

FOR SALE
CONTROLLED-ENVIRONMENT AGRICULTURAL & RESEARCH FACILITY
4076 HAYWOOD ROAD
MILLS RIVER, NC 28759

PRICE
REDUCTION!



Dewey Property Advisors

NAITRI PROPERTIES

PROPERTY OVERVIEW

Strategically positioned along a highly traveled corridor, 4076 Haywood Road offers a compelling opportunity to acquire a versatile commercial property in the heart of Mills River—one of Western North Carolina’s fastest-growing business markets. The site provides excellent visibility, easy access to regional transportation routes, and proximity to Asheville Regional Airport, making it ideal for owner-users or investors seeking long-term upside.

ADDRESS	4076 Haywood Road, Mills River, NC 28759
BUILDING SIZES	Office Building- 4,986 SF Greenhouse- 65,534 SF Flex/Lab Building- 9,600 SF Total Improved Square Footage- 80,120 SF
YEAR BUILT	Office and Greenhouse- 1999 Flex/Lab Building- 2025
ACREAGE	8.904 acres
PURCHASE PRICE	\$7,000,000 (\$87.37/SF)
ZONING	MR-NC
FEATURES	• State of the art, turnkey greenhouse facility • Newly built flex building with fully built out agricultural lab, grow rows, conference room, and a large breakroom • Property can support research, wholesale, and retail operations • High visibility on Haywood Road • Additional acreage provides future additional development • Ample paved parking

CONTACT

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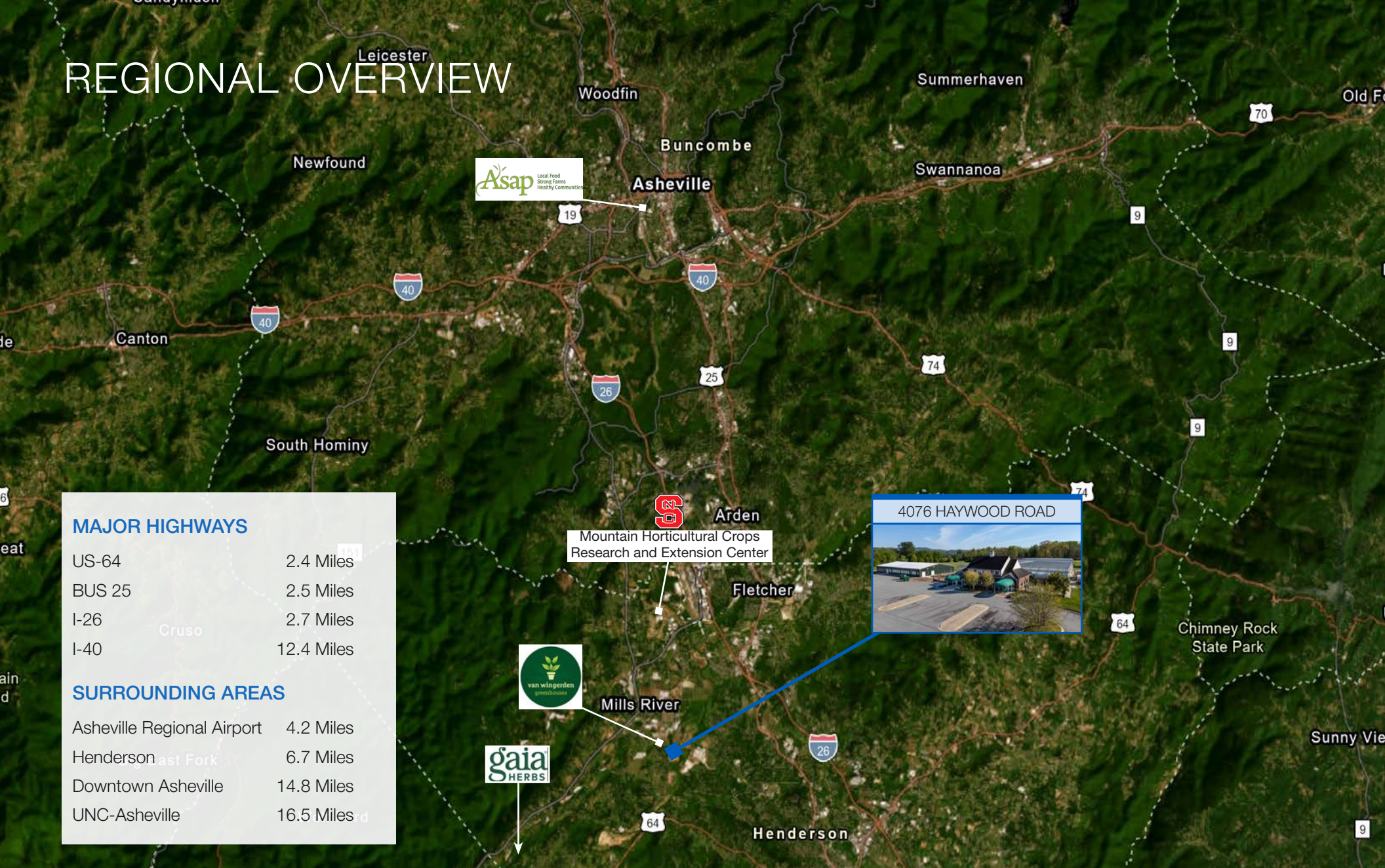
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REGIONAL OVERVIEW



