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(828) 665-9085 WhitneyCRE.com

10,000 SF Office/Warehouse 2 Surplus Acres Fletcher, NC

35 Old Brickyard Road, Fletcher, NC 28732

Flex Building Just 1.5 Miles from I-26, Exit 44



\$895,000

**Office/Showroom:
3,000 SF**

**Warehouse:
7,000 SF**

● **OFFICE INCLUDES:**

7 Private Offices
Showroom
Conference Room
2 Restrooms
Breakroom

● **WAREHOUSE INCLUDES:**

16' clearspan ceilings
7 Drive-in doors
(three 12' x 14', four 10' x 12')
3 Phase power
Radiant gas heat
Manager's office

- Constructed in 2007
- Well-maintained
- 12 Paved parking spaces plus overflow lot
- 1/2 mile to Hendersonville Rd
- Adjoining 2 Acre graded lot included in price - ready for development

MLS# 3280421

Karnes/CPE: 486923

Loopnet: 20321699

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OVERVIEW

The flex building at **35 Old Brickyard Road** is divided into 3,000 SF of class A office/showroom space, and 7,000 SF of heated clearspan warehouse.

The office area has 3 large offices (including an executive office), 4 sales offices, showroom or classroom area, conference room, break room, a reception area, and three restrooms.

The warehouse includes 16' ceilings, 7 drive-in doors (three are 12'x14', four are 10'x12'), radiant gas heat, 3-phase power, a manager's office and restroom.

This offering also includes an adjoining +/- 2 acre graded lot, allowing for ready-to-build expansion or development of the property.

Just 0.3 miles off Fletcher's main corridor, Hendersonville Road/US Hwy 25, and 1.5 miles to I-26, with both the Hendersonville and Asheville markets close by. The Asheville Regional Airport is 5 miles away. The amenities and retail resources of Hendersonville and Asheville are 8.2 miles and 19.8 miles away, respectively.



Monument Signage

SUMMARY

BEST USES: FLEX, INDUSTRIAL, OFFICE, RETAIL, INVESTMENT

OFFICE SF: 3,000 SF
WAREHOUSE SF: 7,000 SF
TOTAL SF: 10,000 SF

OTHER: 3-PHASE POWER
 SECURITY SYSTEM

ACRES: 2.78
YEAR BUILT: 2007
BUILDINGS: 1
CONSTRUCT. TYPE: STEEL - MASONRY
EXTERIOR: METAL SIDING, STUCCO
FLOORS: 1

CITY: FLETCHER
COUNTY: HENDERSON
PARCEL ID #: 9652-63-0444
PRODUCT: INDUSTRIAL/FLEX/
 WAREHOUSE/OFFICE
ZONING: INDUSTRIAL

DRIVE IN DOORS: 7 (three 12' x 14', four 10' x 12')
CEILING HEIGHTS: 16' (SUSPENDED)
DOOR HEIGHT: 7'
ROOF: ALUMINUM COVERING
FLOORING: CONCRETE SLAB/GRADE
 CARPET
RESTROOMS: 3

PARKING SPACES: 12 PAVED,
 OVERFLOW LOT

HEATING: FORCED AIR GAS
COOLING: CENTRAL A/C
WATER: PUBLIC
SEWER: PUBLIC
GAS: PUBLIC
ELECTRIC: PUBLIC

ASHEVILLE AREA DATA

3 MILE RADIUS:
 2016 Population: 52,400
 Average Household Income: \$57,279
 Owner Occupied Housing Units: 10,828
 Population 35 - 64: 12.53%
 Population 20 - 34: 12.55%
 Population 65+: 5.47%

5 MILE RADIUS:
 2016 Population: 98,400
 Average Household Income: \$59,228
 Owner Occupied Housing Units: 22,539
 Population 35 - 64: 12.93%
 Population 20 - 34: 6.35%
 Population 65+: 5.83%

10 MILE RADIUS:
 2016 Population: 187,500
 Average Household Income: \$67,735
 Owner Occupied Housing Units: 52,076
 Population 35 - 64: 13.7%
 Population 20 - 34: 9.45%
 Population 65+: 6.07%

**2015 GREATER ASHEVILLE MSA -
 Buncombe, Haywood, Henderson &
 Madison Counties):**
 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

