

LARGE WAREHOUSE SPACES IN SWANNANOVA



111

OLD BEE TREE ROAD

SWANNANOVA, NC

FOR LEASE

BUILDING 1 | 53,671 SF \$7/SF/YR
BUILDING 2 | 54,860 SF \$7/SF/YR
BUILDING 3 | 38,400 SF \$6.75/SF/YR
BUILDING 4 | 10,934 SF \$7.50/SF/YR

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Large, Adaptable Warehouse Spaces in Swannanoa Valley

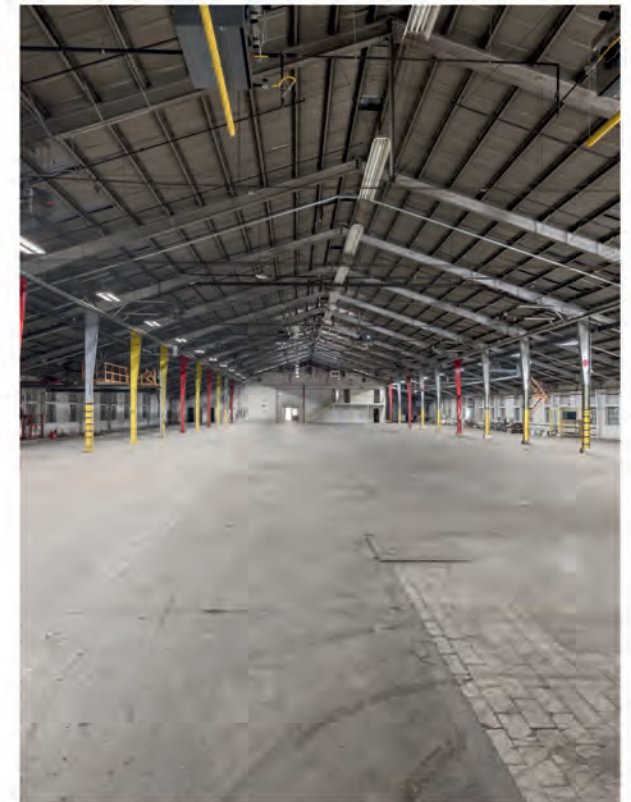
This offering includes four industrial units within a larger warehouse campus, providing approximately 157,865 square feet of flexible warehouse space. The units may be leased individually or in combination, allowing users to scale their operations within a single, well-located industrial property.

LOCATION DESCRIPTION

111 Old Bee Tree Road is located in in the Swannanoa Valley, a broad east-west corridor between Asheville (8 miles to the East) and Black Mountain (3 miles to the West). The property lies south of Interstate 40 and north of U.S. Highway 70, placing it within one of Buncombe County's primary transportation corridors. The property is easily accessible from either Interstate 40 Exit 55 (East Asheville) or Exit 59 (Swannanoa).

HIGHLIGHTS

- ±157,865 SF OF WAREHOUSE SPACE ACROSS 4 UNITS
- EMP ZONING SUPPORTING A WIDE RANGE OF INDUSTRIAL AND EMPLOYMENT USES
- 240V AND 480V ELECTRICAL SERVICE
- ENERGY-EFFICIENT LED LIGHTING THROUGHOUT
- RECENTLY UPGRADED ROOFS ON ALL BUILDINGS
- DOCK-HIGH AND DRIVE-IN ROLL-UP DOORS
- ±282 PARKING SPACES IN A GATED ±2.45-ACRE PARKING LOT