MAJOR HIGHWAYS

US-64	2.4 Miles
BUS 25	2.5 Miles
I-26	2.7 Miles
I-40	12.4 Miles

SURROUNDING AREAS

Asheville Regional Airport	4.2 Miles
Henderson East Fork	6.7 Miles
Downtown Asheville	14.8 Miles
UNC-Asheville	16.5 Miles

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AERIAL



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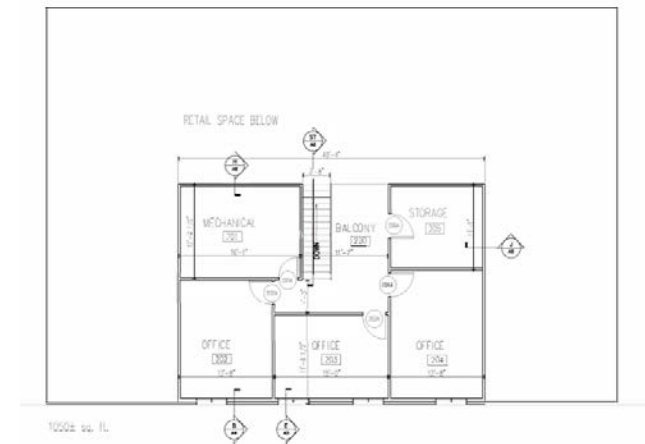
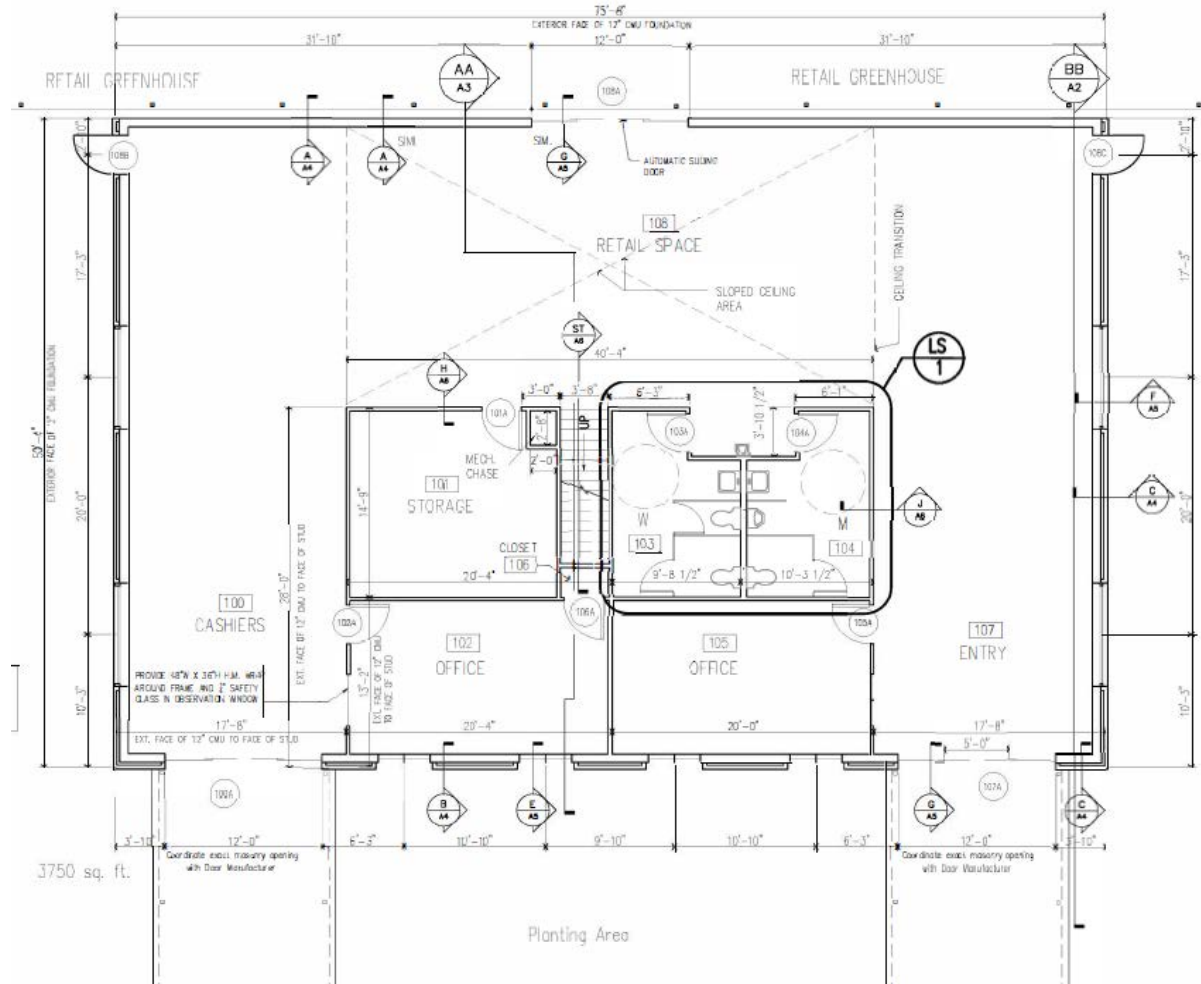
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FLOOR PLAN- OFFICE BUILDING

