

FOR SALE OR LEASE
1257, 1249 & 99999 Sweeten Creek Road
Asheville, NC 28803

contact: 828.768.7098 • jwilson@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$2,300,000

PROPERTY AVAILABLE TO LEASE
(discuss details with broker)



PROPERTY VIDEO LINK

1.71±/AC OFFICE SPACE + WAREHOUSE + VACANT LOT ON SWEETEN CREEK RD



PROPERTY HIGHLIGHTS

7,110±/sf flex office space with ample parking
4,680±/sf warehouse/storage building
37 parking spaces on properties / potential to expand w/vacant lot
10 private offices / Large conference room with table
Separate work area with a loading truck door
Great furniture office/showroom space with separate warehouse/storage bldg
Ideal for engineering, tech, medical, professional services, etc.



James Wilson
Commercial Broker

Main Office:
828.684.4344

Mobile:
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jwilson@pulliamproperties.com



AERIAL VIEW

SITE LOCATION

EXPERIENCE MAKES THE DIFFERENCE

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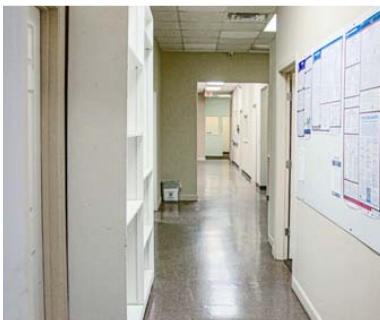
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INTERIOR SPACE



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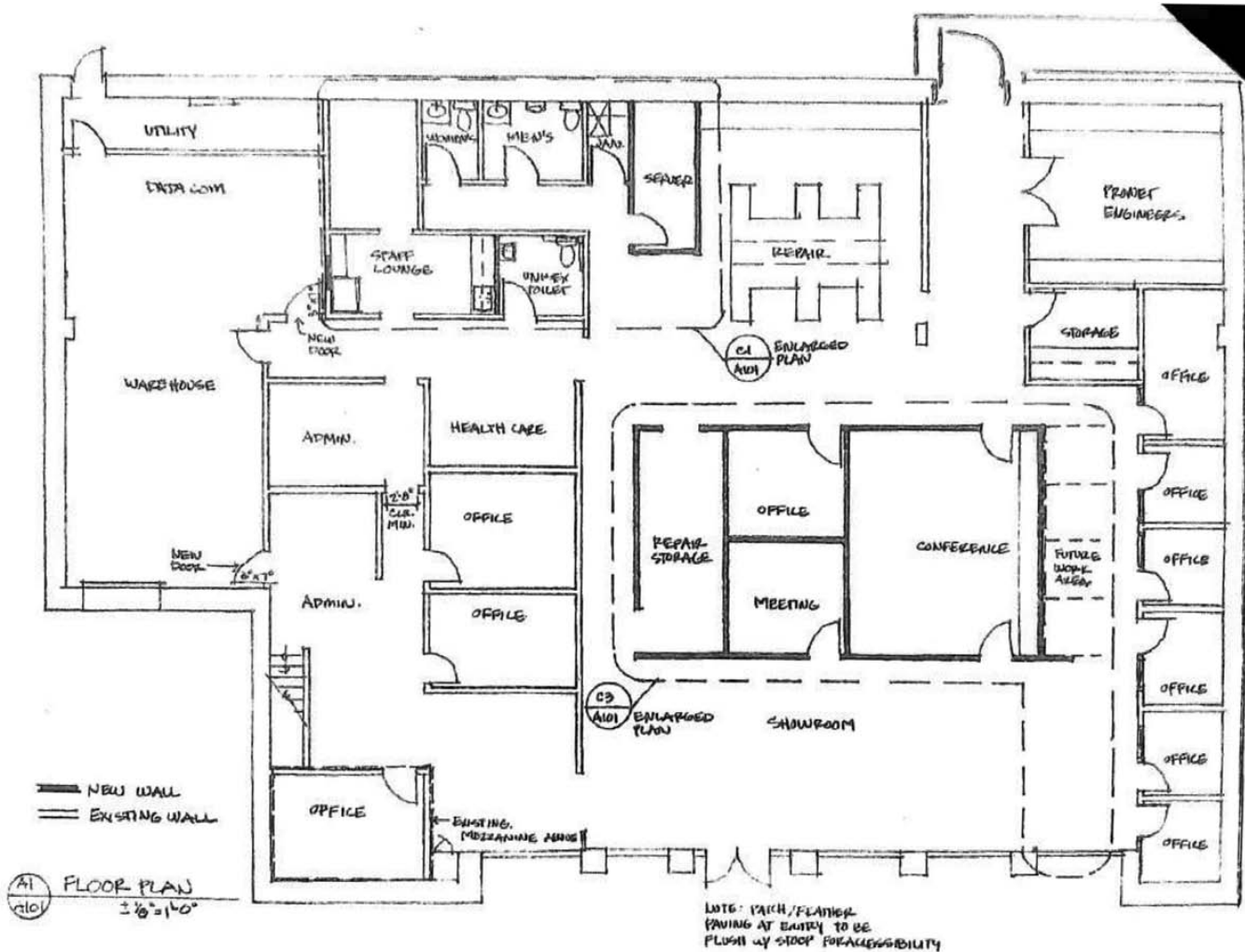
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FLOOR PLAN