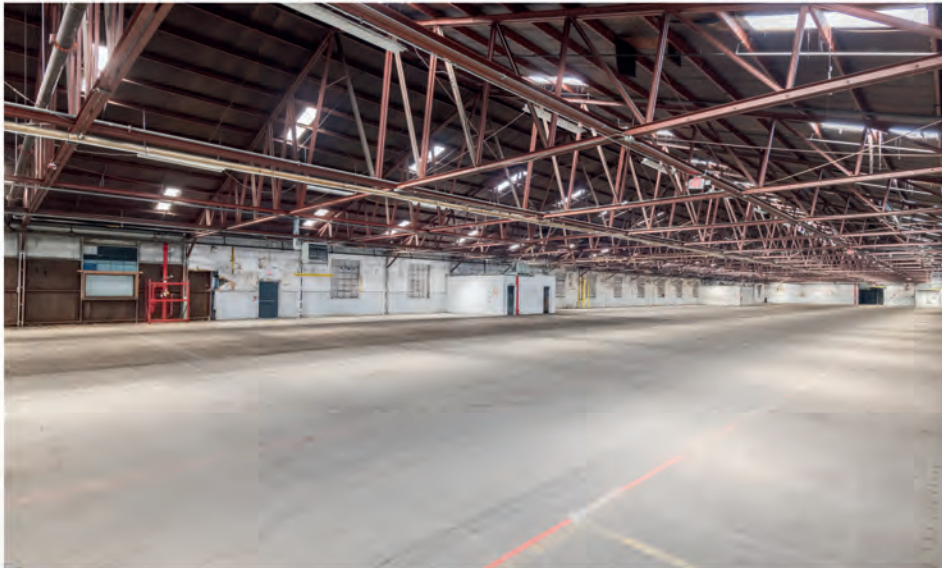
BUILDING 1

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- Approximately 53,671 square feet of functional warehouse space
- 14 Foot Ceilings (to the underside of exposed steel trusses)
- Steel-frame Structure
- Durable Concrete Floors
