



TURN-KEY CLASS A OFFICE/FLEX SPACE FOR LEASE

# OFFICE & FLEX SPACE

95 Underwood Rd, Fletcher, NC 28732



## LEASE OVERVIEW

AVAILABLE SF:	19,200 SF
LEASE RATE:	\$9.85 SF/Yr (NNN)
LOT SIZE:	+/- 1.44 Acres
BUILDING SIZE:	19,200 SF
BUILDING CLASS:	A
CEILING HEIGHT:	11.0 FT
YEAR BUILT:	1988
RENOVATED:	2000
ZONING:	EMP
MARKET:	Fletcher
SUB MARKET:	Airport Road
TRAFFIC COUNT:	58,000

## PROPERTY DESCRIPTION

SVN | BlackStream, LLC is pleased to present this opportunity to lease Class A office and flex space with excellent I-26 visibility. This property includes 12,800 SF of well appointed office space and 6,400 SF of heated and cooled warehouse/fabrication space in South Buncombe County.

The building was built in 1988 and fully renovated in 2000. The property has excellent visibility on I-26, quick access to the Asheville Regional Airport, Henderson County and Buncombe County businesses. Abundant parking is available on site.

- Perfect location for Corporate Headquarters
- Fully wired with high speed broadband.
- Telephone systems in place.
- Security System on property.
- Office furniture [cubicles], reception desk, kitchen appliances, board room furniture all included.



### MICHAEL HOFFMAN

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### KEVIN JENNINGS

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FOR LEASE | OFFICE/FLEX

# FLETCHER OFFICE & WAREHOUSE FLEX SPACE

95 Underwood Rd, Fletcher, NC 28732

<b>PROPERTY NAME:</b>	Fletcher Office & Warehouse Flex Space
<b>PROPERTY ADDRESS:</b>	95 Underwood Rd Fletcher, NC 28732
<b>PROPERTY TYPE:</b>	Office/Flex
<b>APN:</b>	9643-81-5686
<b>LOT SIZE:</b>	+/- 1.44 AC
<b>BUILDING CLASS:</b>	A
<b>ZONING:</b>	EMP
<b>PARKING SPACES:</b>	66
<b>PARKING RATIO:</b>	3.44/1,000
<b>BUILDING FRONTAGE:</b>	1-26
<b>CROSS STREETS:</b>	Fanning Bridge Road
<b>YEAR BUILT:</b>	1988, Completely renovated in 2000
<b>CONSTRUCTION TYPE:</b>	Steel/Masonry
<b>NUMBER OF STORIES:</b>	2
<b>UTILITIES:</b>	Gas, City Water, City Sewer - 3Phase Power



