

EXPANSIVE INDUSTRIAL & MANUFACTURING SPACE

140

VISTA BOULEVARD

ARDEN, NC

FOR LEASE

44,371 or 56,259 SF
\$12/SF/YR (NNN)

AUSTIN WALKER | SIOR, CCIM
COMMERCIAL BROKER
C: 828.713.0777
AWALKER@WHITNEYCRE.COM



WHITNEY COMMERCIAL REAL ESTATE
1100 RIDGEFIELD BLVD STE 100 ASHEVILLE, NC 28806

All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

Strategically Located & Recently Updated Manufacturing Space

Introducing 140 Vista Blvd, Arden, NC, 28704: a versatile industrial/flex/manufacturing/warehouse property. Boasting a total building size of 56,259 SF with two availabilities Option 1 is the entire building and Option 2 is a 44,371 SF portion, this modern facility offers ample room for growth and customization. Built in 1999 and renovated in 2018, it sits on a 9.40-acre lot with EMP zoning. Conveniently located just 2 miles from I-26 and 5 miles from Asheville Regional Airport, it provides access to Southeast distribution corridors and a regional labor pool. The property features a 26 ft clear height, 40x40 column spacing, LED lighting, heated and cooled HVAC, and ample parking with 100 spaces. With wet sprinkler and fire alarm systems, 3 dock-high doors, and 1 drive-in door, this property is well-equipped for seamless operations.

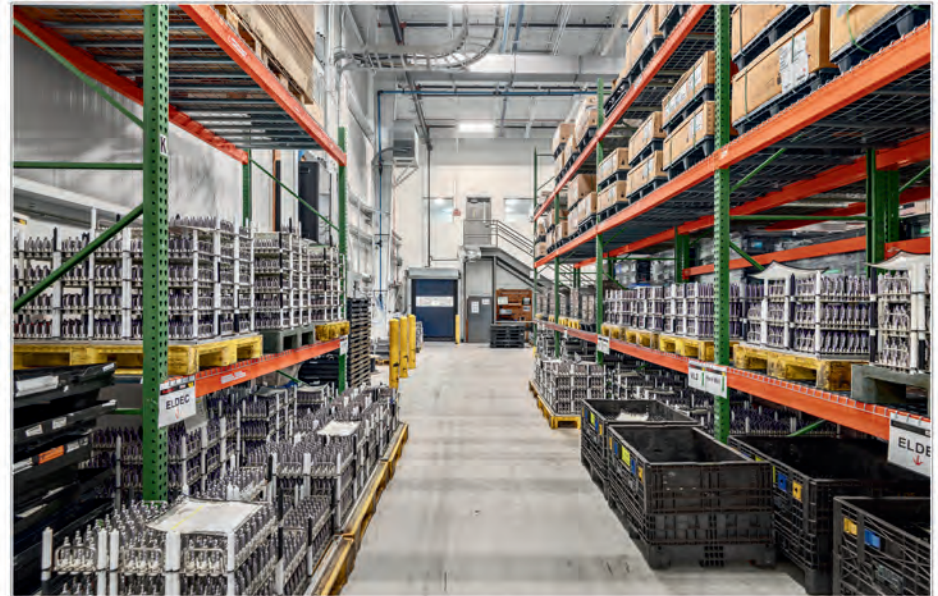
LOCATION DESCRIPTION

Nestled in the heart of Arden, North Carolina, the area surrounding the property offers a prime location for industrial and manufacturing tenants. With close proximity to major transportation routes, including Interstate 26 and the Asheville Regional Airport, logistical efficiency is assured. Nearby amenities such as restaurants, hotels, and retail establishments provide convenience for employees and visitors. The thriving local economy and skilled workforce make Arden an ideal destination for industrial and manufacturing businesses.

FEATURES

- 9.40-acre lot with EMP zoning
- Proximity to I-26 (2 miles) and Asheville Regional Airport (5 miles)
- Access to Southeast distribution corridors
- 24 ft clear height, 40x40 column spacing
- LED lighting, heated and cooled HVAC
- Ample parking: 100 spaces
- Wet sprinkler and fire alarm systems
- 3 dock-high doors, 1 drive-in door
- Electric power: 2 transformers 2500kva and 1000kva

