

FOR LEASE

±56,744 s.f. on 5.66 acres



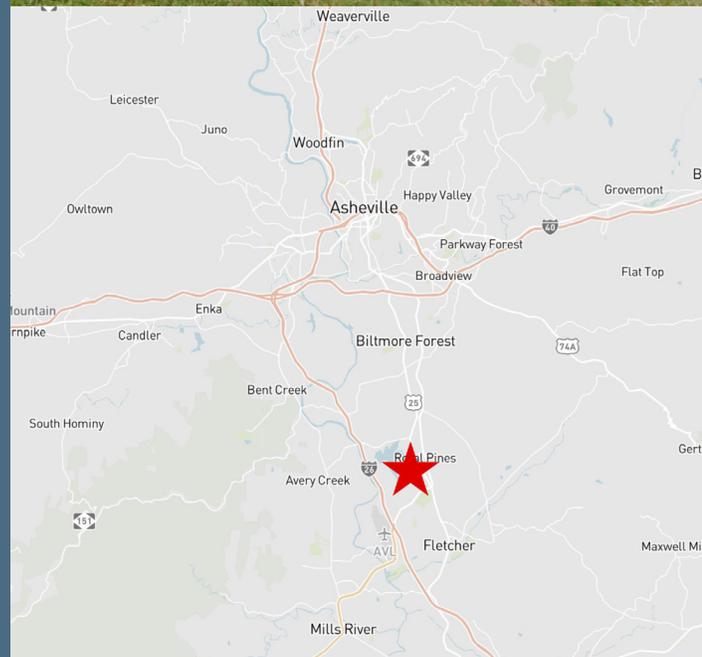
150

Old Shoals Rd.