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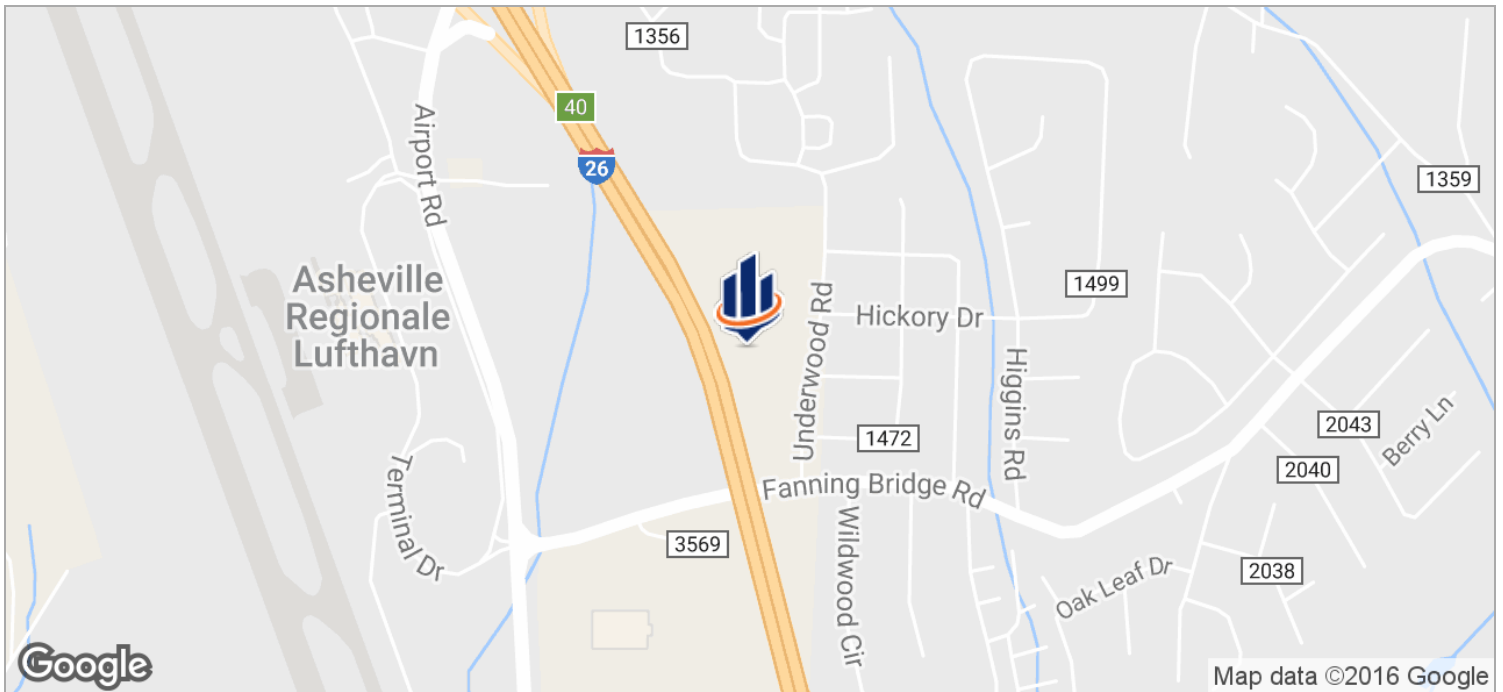
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# FLETCHER OFFICE & WAREHOUSE FLEX SPACE

95 Underwood Rd, Fletcher, NC 28732



Front View and Parking



Kitchen



Conference Room



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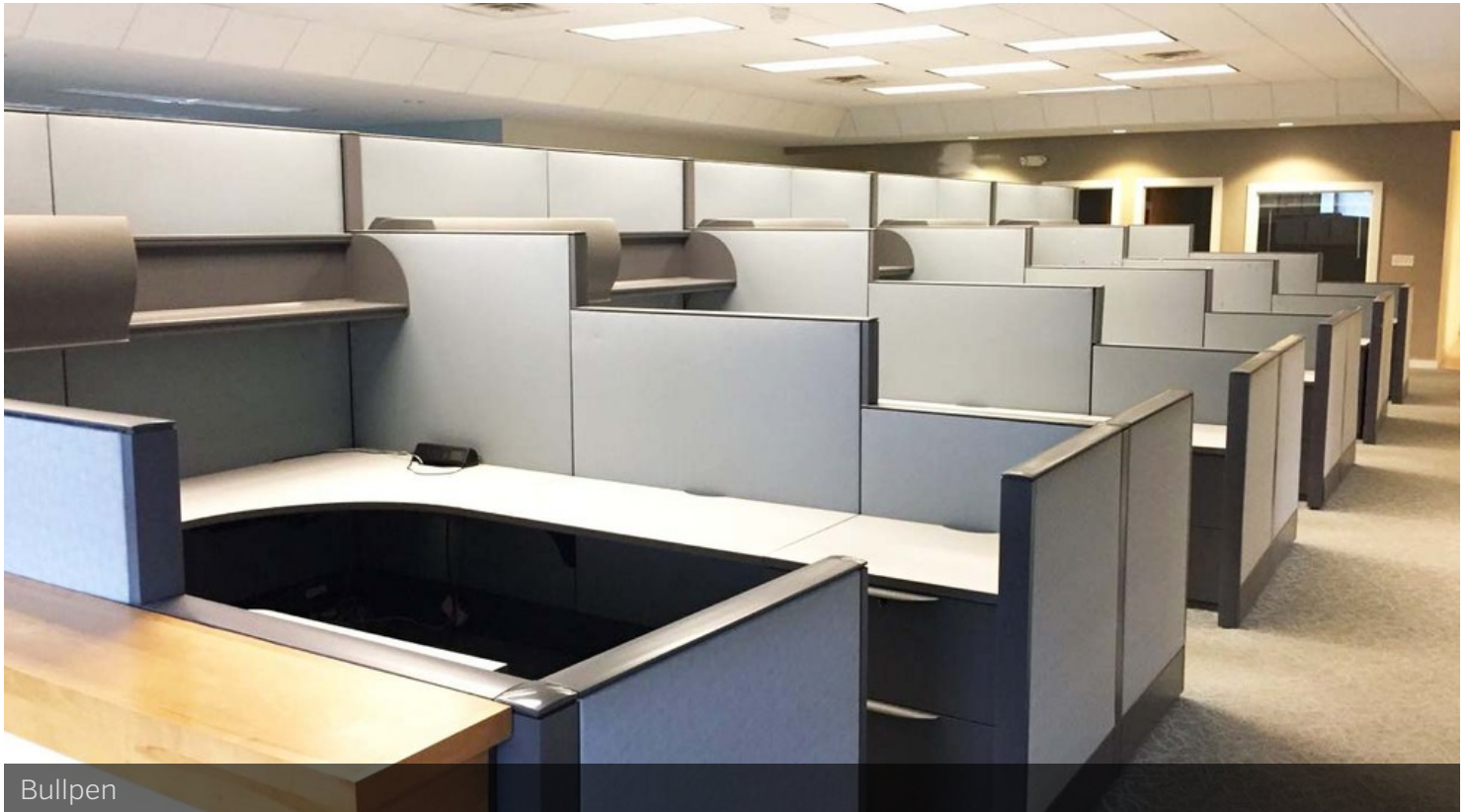
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# FLETCHER OFFICE & WAREHOUSE FLEX SPACE

