



For Sale

Manufacturing Facility

±290,898 SF

40.7 Total Acres

275 Aiken Road Asheville, NC 28804

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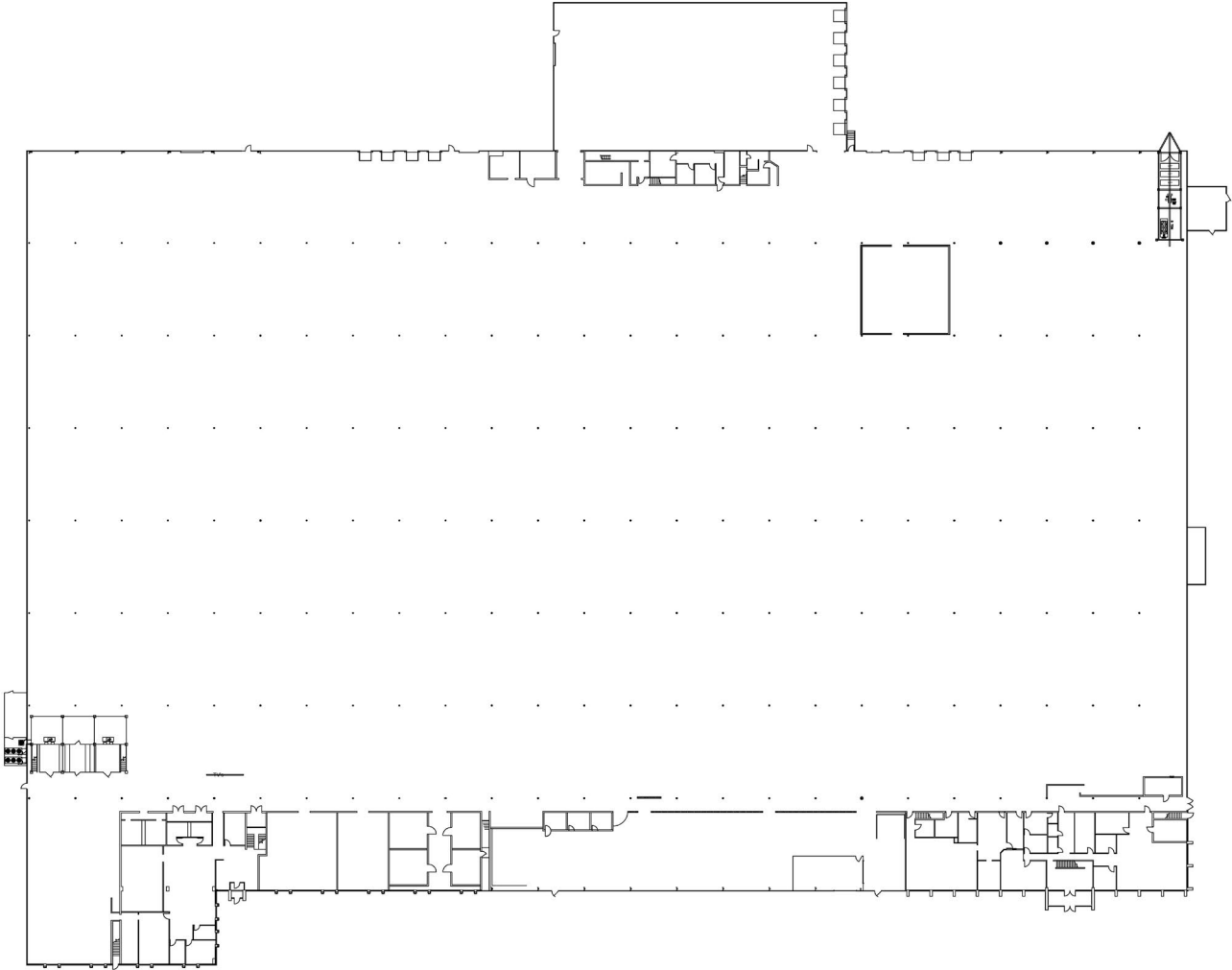
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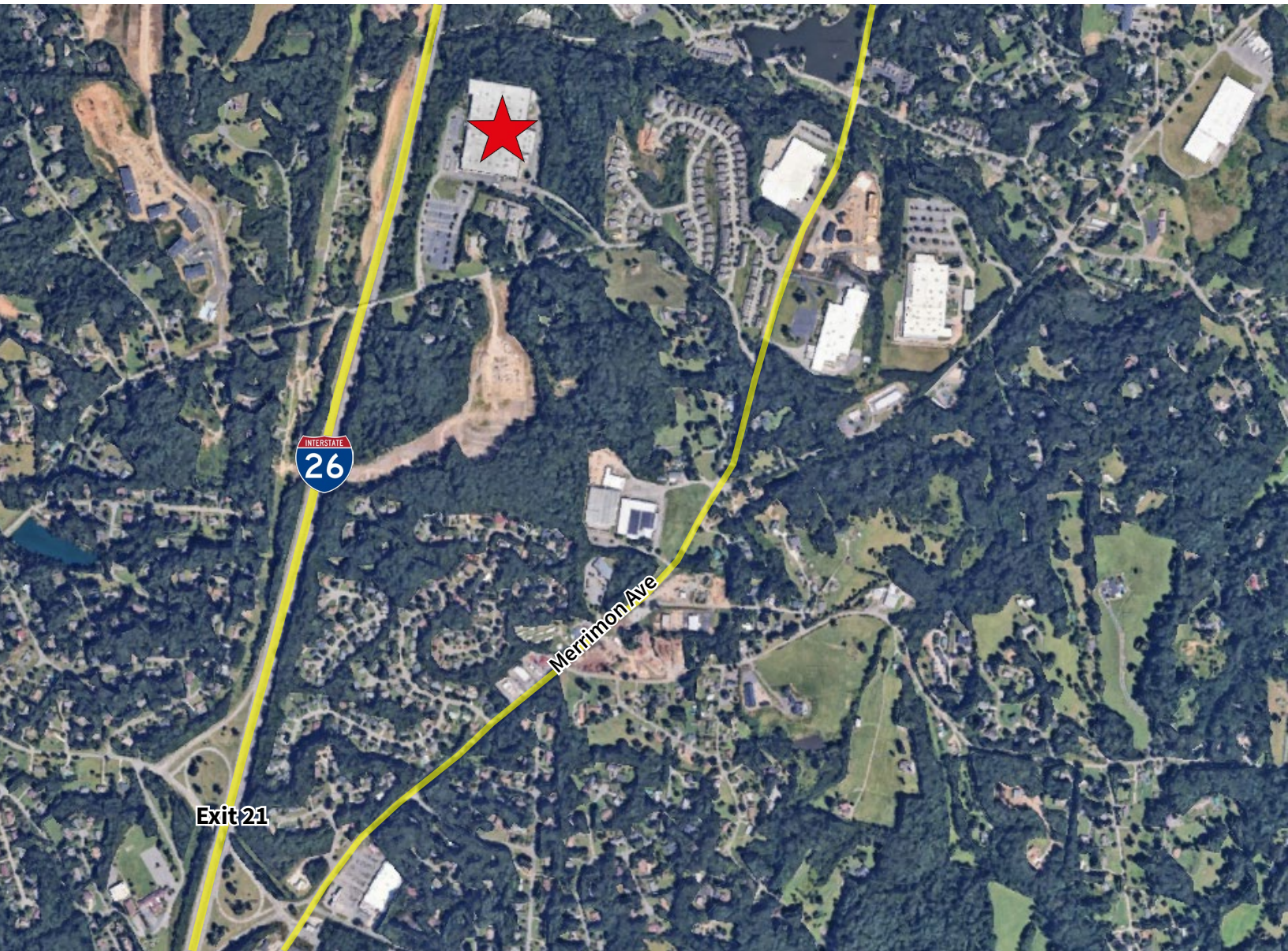
Site Specifications