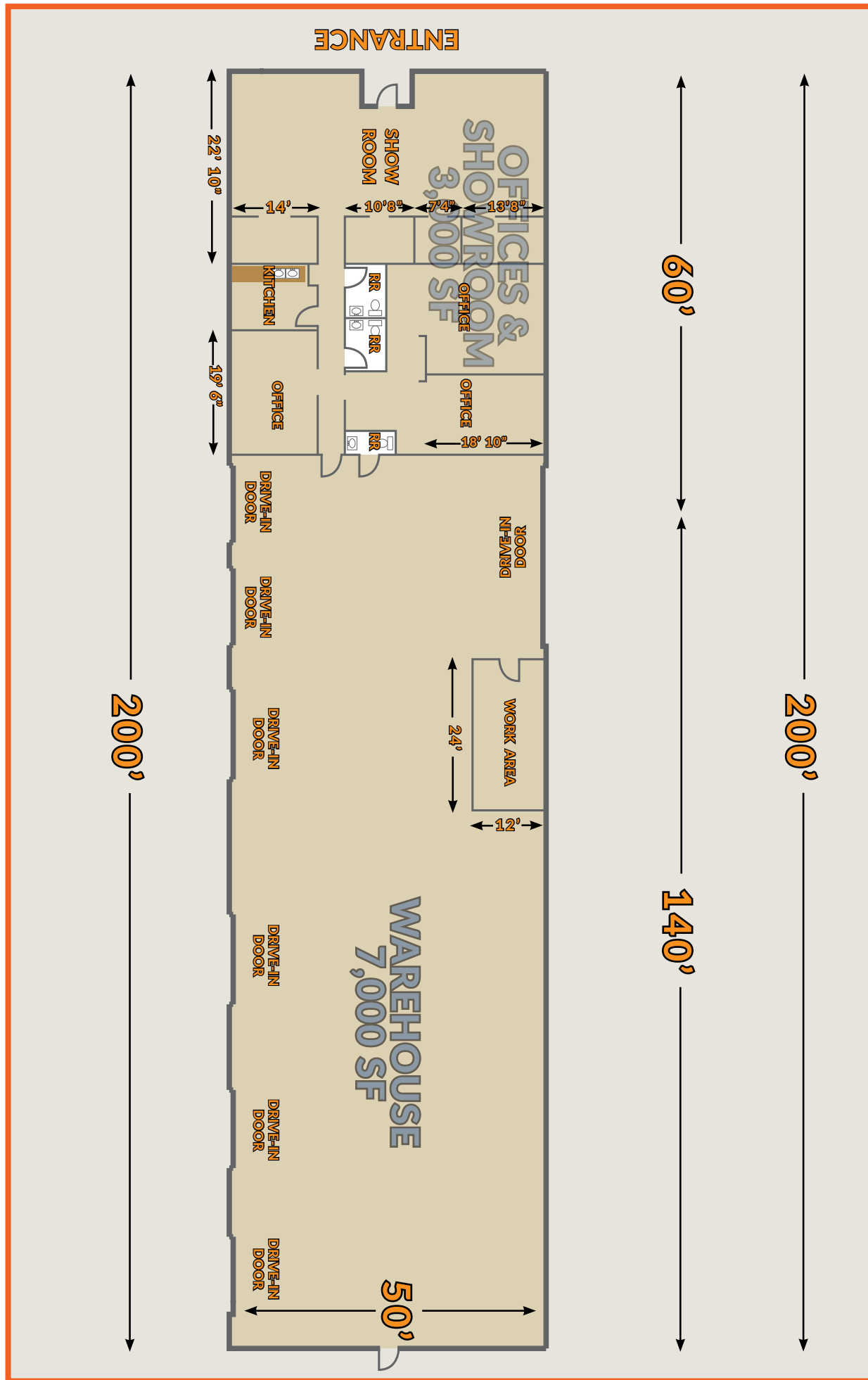
SEE MORE REGIONAL DATA ON PAGE 7.