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Bulpen



Production



Rear Biew



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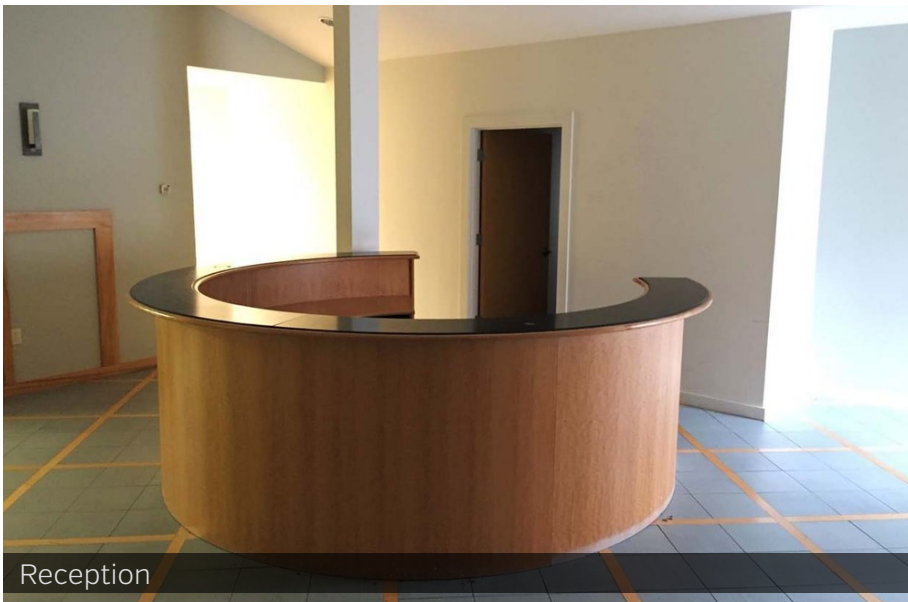
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Warehouse / Production