Building Size:	±290,898 SF
Acres:	Main Parcel - 33.47. Satellite Parcel - 7.23. Total AC - 40.7
Space Breakdown	Warehouse: ±244,911 SF Office/lab: ±45,987 SF
Clear Height	22' - 25'
Water:	Municipal water from town of Weaverville
Wastewater:	Municipal waste to MSD
Natural Gas:	Enbridge 5PSI system
Electrical Gas :	<ul style="list-style-type: none">• 2 separate power connections from Duke Energy provided pad mount transformers• 1x 1800amp feeding the roof top AC units and additional switchgear• 1x 4000amp feeding most of the building along 4 square d buses• 480V 3PH power distribution through various distribution panels and square D Buss system throughout the building
Cooling Systems:	<ul style="list-style-type: none">• Chilled water loop with 40-ton Trane and 50-ton York units• 31 Tran rooftop AC units (2020) plus 5 Carrier units• Heat pumps for offic spaces
Compressed Air:	<ul style="list-style-type: none">• Two 100hp and one 50hp VSD Sullair compressors
Additional Systems:	<ul style="list-style-type: none">• Nitrogen• Gas heaters• Passenger elevator (north end, second floor)• 150KW Cummins backup generator for IT sever room
Fire Suppression:	<ul style="list-style-type: none">• 7 Risers 150PSI (Wet System) throughout facility• FM 200 Halon System• Simplex 4100 fire alarm monitoring system
Employee Parking	<ul style="list-style-type: none">• Main Parking - 205 Spaces• Satellite Parking - 392 Spaces• Total Employee Parking- 597 Spaces
Loading	<ul style="list-style-type: none">• 11 Dock High Doors• 1 Drive In