- Linear, open layout with natural light
- One 12.5-foot drive-in roll-up door
- Four dock-high loading doors (ranging from ~8 to 20 feet in height)
- Recently re-done roof

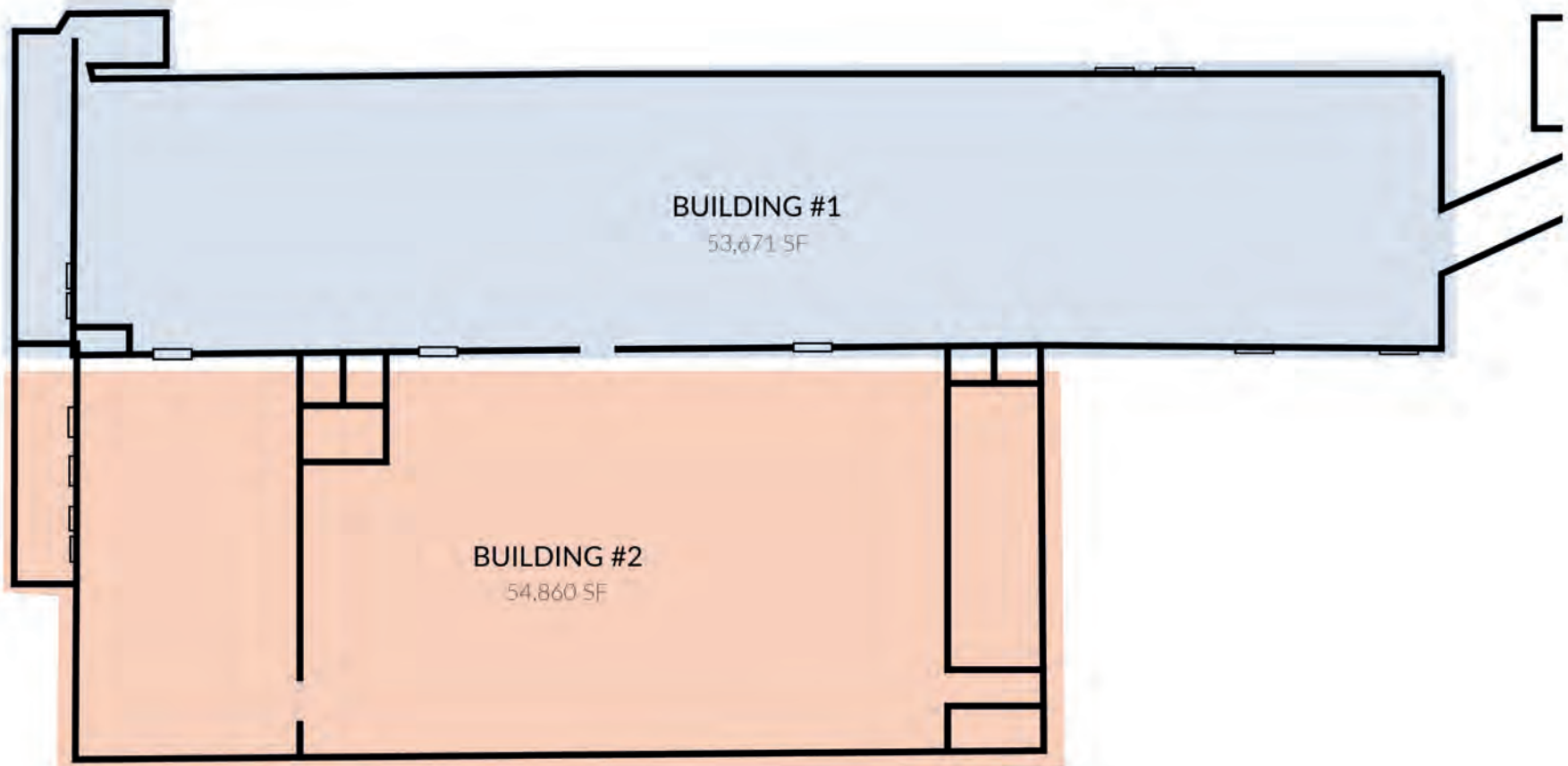
UNIT	SF	RENT/MO.	\$/SF/YR
1	53,671	\$31,308.08	\$7.00