Arden, NC 28704

Singe-Tenant Industrial Building

Recently Under New Ownership



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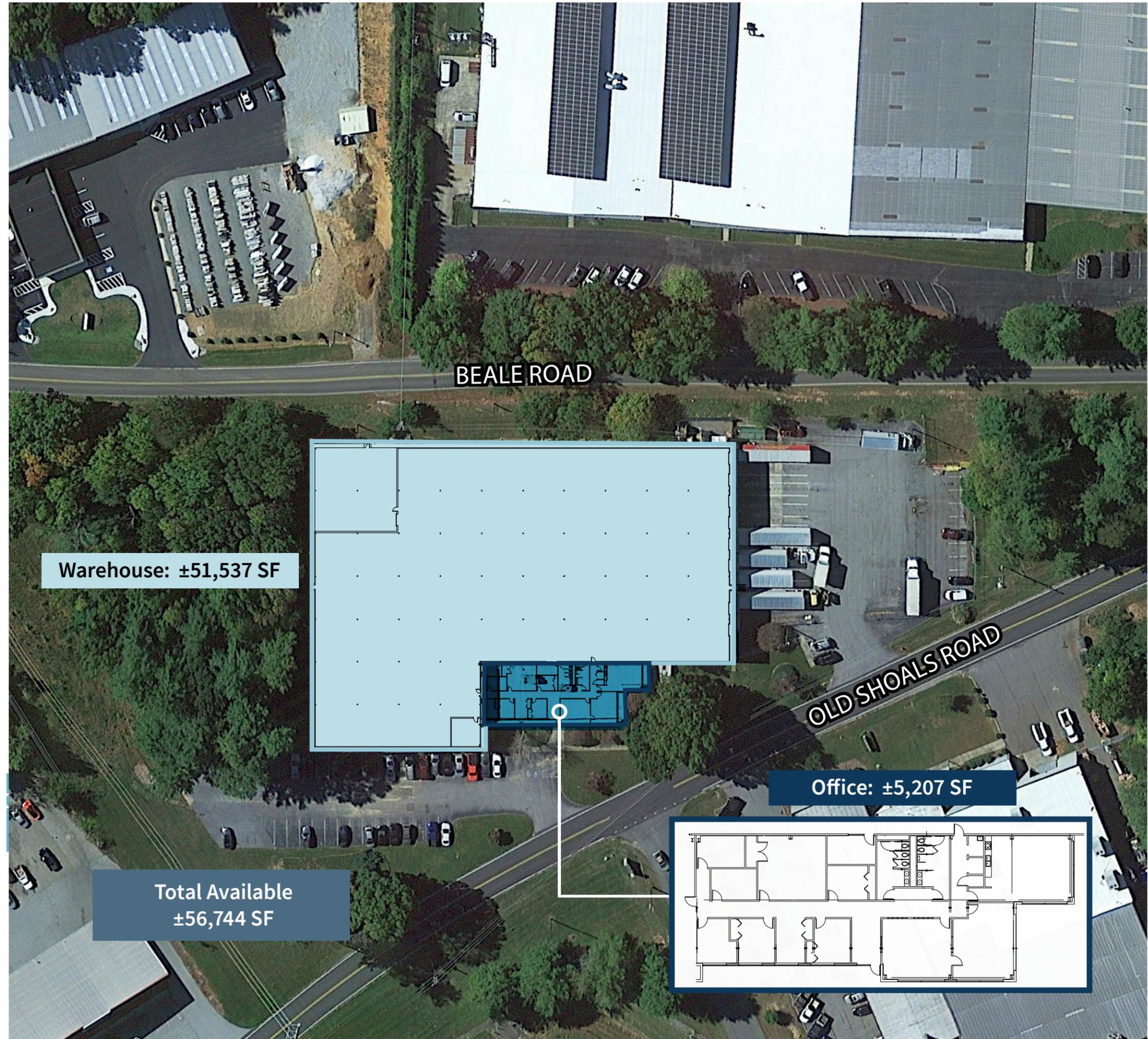
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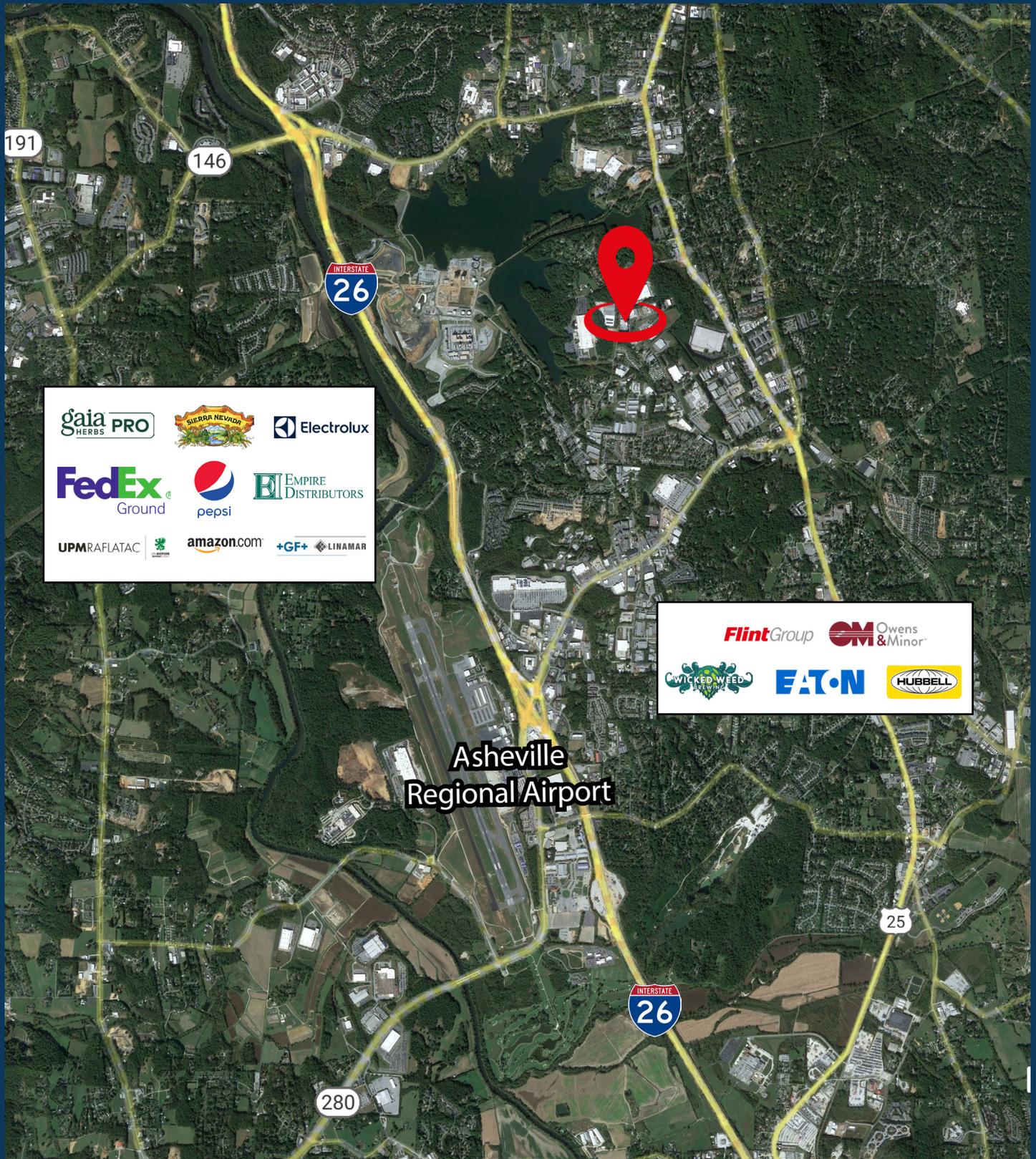


Property specifications

Building size	±56,744 SF	
Acreage	5.66 AC	
Year Built	1972, expanded 1991	
Building Type	Free standing, single-tenant	
Office s.f.	±5,207 SF	
Column Spacing	30' x 30' (typical)	
Clear Height	18' - 22'	
Dock High Doors	10 dock-high doors (8' x 10') 9 pit levelers, 1 EOD	
Truck Court	120'-deep w/60'-80' concrete apron	
Fire Protection	Wet sprinkler system	
Lighting	LED	
Auto Parking	49 adjacent to building (expandable) 10 within fenced truck court	
Zoning	EMP - Employment	
Features	Fenced truck court Highly functional mezzanine space containing racking and conveyor systems	
Location	Interstate 26	±1.2 miles
	AVL Regional Airport	±3.2 miles
	Interstate 40	±6.7 miles
	Interstate 240	±10 miles



Location & Nearby Occupiers



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