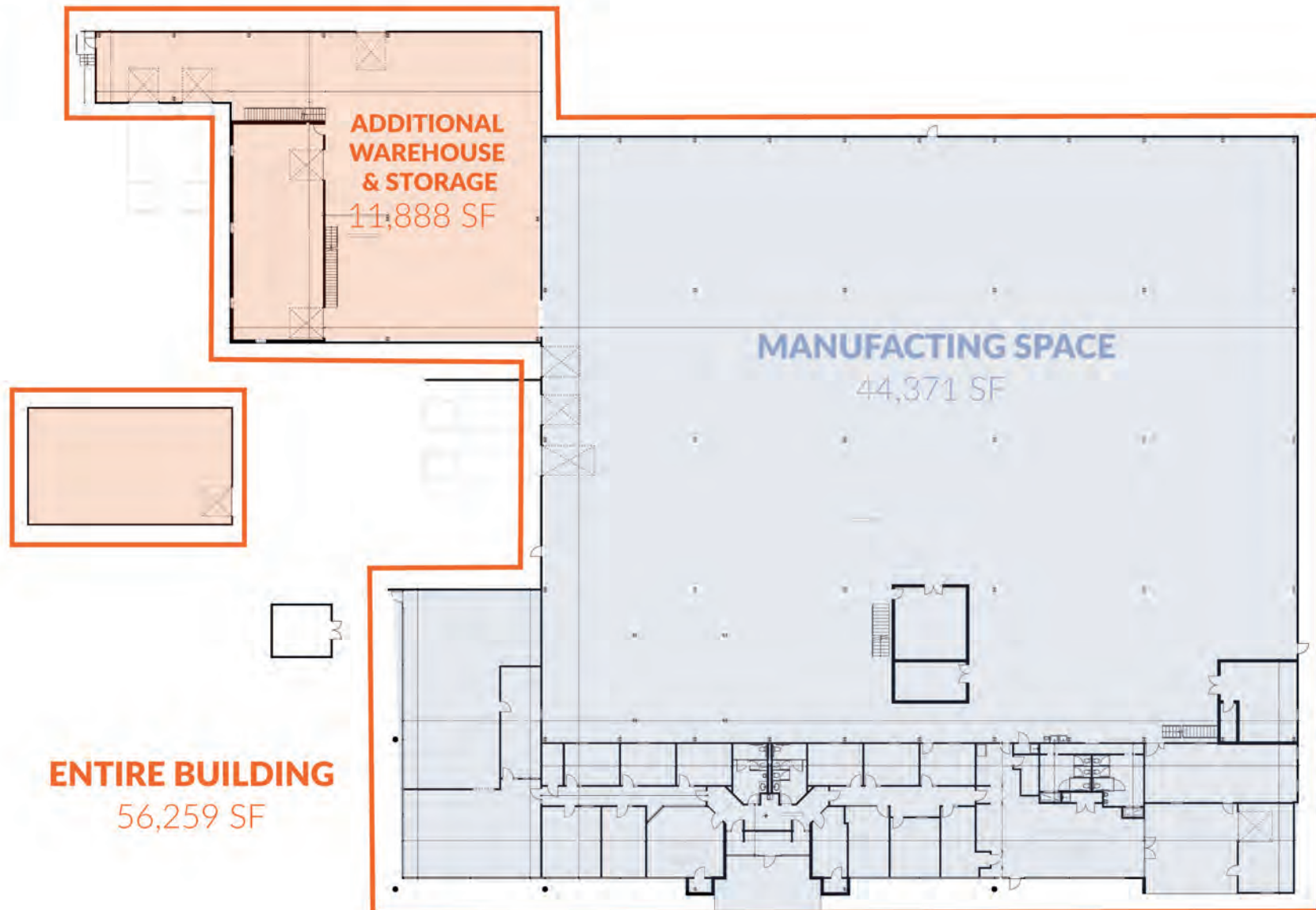






FLOORPLAN - Main Level

AUSTIN WALKER, SIOR, CCIM
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LOCATION MAP

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828.713.0777



COMMERCIAL BROKER

austin walker

CCIM, SIOR

Commercial Real Estate Broker

828.713.0777

awalker@whitneycre.com



Austin Walker serves as a broker for Whitney Commercial Real Estate Services, specializing in the sales and leasing of office and industrial properties in Western North Carolina. With over 25 years of commercial real estate experience, Austin has secured over 730 transactions resulting in a career sales volume in excess of \$350 million. Austin has a consistent track record of closing 30 to 65 transactions annually since he started brokering in Asheville in 2003.

Austin is a licensed North Carolina real estate broker, as well as an SIOR and a CCIM designee. The Society of Industrial and Office Realtors (SIOR) designation is a professional symbol of the highest level of knowledge, production, and ethics in the real estate industry, held by only 3,000 commercial practitioners worldwide. The Certified Commercial Investment Member (CCIM) designation represents a theoretical and practical knowledge base from years of study.

Prior to joining Whitney Commercial Real Estate Services, Austin served with Tessier Associates, Inc., focusing on leasing, property management, and the disposition of investment properties. Previously, Austin was a project manager of Talon Development Group, Inc. in Bloomfield Hills, Michigan, focusing on due diligence, financial analysis, and asset management of several commercial and mixed use projects.

Austin has consistently been active in the community. He is currently serving as the President of the SIOR Carolinas Chapter; has served as President of the Asheville Area Chamber of Commerce; has served as a member of the NC-CCIM Chapter Board of Directors; has been the Chair of the Commercial Investment Division standing committee of the Asheville Board of Realtors; and as President of the Asheville Commercial Industrial Realtors Association. Austin earned a Bachelor of Business Administration from Ohio University.

Originally from Birmingham, Michigan, Austin currently resides in Asheville, North Carolina with his wife and their two children. Leisure interests include competitive cycling, swimming, hockey, and causing trouble with his two kids.

TRANSACTION HIGHLIGHTS

150 WESTSIDE DR., ASHEVILLE
\$7,150,000 142,500 SF
SEPTEMBER-2021
REPRESENTED BUYER

270 RUTLEDGE RD., ARDEN
\$5,000,000
36,000 SF
APRIL-2024
REPRESENTED SELLER

140 VISTA BLVD., ARDEN
\$8,000,000
55,620 SF
SEPTEMBER-2024
REPRESENTED BUYER

4600 HENDERSONVILLE RD., FLETCHER
\$15,000,000
466,075 SF
APRIL-2024
REPRESENTED SELLER

99 BROADPOINTE DR., MILLS RIVER
\$12,500,000
89,828 SF
OCTOBER-2024
REPRESENTED SELLER

BANNER FARM RD., MILLS RIVER
\$14,195,746
143,000 SF
DECEMBER-2024
REPRESENTED SELLER