BUILDING 1 | FLOORPLAN

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BUILDING 2

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- Building 2 offers a large, 54,860 square-foot warehouse layout with steel-frame construction, durable concrete floors, and a functional column grid.
- The space features approximately 22.5-foot ceilings at the center, upgraded LED lighting, and a clean, efficient interior well suited for warehousing, distribution, or light manufacturing.
- Loading is supported by four 8' x 10' dock-high doors, and the building benefits from a recently replaced roof, providing a reliable and flexible industrial environment.
- Approximately 282 parking spaces available for shared Tenant use.

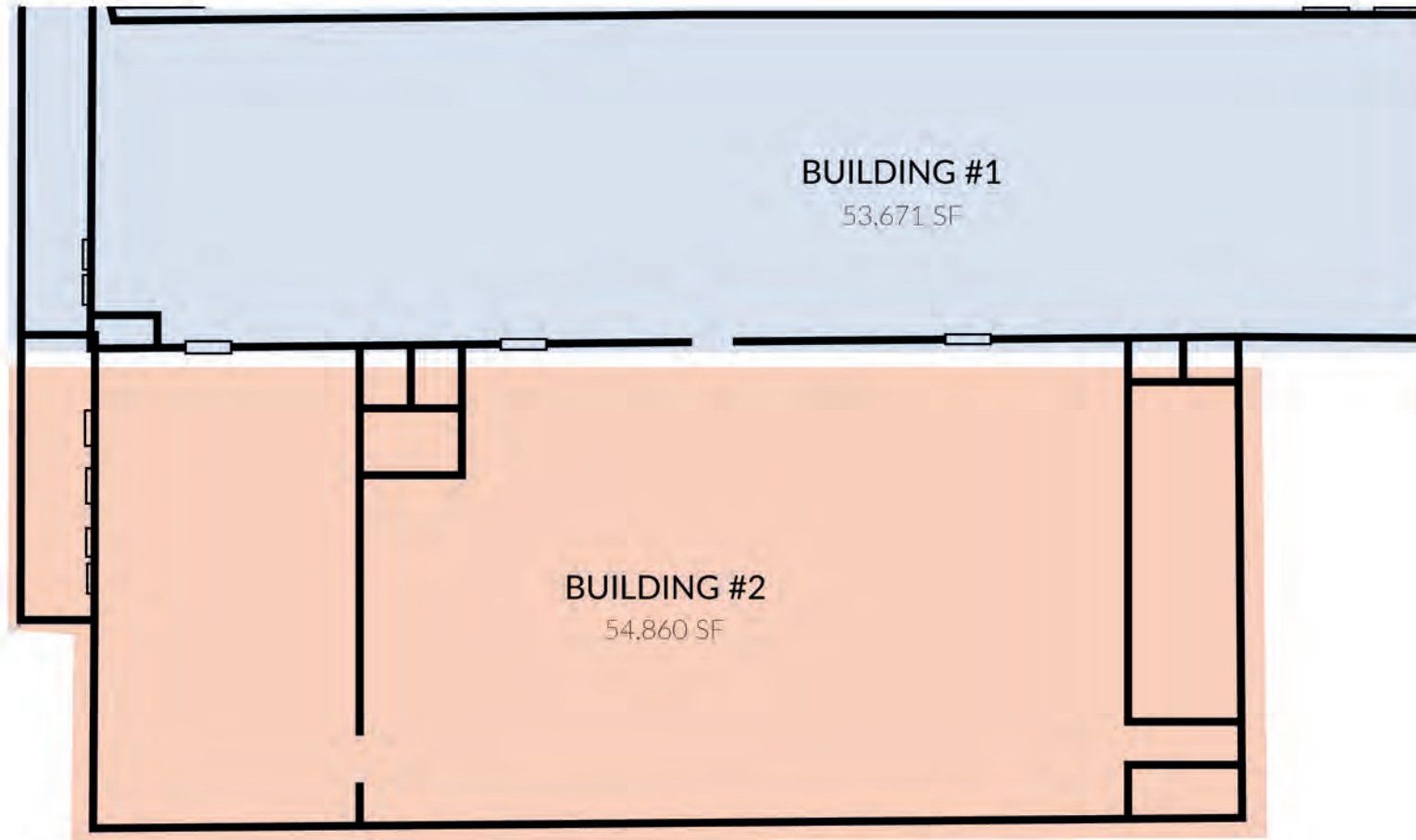
UNIT	SF	RENT/MO.	\$/SF/YR	NNN
2	54,860	\$32,001.60	\$7.00	\$1.00



BUILDING 2 | FLOORPLAN

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BUILDING 3

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- Building 3 offers a large, 38,400 SF warehouse layout with steel-frame construction, exposed truss roof, and a functional column grid.
- The space features approximately 32-foot ceiling heights at the center (approximately 13 feet at the eaves), durable concrete floors, and upgraded LED lighting.
- Additional improvements include approximately 3,000 square feet of mezzanine space and one street-height roll-up door for convenient access. Roof recently replaced.
- Approximately 282 parking spaces for shared Tenant use.

