



Dewey Property Advisors

1800 US-70 HWY



INDUSTRIAL PROPERTY FOR LEASE

1800 US-70 HWY, SWANNANOVA, NC 28778

Presented By

TIM BRAMLEY

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DEWEY PROPERTY ADVISORS

9 Pack Square SW
Asheville, NC 28801
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	11,000 SF
Lease Rate:	\$6.00 - \$7.50 PSF (NNN)
Lot Size:	6.09 Acres
Year Built:	1998
Building Size:	36,000
Zoning:	HB
Market:	Asheville
Submarket:	East Asheville
Traffic Count:	11,854



PROPERTY OVERVIEW

Fully air conditioned and sprinkled class A warehouse space located in east Asheville. Located 1 mile east of Porters Cove Road Exit (55) off of I-40 on US 70 on the left. 2.5 miles west of the Patton Cove exit off of I-40.

- Pylon sign pad overlooking US70 and I-40 available
- Ceiling Height 18' - 19'6"
- Two 8x12 dock high doors
- One 12x14 roll up door



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PROPERTY DETAILS

LEASE RATE \$6.00 - \$7.50 SF/YR

LOCATION INFORMATION

Street Address 1800 US-70 HWY
 City, State, Zip Swannanoa, NC 28778
 County/Township Buncombe/Swannanoa
 Market Asheville
 Submarket East Asheville
 Road Type Paved

BUILDING INFORMATION

Building Size 36,000 SF
 Tenancy Multiple
 Ceiling Height 19 ft
 Number Of Floors 1
 Average Floor Size 11,000 SF
 Year Built 1998
 Condition Good
 Free Standing Yes
 Number Of Buildings 1

PROPERTY DETAILS

Property Type Industrial
 Property Subtype Flex Space
 Zoning HB
 Lot Size 6.09 Acres
 APN# 967858123
 Submarket East Asheville
 Corner Property no
 Traffic Count 11,854
 Traffic Count Street Highway 70
 Waterfront No

PARKING & TRANSPORTATION

Street Parking No
 Parking Type Surface
 Rail Access No

UTILITIES & AMENITIES

Security Guard No
 Handicap Access Yes
 Freight Elevator No
 Central HVAC Yes
 Centrix Equipped No
 Leed Certified No
 Restrooms 2 Single Fixture Restrooms
 Sprinklers High Volume
 Power Yes



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ASHEVILLE WAREHOUSE FOR LEASE | 1800 US-70 HWY, SWANNANOVA, NC 28778

ADDITIONAL PHOTOS



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LOCATION MAPS

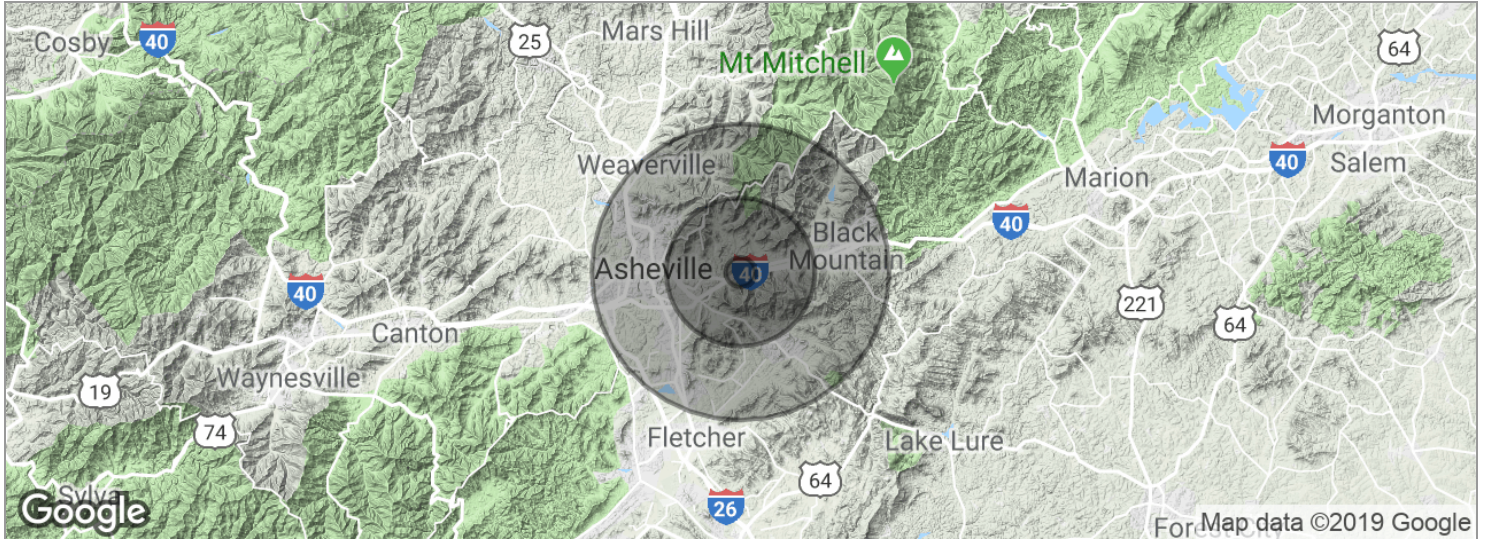


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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	939	36,866	153,888
Median age	42.7	41.9	41.1
Median age (Male)	43.8	40.8	39.9
Median age (Female)	42.4	43.7	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	400	16,019	67,388
# of persons per HH	2.3	2.3	2.3
Average HH income	\$60,819	\$62,019	\$63,210
Average house value		\$247,675	\$282,401

* Demographic data derived from 2010 US Census



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