

FLEX / OFFICE SPACE ON 3.43 ACRES DOWNTOWN FOR LEASE & SALE



732

JONESBOROUGH STREET

HENDERSONVILLE, NC

5,109 SF + 3,004 SF WHSE

SALE: \$730,000

SUITE A | 3,236 SF | \$14/SF/YR NNN

SUITE B | 1,873 SF | LEASED

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Adaptable Flex/Office Space + Acreage is Ideal for Owner–Occupant, Landlord, or Tenants

This well-appointed, renovated (2025) commercial opportunity is in downtown Hendersonville, NC, a thriving mountain town in Western North Carolina known for its busy historic Main Street, charming local businesses, vibrant arts scene, award-winning restaurants, and year-round festivals.

This 5,109 SF property on 3.73 acres offers two suites of heated and cooled space, with 1,873 SF Suite B leased, and 3,236 SF Suite A still available for a new tenant, or for an owner/occupant. Over 1,400 square feet of dedicated office space was refreshed during the renovation. Each suite has multiple points of ingress/egress, ideal for many types of businesses. Suite B has a designated parking section, and the ample lot size allows for Suite A to establish a parking zone, as well.

The adjacent 3,004 square feet of unconditioned warehouse/storage has seven roll-up doors of varying sizes; one of the two drive-in/roll-up doors directly accesses Suite B. On this lot is also one freestanding covered storage shed. On-site parking ensures convenience for customers, large-scale operations, employees, or tenants. Lot assembly includes 2.36 acres zoned C-2 and 1.07 acres zoned R-15. Whether as an owner or a tenant, if your business vision is of a flagship retail destination, event or performance venue, company headquarters, landlord opportunity, or a mixed-use redevelopment, this property places you right in the middle of Hendersonville’s momentum.

LOCATION DESCRIPTION

732 Jonesborough Street is located off of White St, between Kanuga St and South Main St. Near Publix, this address is just 0.4 miles south of downtown's Main St. and Church St. intersection, placing owners, tenants, customers, and employees in proximity to all the amenities of Hendersonville. 1.3 miles to Pardee Hospital. Equidistant northern and southern routes to I-26 on-ramps.

FEATURES

FOR SALE

- 5,109 SF building, 3,004 SF adjacent warehouse, on 3.43 Acres
- Main building can be divided into 3,236 SF and 1,873 SF Suites
- 8 Roll-up doors, 2 of which are drive-in, 1 accesses main building
- 4 adjacent lots: 2.86 acres zoned C-2, 1.07 acres zoned R-15
- Total 3.43 Acres appraised for \$1,050,000 (April 2024)

FOR LEASE

- Suite A: 3,236 SF (Suite B: 1,873 SF is Leased)
- 9'x9' roll-up/drive-in door accesses Suite B
- Adjacent storage potentially available



MULTIPLE FLEX AREAS



MULTIPLE OFFICE AREAS



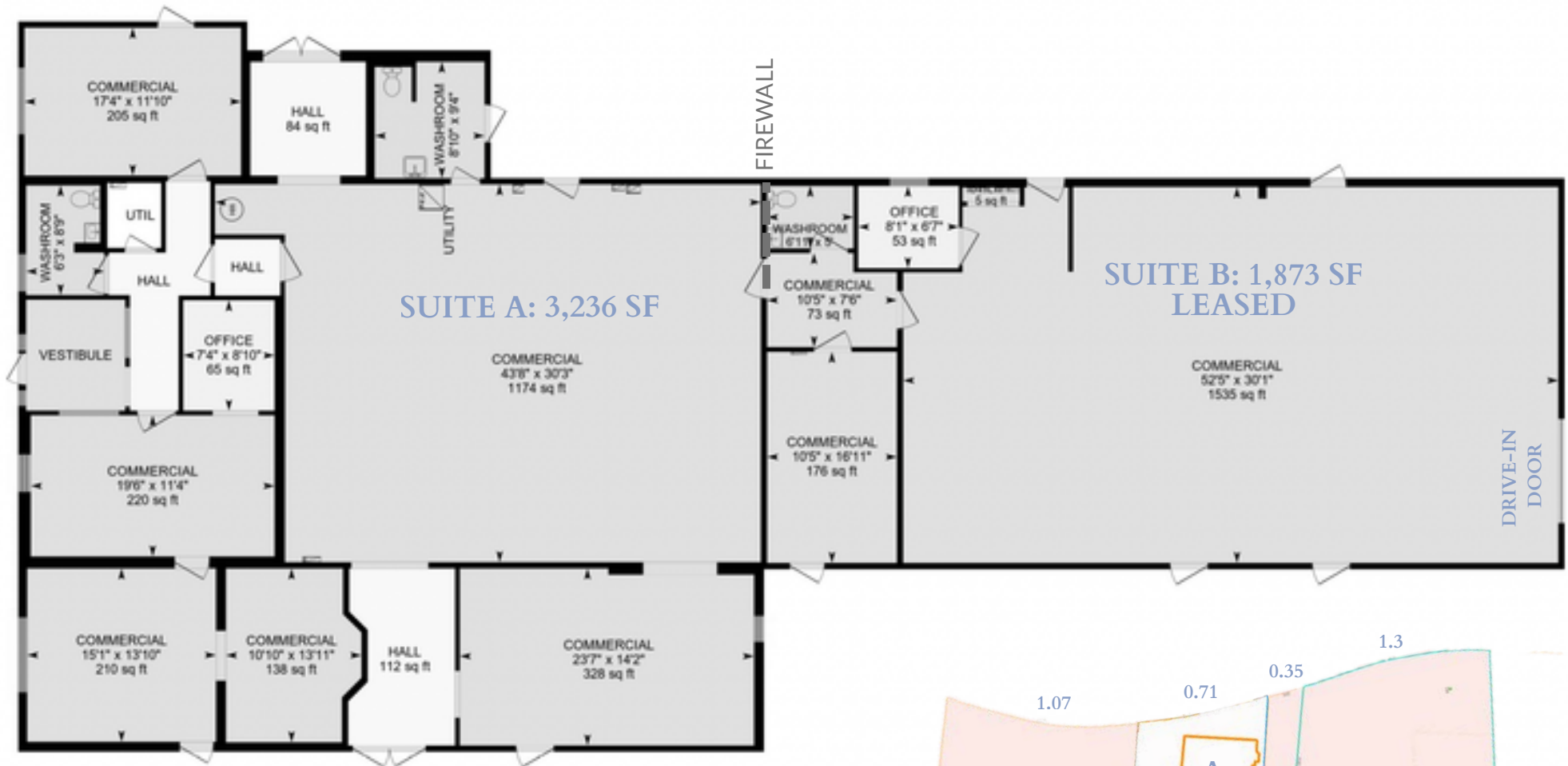
UPGRADED FINISHES



WAREHOUSE WITH ROLL UP DOOR

FLOORPLAN

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MAIN BUILDING (SHOWN ABOVE): 5,109 SF

NOT SHOWN:
3,004 SF UNHEATED STORAGE WITH ROLL-UP/DRIVE-IN DOORS
FREESTANDING OPEN STORAGE SHED

AT RIGHT:
BUILDING POSITIONING ON THE FOUR PARCELS