Reception



Break Room



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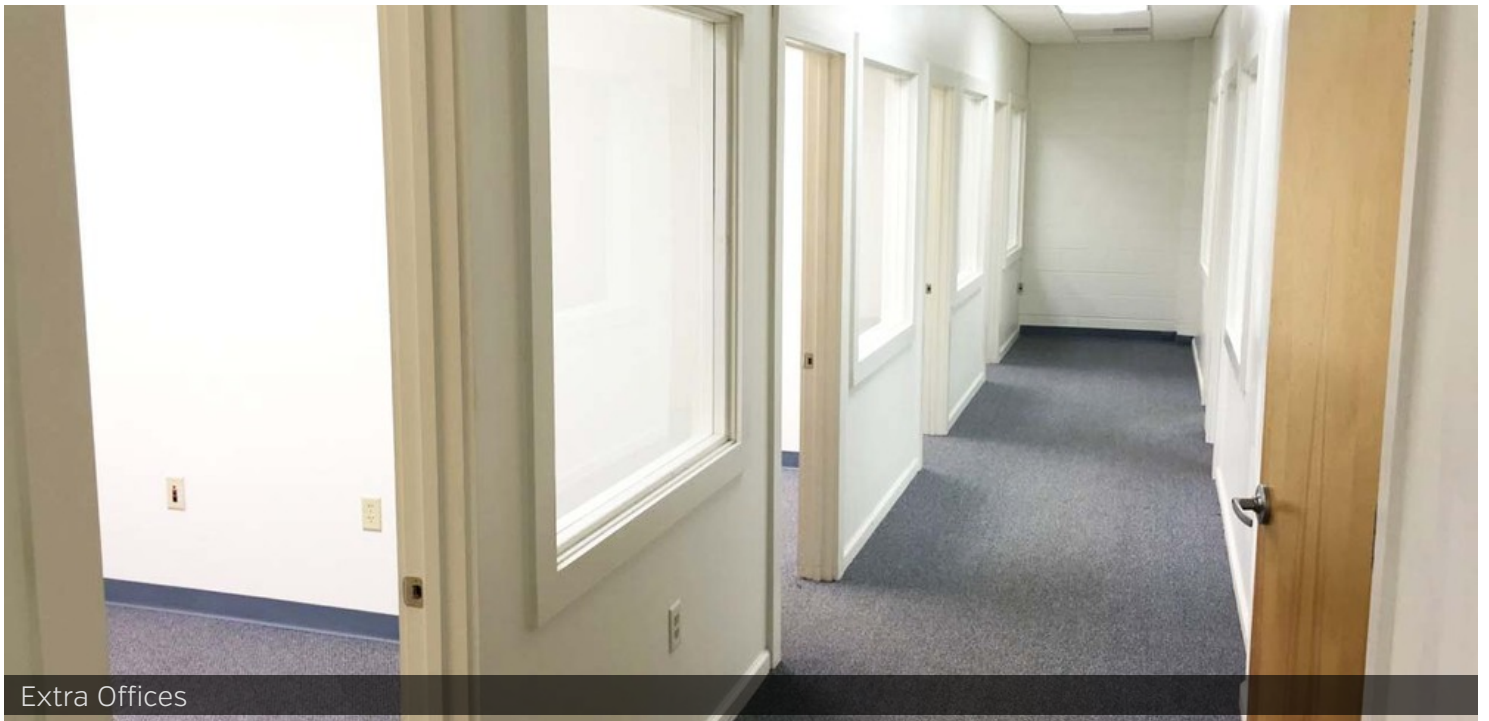
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Conference Room