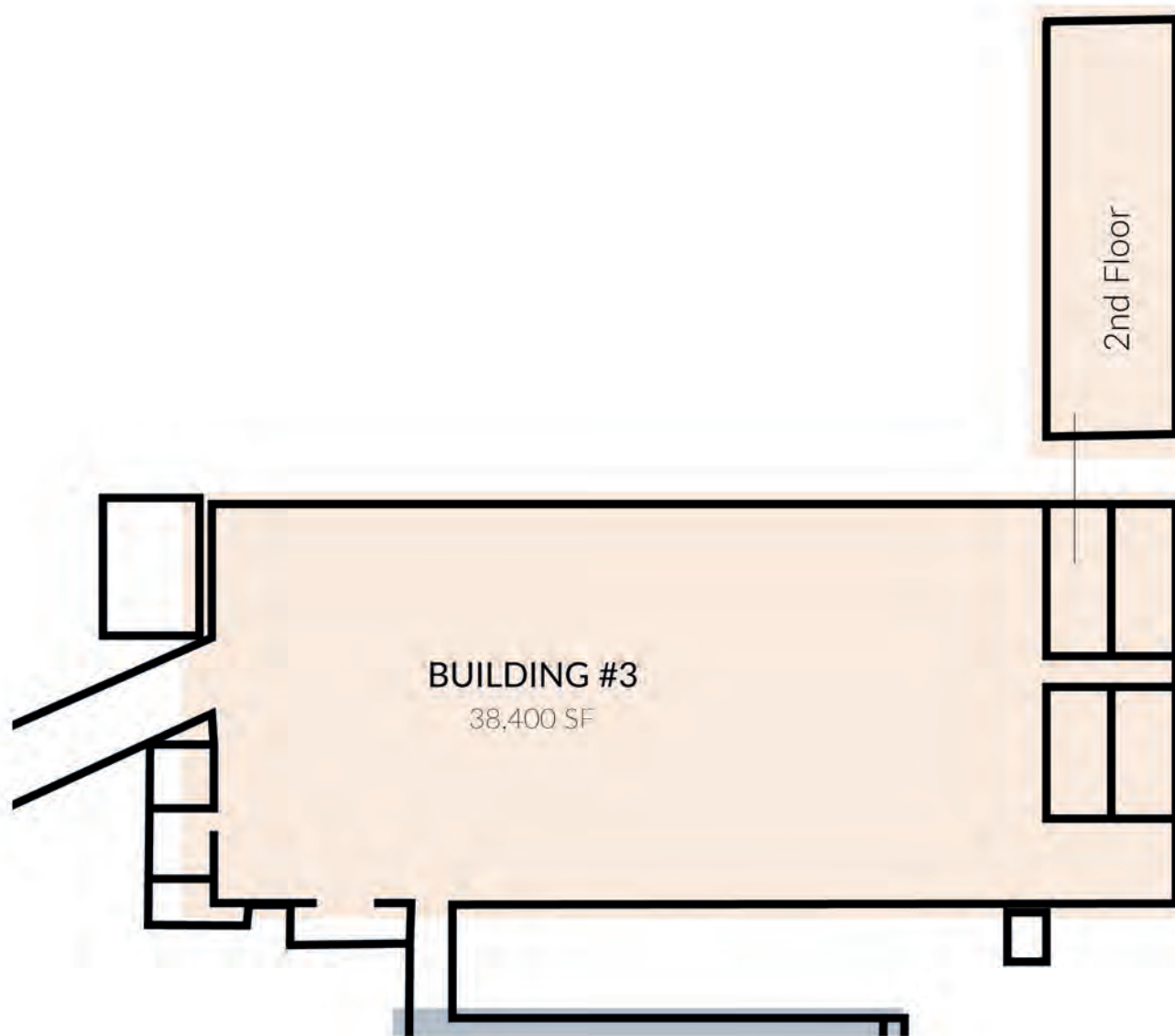
UNIT	SF	RENT/MO.	\$/SF/YR
3	38,400	\$21,600.00	\$6.75



