



BUILDING I: ±136,080 SF CLASS-A INDUSTRIAL UNDER CONSTRUCTION

261 Enka Heritage Parkway, Candler, NC 28715

The Enka Commerce Park is an established industrial park in Candler, NC, located at the intersection of I-26 & I-40. Companies in the park include Freudenberg, Haakon Industries, Smith Drayline, Jacob Holm, Wicked Weed, and New Belgium.

Phase II of the Enka Commerce Park will comprise of three Class-A industrial buildings totaling ±585,360 SF. Building I will be ±136,080 SF. The second entrance to the park is a new 5-lane bridge over Hominey Creek with direct access onto Hwy 19/23 and less than one mile from I-40.

**101,640 SF
AVAILABLE**



Minimum Divisible:
±22,400 SF



±1.0 Mile to I-40
±3.5 Miles to I-26



Established
Industrial Park

**FOR LEASE
OR SALE**

CALL FOR PRICING

FOR MORE INFORMATION

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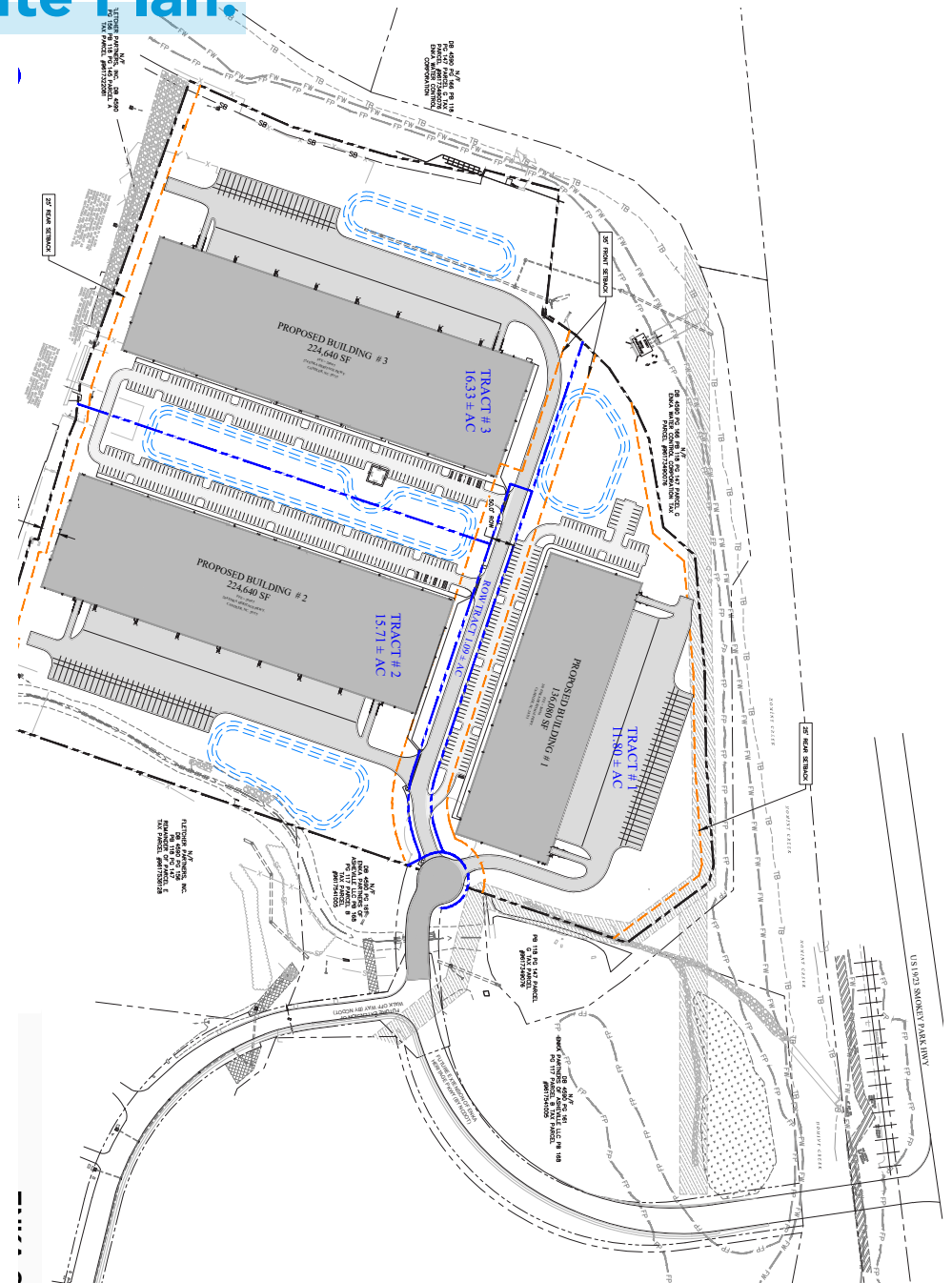




