

Up To 68,000 SF Available in Large Warehouse

Convenient Location Between Asheville & Hendersonville

4600 Hendersonville Road, Fletcher, NC 28732



Interior view of a portion of the warehouse space; Insets: Exterior - four dock-high doors; Exterior - front of main facility

- Former Owen Manufacturing and Cranston Print Works Facility
- Loading docks, levelers
- Up to 26' ceiling heights

- 44,000 SF available March 2019
- 24,000 SF available October 2019
- Surplus Acreage Available

MLS: 24,000SF Portion: 3459535; 44,000 SF Portion: 3459532; 68,000 Total SF: NCM525633

Catylist: 30360950 Loopnet: 4132562

Fletcher Crossing... This manufacturing and warehouse site is the former Owen Manufacturing and Cranston Print Works Facility. Also known as NC Highway 25, this section of Hendersonville Road in the Asheville metropolitan area is 1.5 miles north of I-26, and 1/2 mile south of the town of Fletcher.

Fletcher, NC is located in the mountains of Western North Carolina and is just minutes from both the Asheville and Hendersonville markets. Easy access to Interstate 26 also allows a direct route south to Greenville, SC., as well as north to Johnson City, TN.

Built of masonry and steel on six-inch concrete floors, this building is part of what has been deemed a clean site with recent inspections and "No further action required" letter from North Carolina Department of Natural Resources.

SUMMARY

Total Warehouse SF Avail.: 68,000 SF Section Avail. March 2019: 44,000 SF Section Avail. Oct. 2019: 24,000 SF

ESTIMATED NNN: \$ 0.50 / SF

FLOORS: 1

YEAR BUILT: 1960

PIN / PARCEL ID: 9652-65-5406

ZONING: M-:

DOCK HIGH DOORS: 5
GROUND LEVEL DOORS: 1
DOORS WITH LEVELERS: 5
CEILING HEIGHT: 1

CEILING HEIGHT: 15 - 24'
CONSTRUCTION: MASONRY, STEEL,

6" - 8" CONCRETE FLOORS

ROOF: TAR & GRAVEL,

METAL

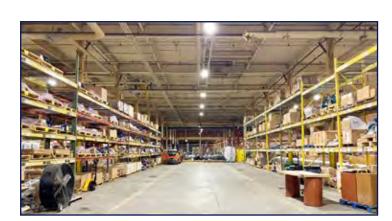
COLUMN SPACING: 20' X 40'

RAIL ACCESS: NO - POSSIBLE ONDITIONED: NONE

% AIR CONDITIONED: SPRINKLER TYPE:

(LER TYPE: WET HVAC: GAS

HVAC: GAS TRAILER STORAGE: YES





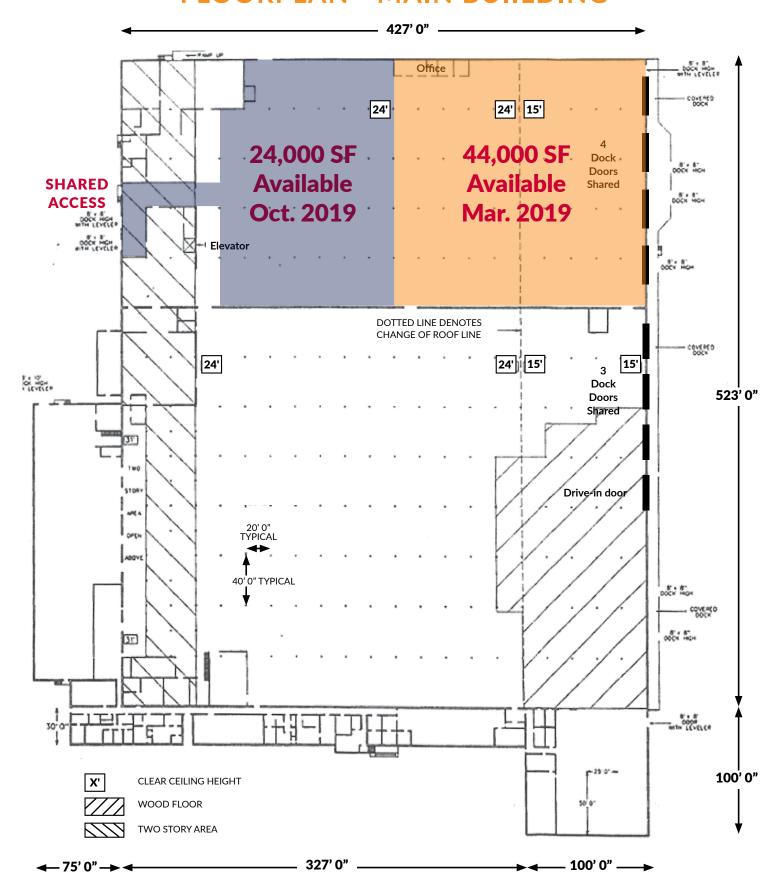


Warehouse interior from different angles



FOR LEASE - Fletcher Crossing 4600 Hendersonville Road Fletcher, NC 28732

FLOORPLAN - MAIN BUILDING





24,000 or 44,000 SF Available in Large Warehouse

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Main Building - Back side with dock-high doos and loading doors



DIRECTIONS

From I-26 take Exit 44 onto US 25 North. This exit is marked as Fletcher/Mountain Home.

Proceed North on US 25, also known as Hendersonville Road, for approximately 1 mile.

The property will be on your right.



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FOR LEASE: Fletcher Crossing 4600 Hendersonville Road Fletcher, NC 28732 \$4.00 / SF NNN

*All maps, aerials, illustrations, and measurements are approximated.

1/9/19