Extra Offices



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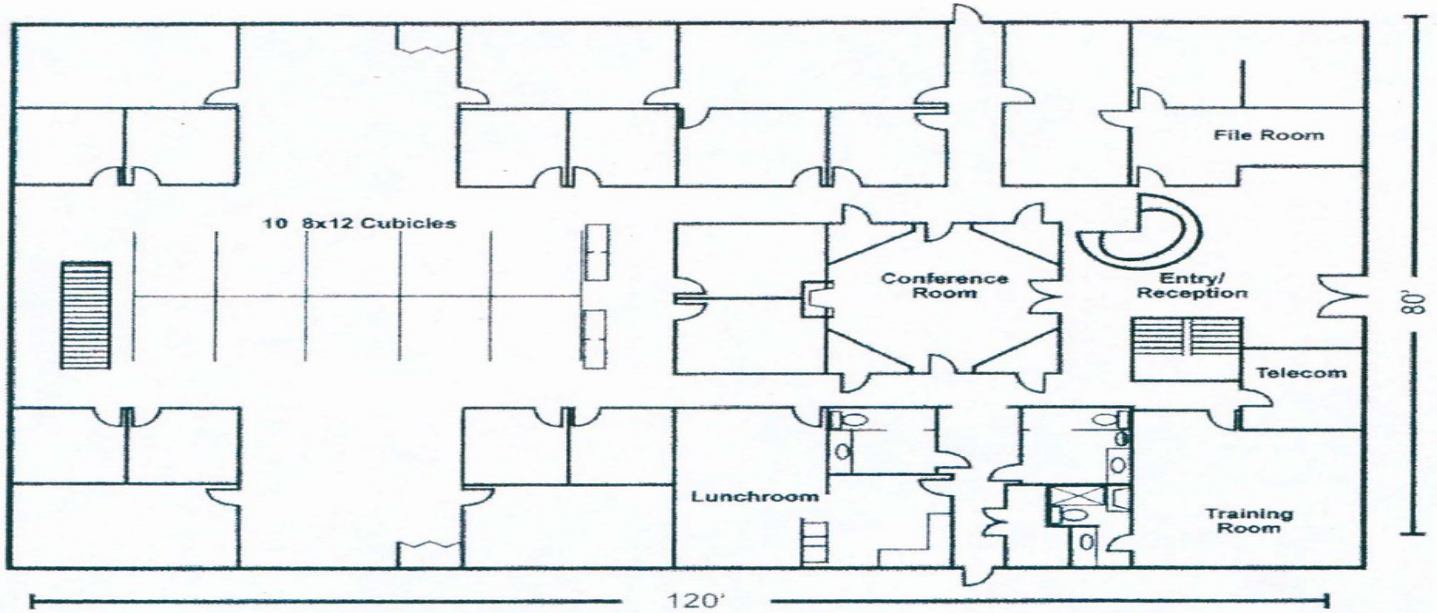
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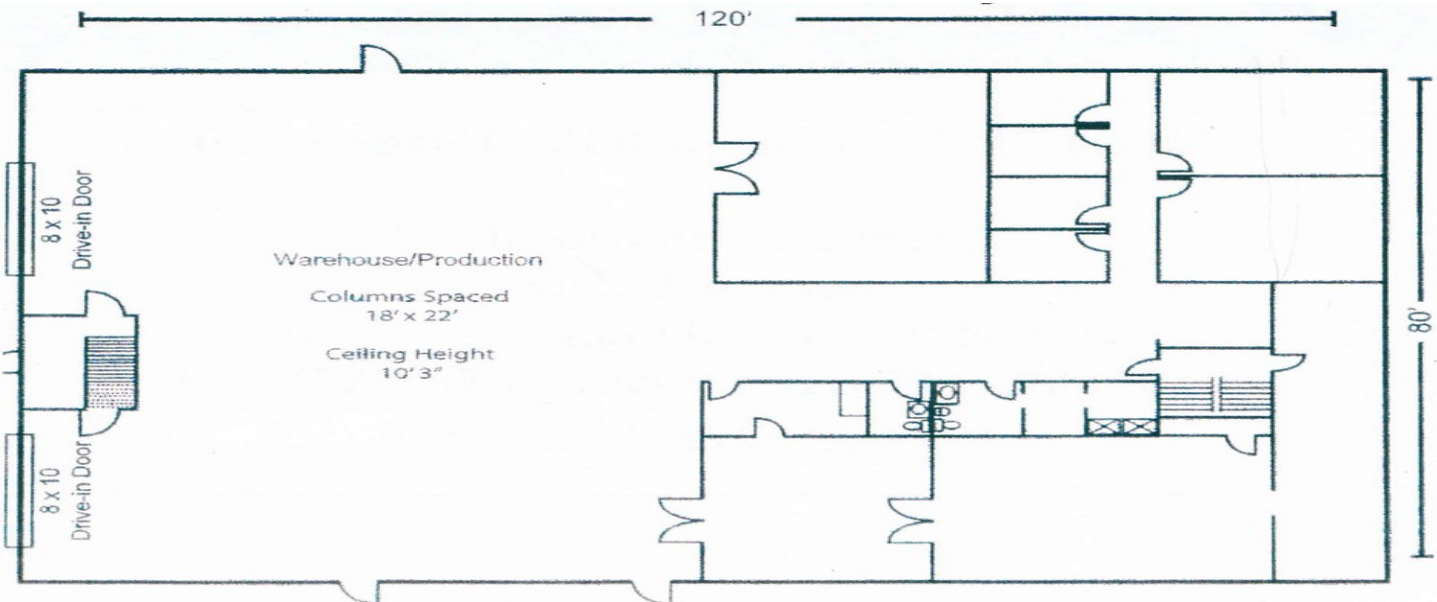
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1 UPPER LEVEL