Aerial View of 35 Old Brickyard Road in Fletcher, NC



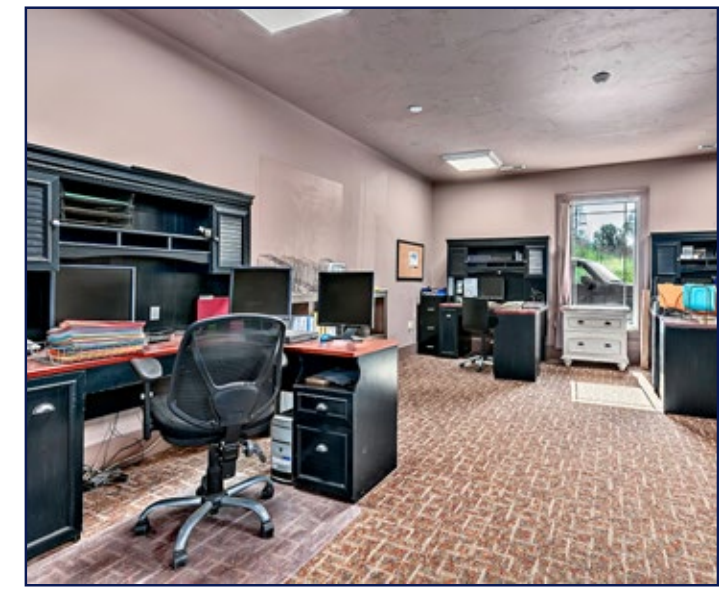
Close-up View of 35 Old Brickyard Road and the shared entrance with its neighbor.



FLOORPLAN



Entrance and classroom area



Office/work area



Office/work area



Copy room



Kitchenette/breakroom



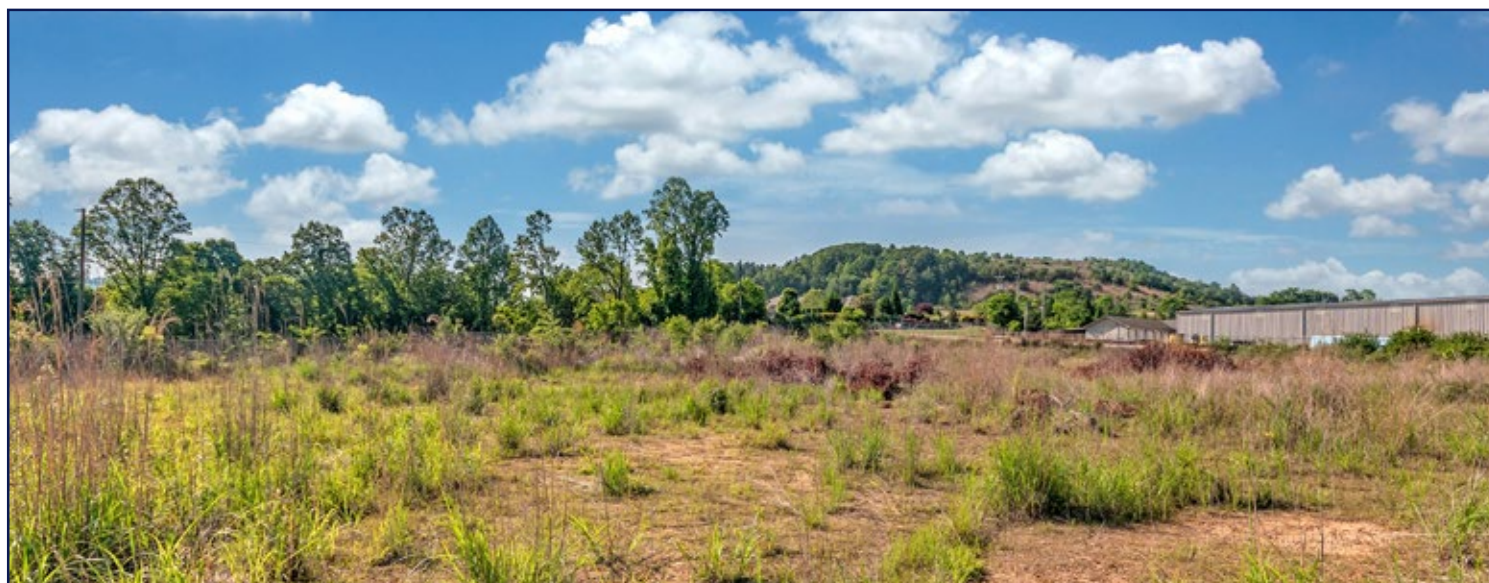
Warehouse section - three of the seven drive-in doors