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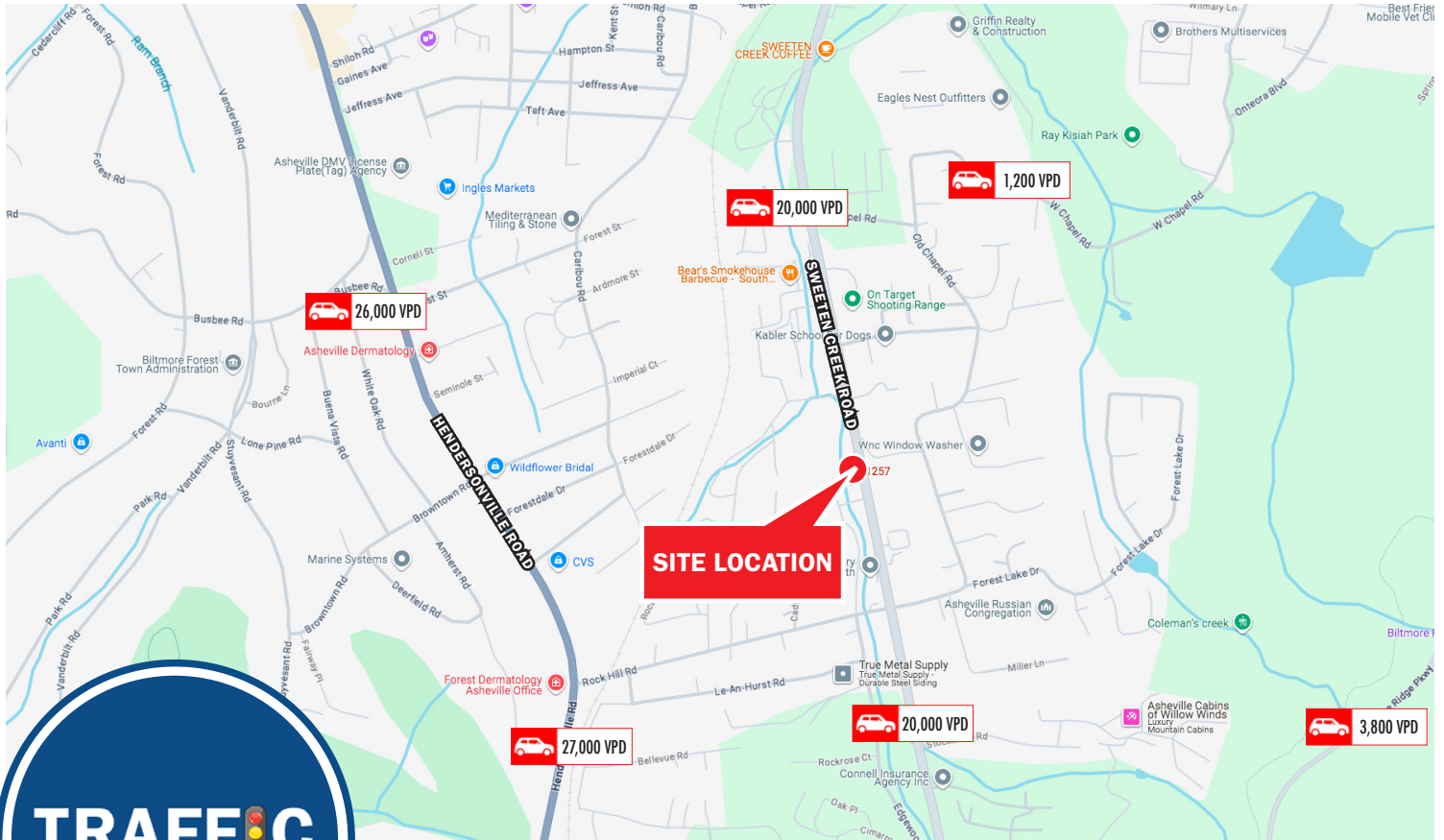
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MAP CREDIT: GOOGLE MAPS