Site Overview



Aerial View



Strategic Location

Airports

Greensboro 176 Miles

CLT 133 Miles

Key Locations

Winston-Salem 153 miles

Greensboro 181 miles

Charlotte 135 miles

Raleigh-Durham 244 miles

Richmond 381 miles

Port of Charleston 274 miles

Savannah 298 miles

Atlanta 204 miles

Washington, D.C. 466 miles

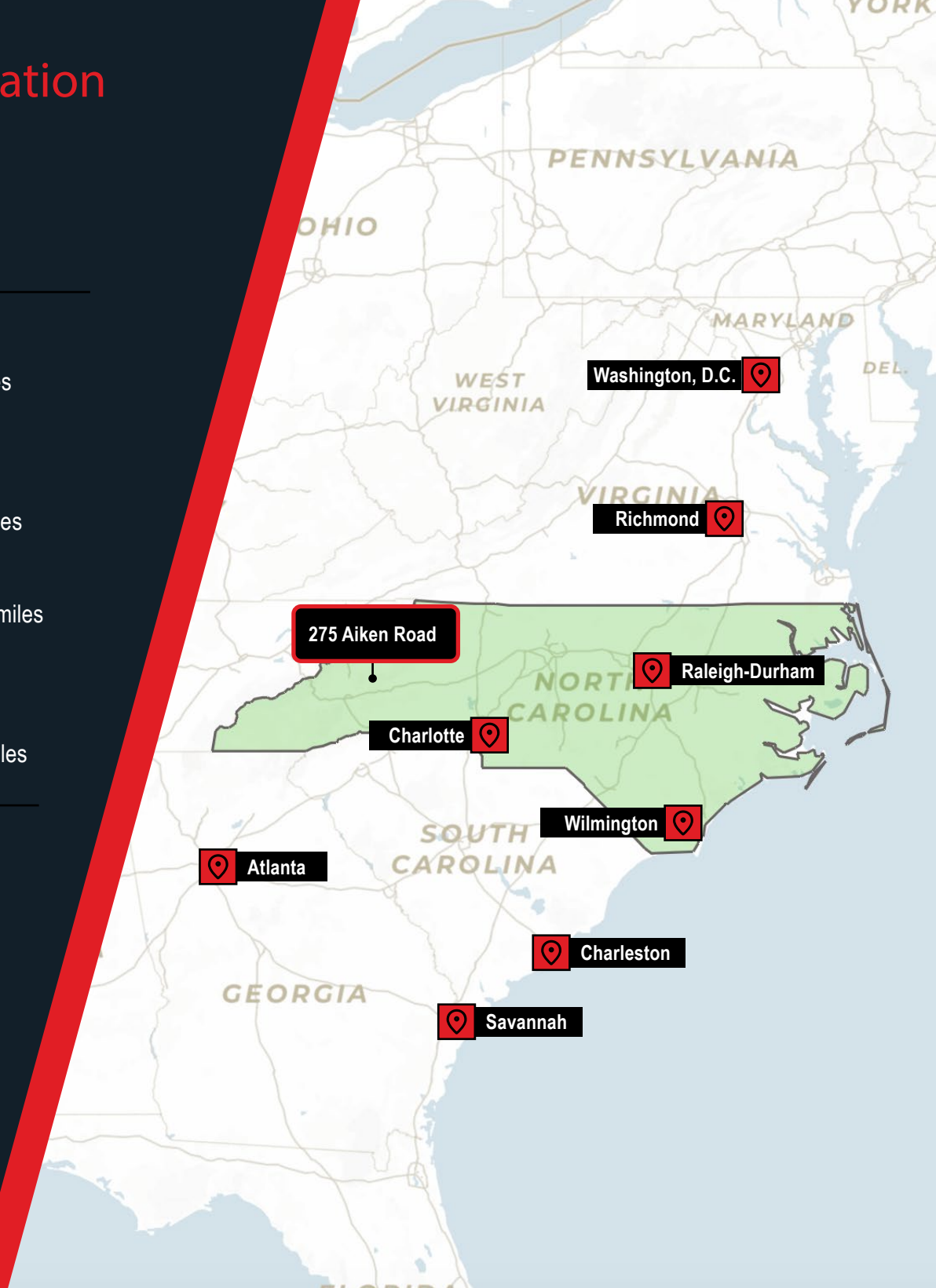
Major Highways

I-77 115 miles

I-40 13 miles

I-26 5.4 miles

I-240 7.7 miles



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