ENKA COMMERCE PARK

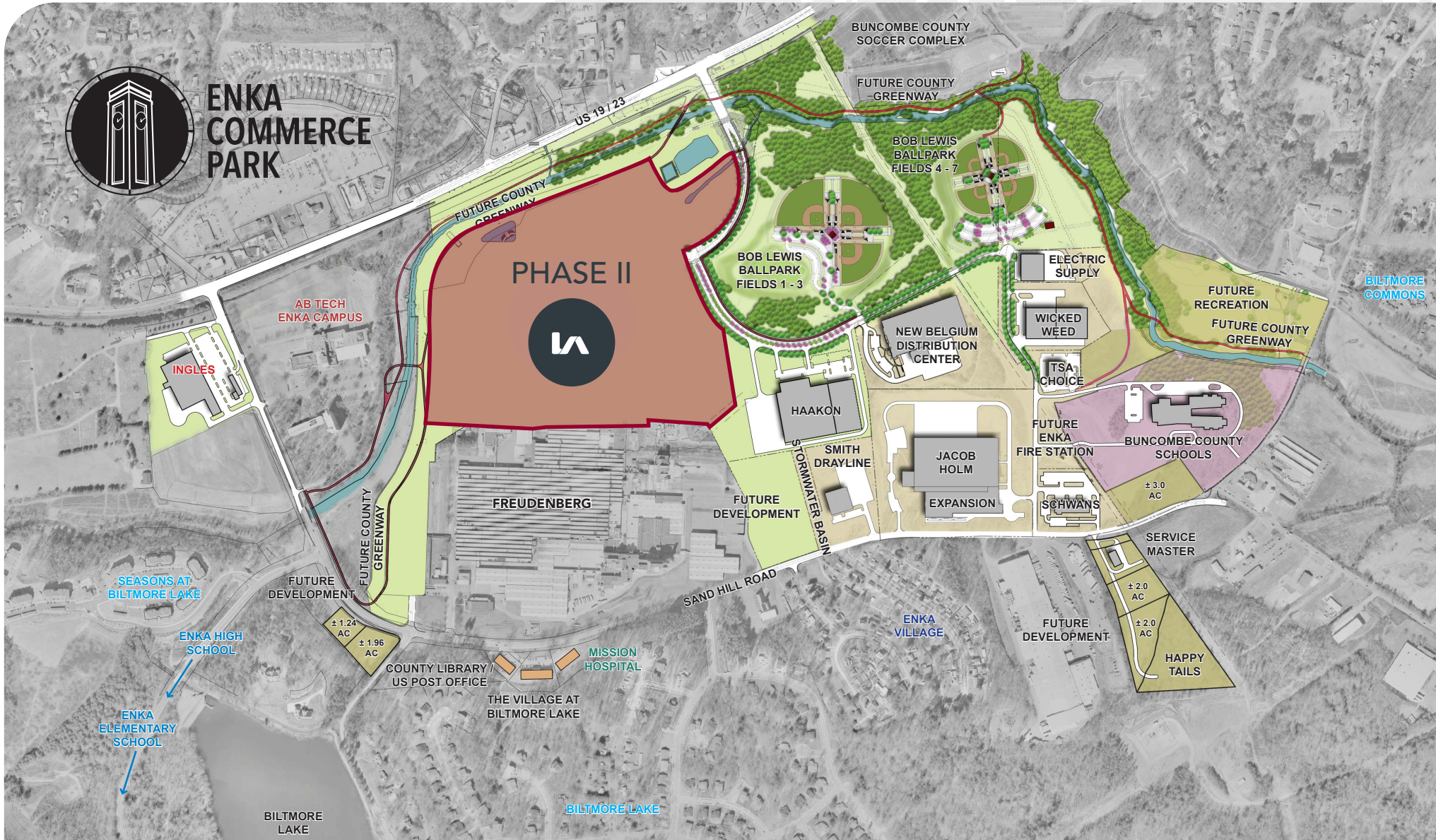
BUILDING I	±136,080 SF
BUILDING II	±224,640 SF
BUILDING III	±224,640 SF
DIVISIBLE	±22,400 - 585,360 SF
WATER	City of Asheville - On Site
SEWER	Metropolitan Sewage District - On Site
GAS	Dominion - On Site
POWER	Duke Energy - On Site
FIBER	Provider of Choice - On Site
SPRINKLER	ESFR
CLEAR HEIGHT	32'
FLOOR THICKNESS	6" Slab
LIGHTING	LED
EXTERIOR	Tilt-up Concrete Panels
PARKING	439 Auto, 83 Trailer Parks