BUILDING 3 | FLOORPLAN

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BUILDING 4

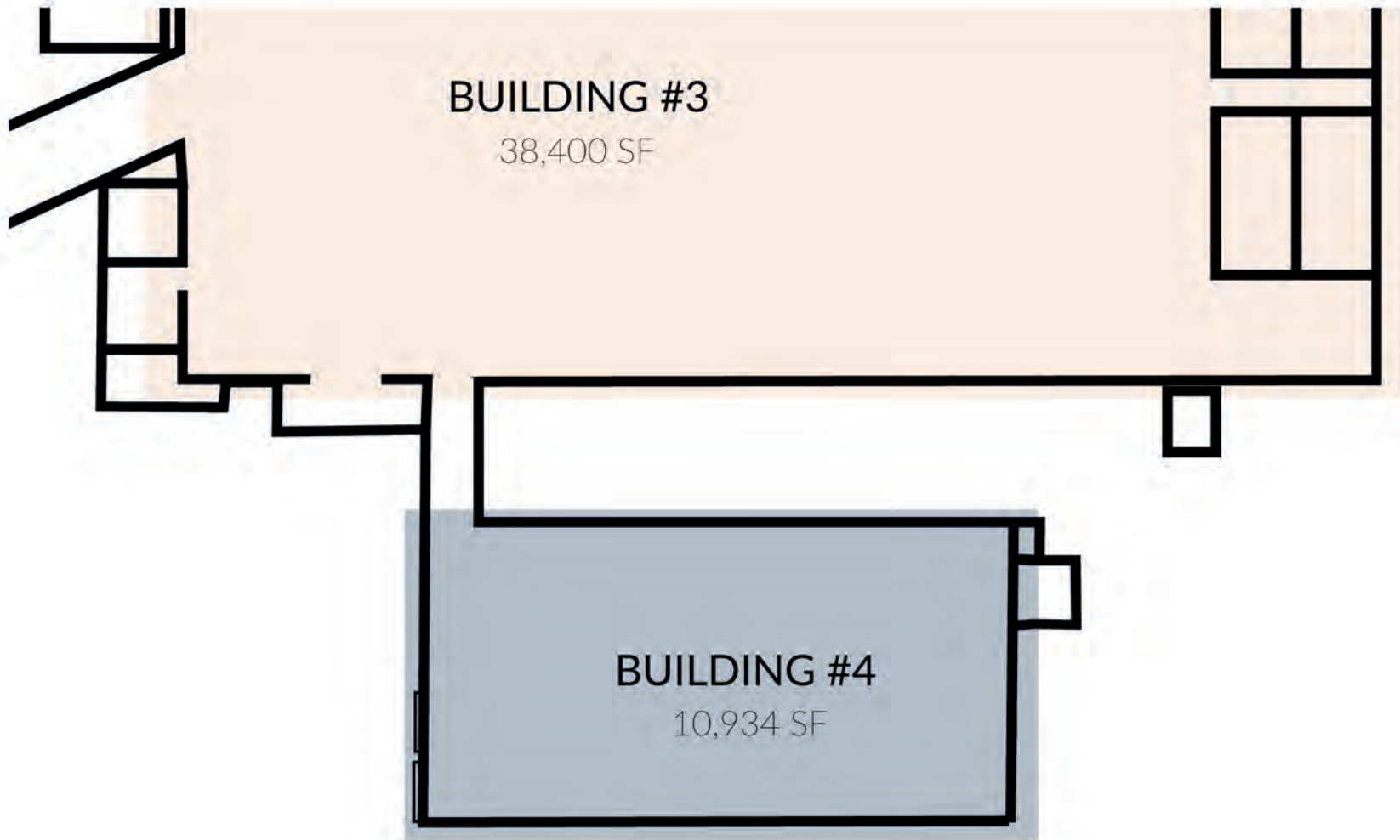
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- Building 4 consists of approximately 10,934 square feet of functional warehouse space. The building features approximately 17-foot ceiling heights, upgraded LED lighting, and a durable concrete floor in a straightforward layout.
- Loading is supported by two dock-high doors and one drive-in door, and the building is equipped with an existing crane system to accommodate specialized material handling.
- A recently replaced roof provides a reliable building envelope, making the space well suited for warehousing, fabrication, or light manufacturing operations.
- Approximately 282 shared parking spaces available.

UNIT	SF	RENT/MO.	\$/SF/YR
4	10,934	\$6,833.75	\$7.50





LOCATION MAP

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