MAIN FLOOR



SECOND FLOOR MEZZANINE

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INTERIOR PHOTOS- OFFICE BUILDING



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INTERIOR PHOTOS- GREENHOUSE



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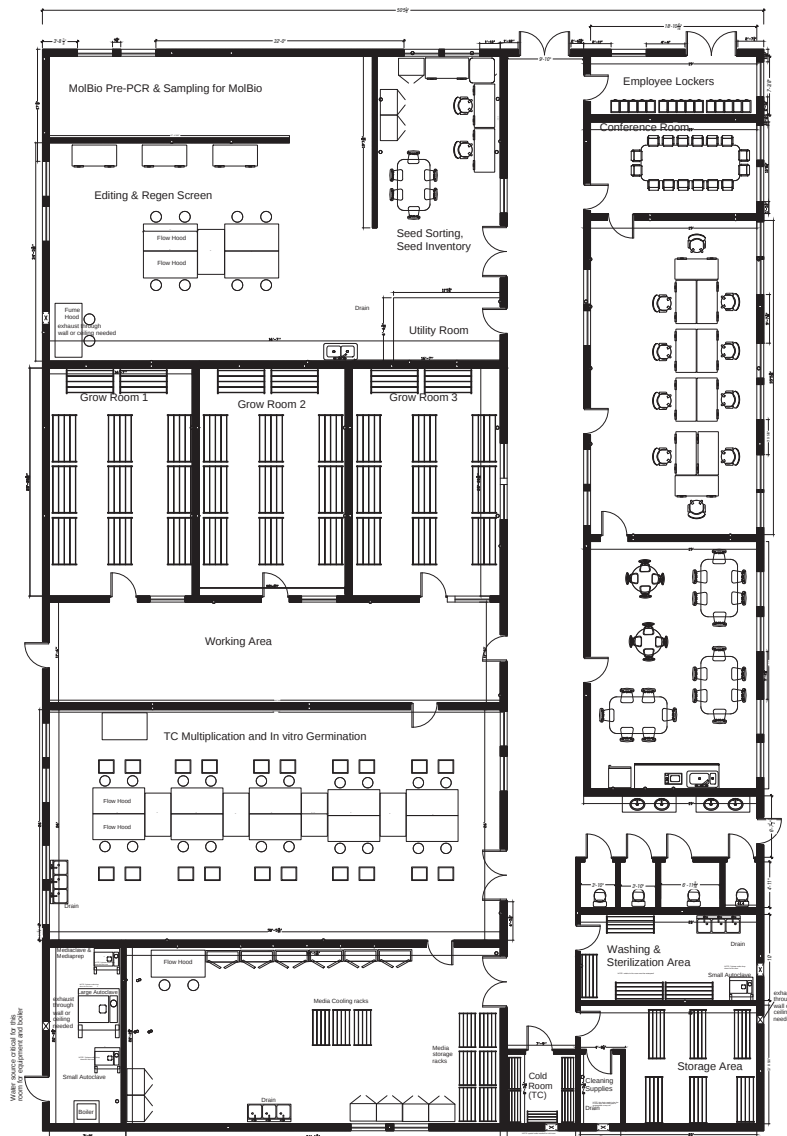
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FLOOR PLAN- FLEX/LAB BUILDING