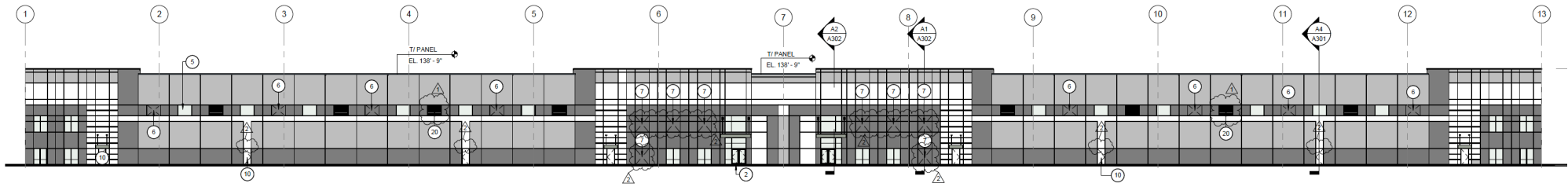
Site Plan.



Park Overview.

In addition to providing space for industrial companies, at the heart of this planned development is the vision to create a vibrant community hub of business, jobs, and recreation. With six Buncombe County Schools, within a five-mile radius and more than 850 homes in the surrounding neighborhoods, the community was an important aspect of the planning process. Plans are also underway for the new Enka Heritage Trail, which will provide two miles of walking and nature trails surrounding the Enka Commerce Park for the community, business owners, and employees to enjoy.