2 FLOOR PLAN NAME  
Floor Plan Information



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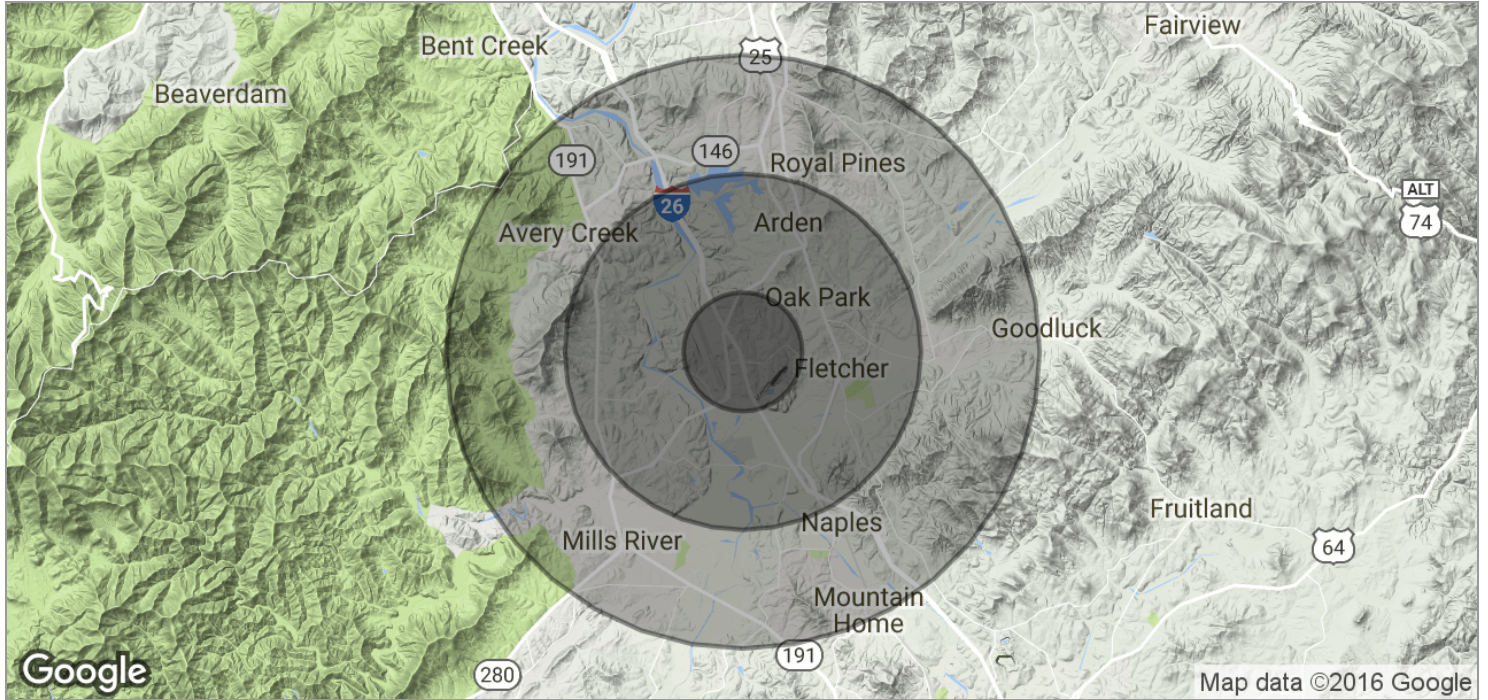




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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	2,776	17,651	45,080
MEDIAN AGE	37.6	39.5	42.3
MEDIAN AGE (MALE)	36.2	38.1	41.3
MEDIAN AGE (FEMALE)	38.5	40.7	43.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,213	7,583	19,435
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$51,911	\$57,387	\$67,480
AVERAGE HOUSE VALUE	\$174,331	\$180,738	\$201,795



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