**Furniture not included*

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INTERIOR PHOTOS- FLEX/LAB BUILDING



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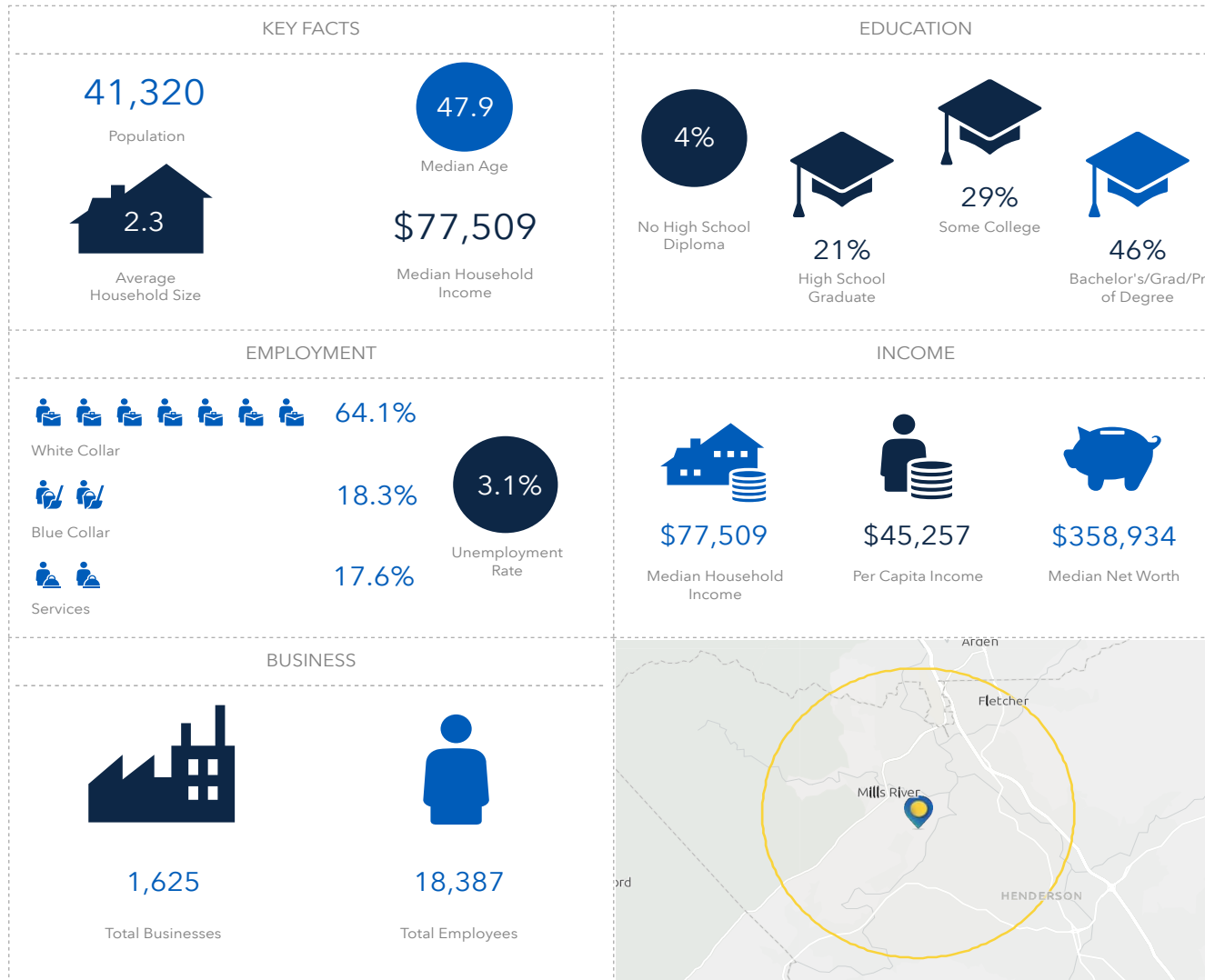
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DEMOGRAPHICS

5 MILE RADIUS



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