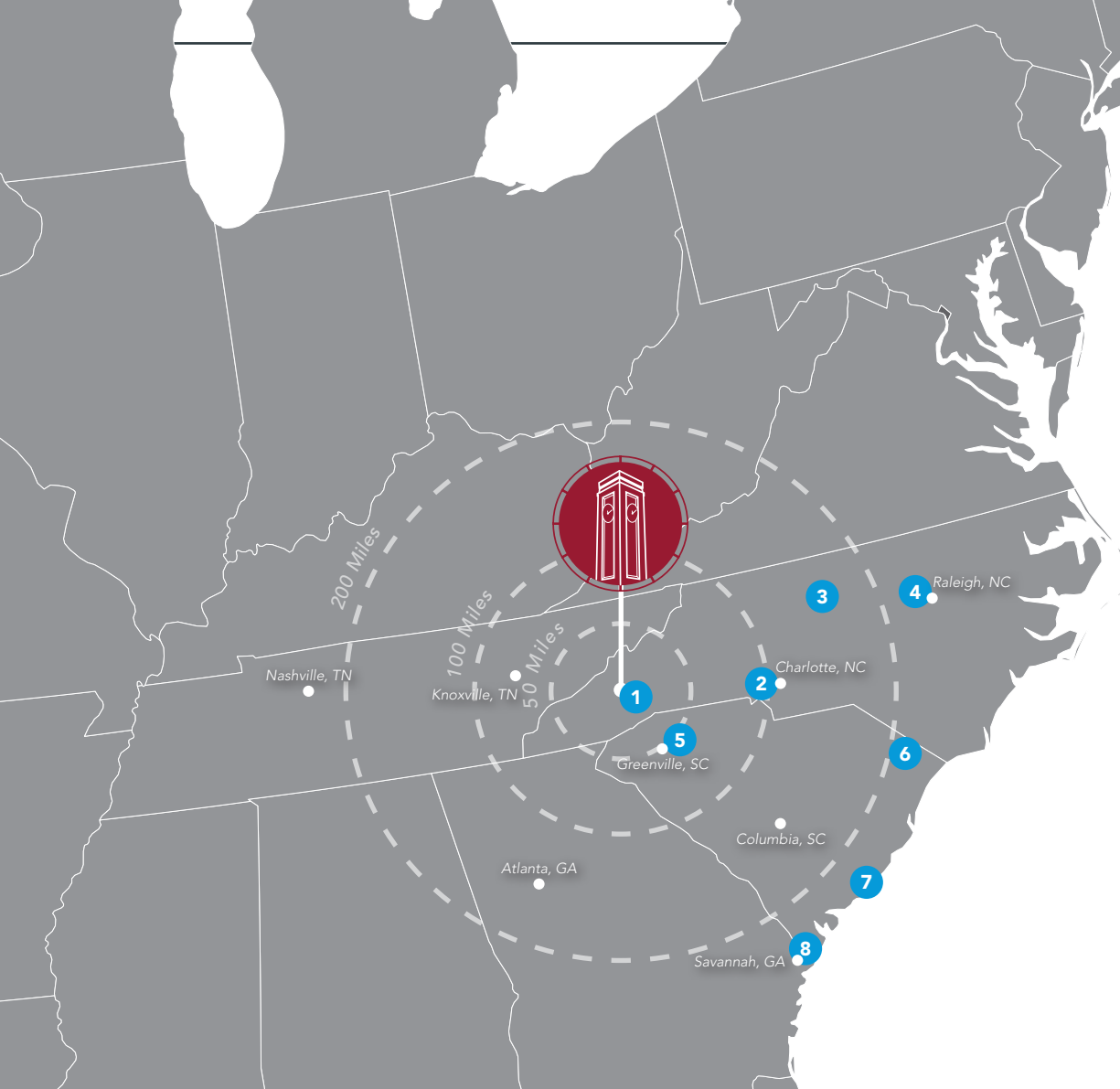


BUILDING I
136,080 SF | COMPLETED

ADDRESS	261 Enka Heritage Pkwy
ACRES	±12.5 AC
MINIMUM DIVISIBLE	±22,400 SF
OFFICE	Build to Suit
ORIENTATION	210' x 648'
BUILDING CONFIGURATION	Rear Load
COLUMN SPACING	50' x 54' (60' Speed Bay)
CONSTRUCTION	Tilt Up Concrete Panels
ROOFING	TPO Membrane
SLAB	6"

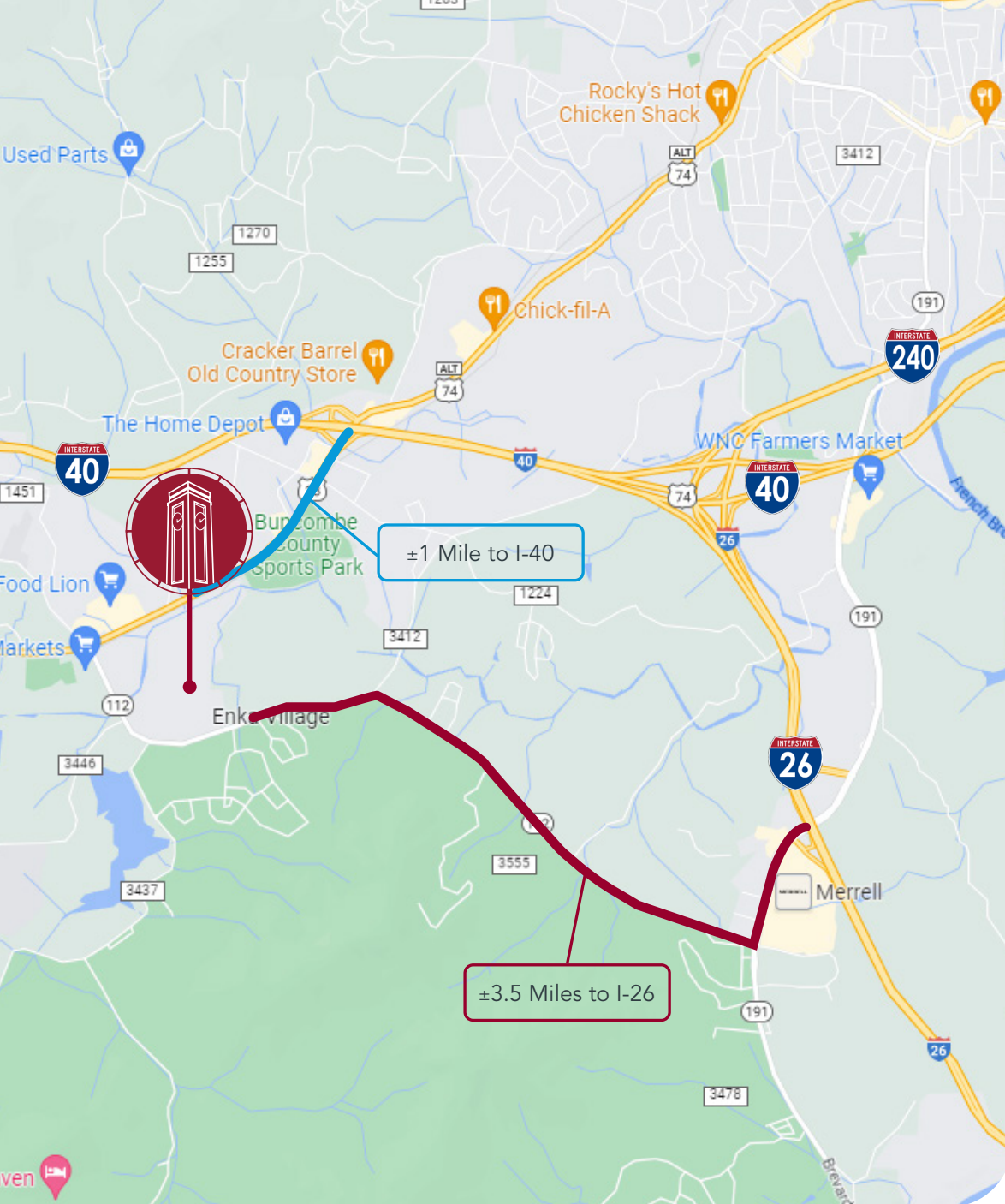
AUTO PARKING	149
TRAILER PARKING	30
TRUCK COURT DEPTH	130'
CLEAR HEIGHT	32'
FIRE SYSTEM	ESFR
LIGHTING	LED
DOCKS	36
DRIVE-IN DOORS	(2) 12' x 14'
ELECTRICAL	Heavy Power
DELIVERY DATE	Q1 2025