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Sweeten Creek Rd	State Rd 3111 N	21,981	0.08 mi
Rock Hill Rd	Rock Hill Rd Exd E	1,866	0.20 mi
Forestdale Dr	Caribou Rd NE	208	0.39 mi
Rock Hill Rd	Rock Hill Pl E	7,113	0.39 mi
West Chapel Rd	Old Chapel Rd SW	1,273	0.49 mi
Forestdale Dr	Caribou Rd NE	213	0.49 mi
W Chapel Rd	Old Chapel Rd SW	1,298	0.52 mi
Hendersonville Rd	Forestdale Dr SE	27,266	0.53 mi



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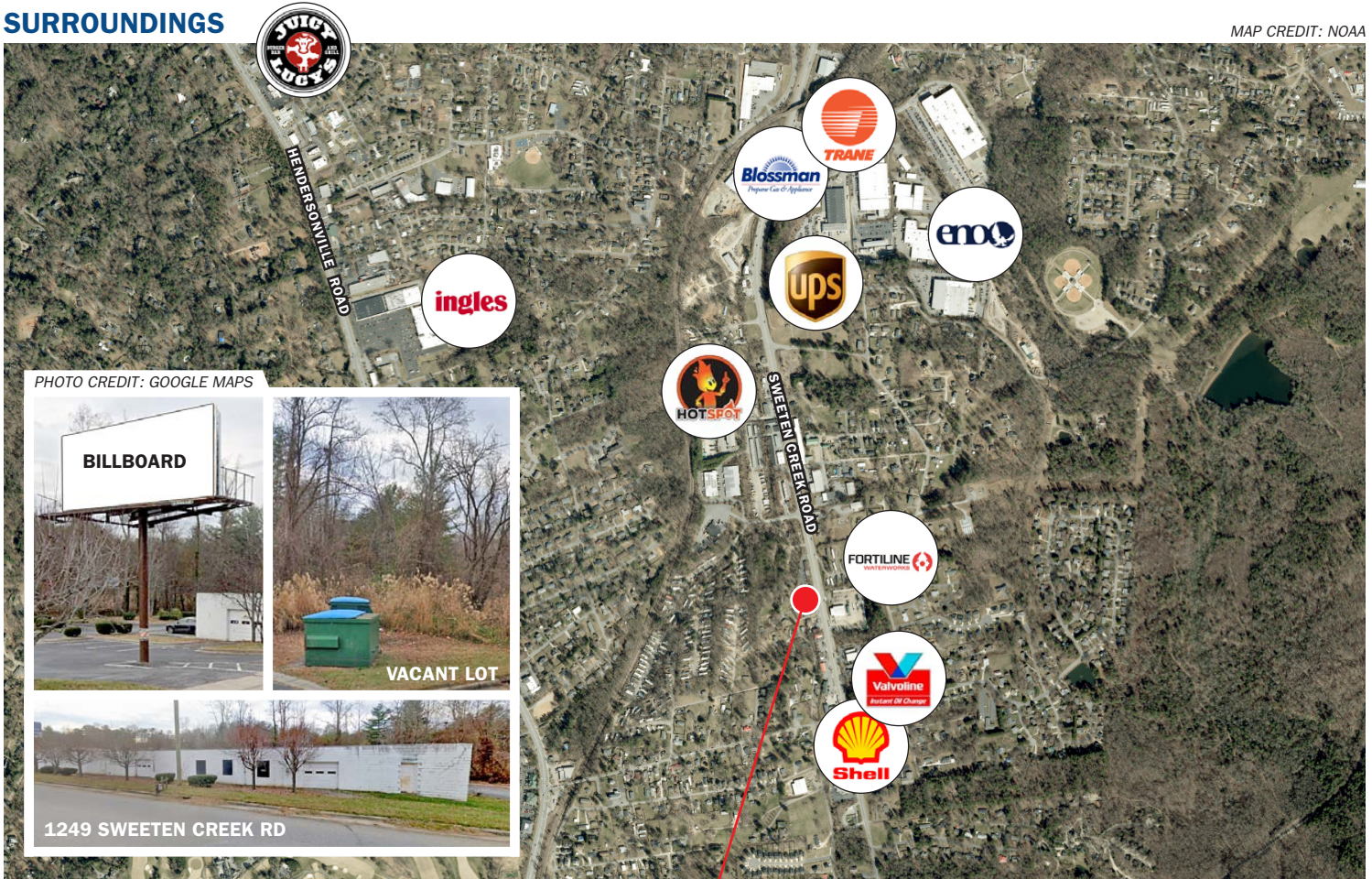
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SURROUNDINGS

MAP CREDIT: NOAA



ADDITIONAL PROPERTY HIGHLIGHTS

4,680±/sf building with 37 parking spaces

Warehouse/storage with drive-in door

Additional parking behind the buildings

Vacant lot with additional 0.13±/ac

Income producing \$3000.00/yr / billboard on property

SITE LOCATION



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PROPERTY LINES

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