Warehouse area, with enclosed work room



Warehouse area



Surplus acreage next door

The Greater Asheville MSA* and Region

The Asheville Metropolitan Statistical Area is comprised of four counties at the intersection of I-40 and I-26 in Western North Carolina



* Buncombe County:	251,000
Haywood County:	60,000
Henderson County:	112,000
Madison County:	21,000
TOTAL MSA Population:	444,000

Asheville pop. within 3-miles:	52,400	2010 Total Households:	214,000
Asheville pop. within 5-miles:	98,400	Asheville housing, Owner:	67.6%
Asheville pop. within 10-miles:	204,500	Asheville housing, Renter:	32.4%

Population, Housing and Wages

Population Summary	
2015 Total Population:	443,890
Projected 2019 Population:	468,146
Household Summary	
2015 Households:	179,606
2015 Average Household Size:	2.28
Housing Unit Summary	
2015 Housing Units:	210,445
Owner Occupied Housing Units:	57.3%
Average Family Income	
2015:	\$73,638
Average Weekly Wages	
2016, Q3:	\$862
Median Home Value (2013)	
2015:	\$209,800
Per Capita Income	
2015:	\$44,077
Median Age	
2015:	44.2
2015 Employed Pop. 16+	
	215,201
2016 Unemployment Rate	
	4.6%

Industrial Sector Information*

INDUSTRIAL LEASING Q1 2017	
Vacancy Rate	
Asheville:	2.9%
National:	5.3%
Rental Rates (NET)	
Asheville:	\$5.63
National:	\$6.14
Net Absorption (SF)	
Asheville:	48,126
National:	57,854,121
Vacant Sublease Space (SF)	
Asheville:	0
National:	41,421,640
New Buildings Delivered	
Asheville:	2
National:	517
New SF Delivered	
Asheville:	75,000
National:	63,349,697
SF Under Construction	
Asheville:	40,500
National:	268,096,457
INDUSTRIAL SALES Q1 2017	
Transactions:	8
Sales Volume:	\$7,241,900
Square Feet:	75,653
Average Square Feet:	12,653
Median Price/Square Foot:	\$59.25

*This data aggregated under specific parameters in CoStar. Contact a Whitney Commercial broker for more in-depth conversations specific to your commercial real estate needs.

Industry Establishments & Employment

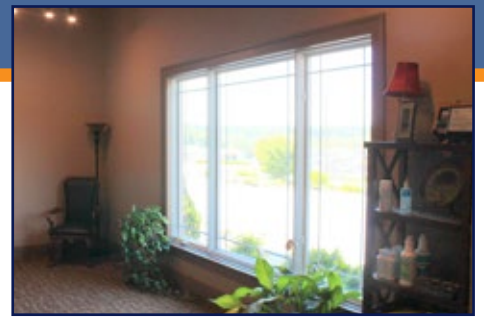
Sector	Establishments	Employment
GOV'T INDUSTRIES	13,235	299,543
Federal	81	5,469
State	70	8,868
Local	203	26,878
PRIVATE INDUSTRIES	12,881	258,329
Goods-producing	2,088	47,946
Nat'l resources/mining	110	2,255
Construction	1,405	12,780
Manufacturing	573	32,911
SERVICE-PROVIDING	10,793	210,383
Trade, transportation & utilities	2,664	56,978
Information	215	3,008
Financial activities	1,318	9,570
Professional and Business services	2,529	30,114
Education and Health services	1,491	56,991
Leisure & Hospitality	1,401	44,405
Other services	1,175	9,316



Additional view of adjacent 2 acres



Close up of seventh drive-in door



Waiting area



DIRECTIONS

From I-26, from Hendersonville: Take Exit 44, Turn Right onto Asheville Hwy/US 25 N, which becomes Hendersonville Rd. After 1.2 miles turn Right on Old Brickyard Road, property is 0.3 miles on right.

From I-26, from Asheville: Take Exit 44, Turn Left onto Asheville Hwy/US 25 N, which becomes Hendersonville Rd. After 1.2 miles turn Right on Old Brickyard Road, property is 0.3 miles on right.



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Brokerage and Property Management Licensed as Whitney Commercial Real Estate, LLC
General Contracting Licensed as Whitney Construction & Development, Inc.

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends Purchaser's or Tenant's personal investigation.