Regional Overview.




One Day Drive: 107M+ Consumers
Two Day Drive: 249M+ Consumers


AIRPORTS	DISTANCE (mi)	DRIVE TIME
1 Asheville Regional Airport	12	23 min
2 Charlotte Douglas International	115	2 hr 11 min
3 Piedmont Triad International	173	2 hr 38 min
4 Raleigh-Durham International	242	3 hr 39 min
KEY MARKETS		
Greenville, SC	61	1 hr 15 min
Knoxville, TN	109	1 hr 54 min
Charlotte, NC	122	2 hr 19 min
Columbia, SC	156	2 hr 32 min
Atlanta, GA	191	3 hr 19 min
Raleigh, NC	253	3 hr 53 min
Nashville, TN	287	4 hr 31 min
Savannah, GA	308	4 hr 44 min
PORTS		
5 Inland Port Greer	59	1 hr 12 min
6 Inland Port Dillon	259	3 hr 52 min
7 Port of Charleston	265	4 hr 4 min
8 Port of Savannah	308	4 hr 44 min



Location Overview.

Interstate Access

 ±1 Mile to I-40

 ±3.5 Miles to I-26

Corporate Neighbors

Freudenberg	Southeastern Container
Haakon Industries	Ferguson
Smith Drayline	Wicked Weed
Jacob Holm	New Belgium

Accessible Amenities

Mission Hospital	County Library / Post Office
Enka Fire Station	Buncombe County Schools
Bob Lewis Ballpark	Buncombe County Soccer Complex
Future County Greenway	Ingles
AB Tech Enka Campus	Enka Intermediate School

Welcome to Asheville.

Market Notes

The Asheville region is a diverse \$24 billion economy. Key economic drivers include steady population growth, manufacturing, healthcare, and hospitality. The region is well-educated with nationally recognized schools, close proximity to most major cities, and the Asheville Regional Airport with direct flights to Washington and New York among others.

Enka Commerce Center is located at the crossroads of I-40 and I-26 in Buncombe County, providing easy access to markets along the east coast. This strategic location offers direct interstate access to I-81, I-85, I-77, and I-95. The Port of Charleston, Port of Savannah, and Inland Port Greer can also be utilized with direct interstate or rail connections.



227+

LOGISTICS COMPANIES



1

DAY DRIVE

TO REACH OVER 107 MILLION PEOPLE



71+

MANUFACTURING COMPANIES



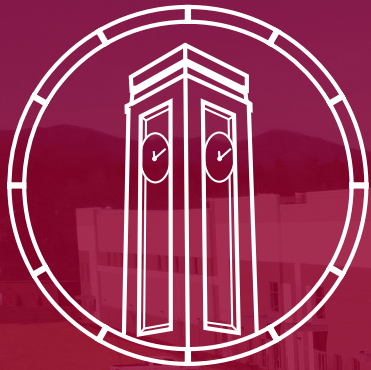
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COUNTIES

BUNCOMBE, HAYWOOD, HENDERSON
& MADISON



**ENKA
COMMERCE
PARK**



ENKA COMMERCE PARK

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Learn More. Give Us A Call.



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