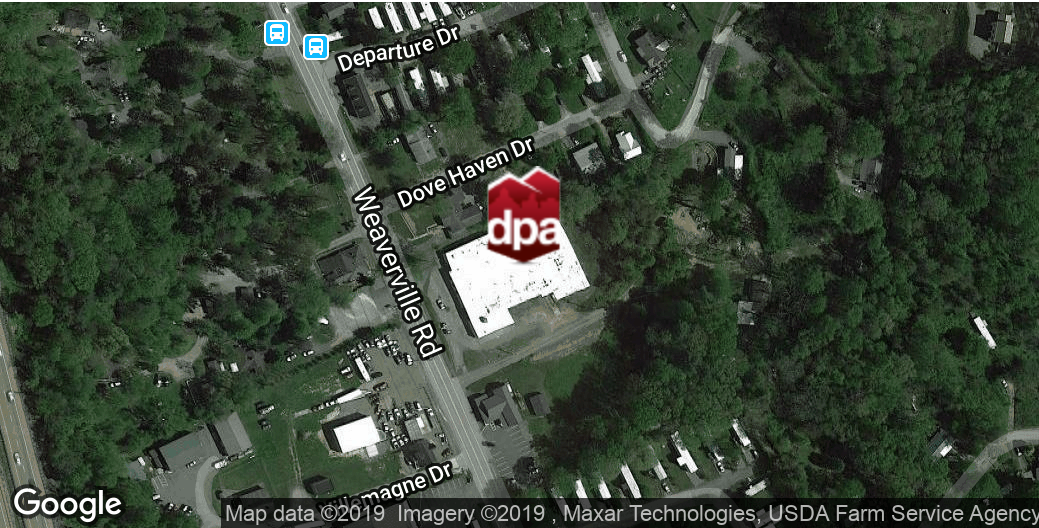
- Easy interstate access
- Weaverville Road frontage
- Loading dock with effortless truck access
- Sprinkled Building
- Ample on-site parking



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LOCATION MAPS



DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 2,243 | 58,474 | 165,333 |
| Median age | 44.9 | 40.0 | 39.8 |
| Median age (Male) | 44.1 | 38.2 | 38.2 |
| Median age (Female) | 46.6 | 41.5 | 41.4 |
| Total households | 959 | 24,684 | 71,172 |
| Total persons per HH | 2.3 | 2.4 | 2.3 |
| Average HH income | \$70,484 | \$58,640 | \$56,676 |
| Average house value | \$343,942 | \$298,564 | \$265,784 |



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