For Sale

Manufacturing Facility

±290,898 SF

40.7 Total Acres

275 Aiken Road Asheville, NC 28804

John Kincaid
Vice President
704.907.8608
John.Kincaid@jll.com

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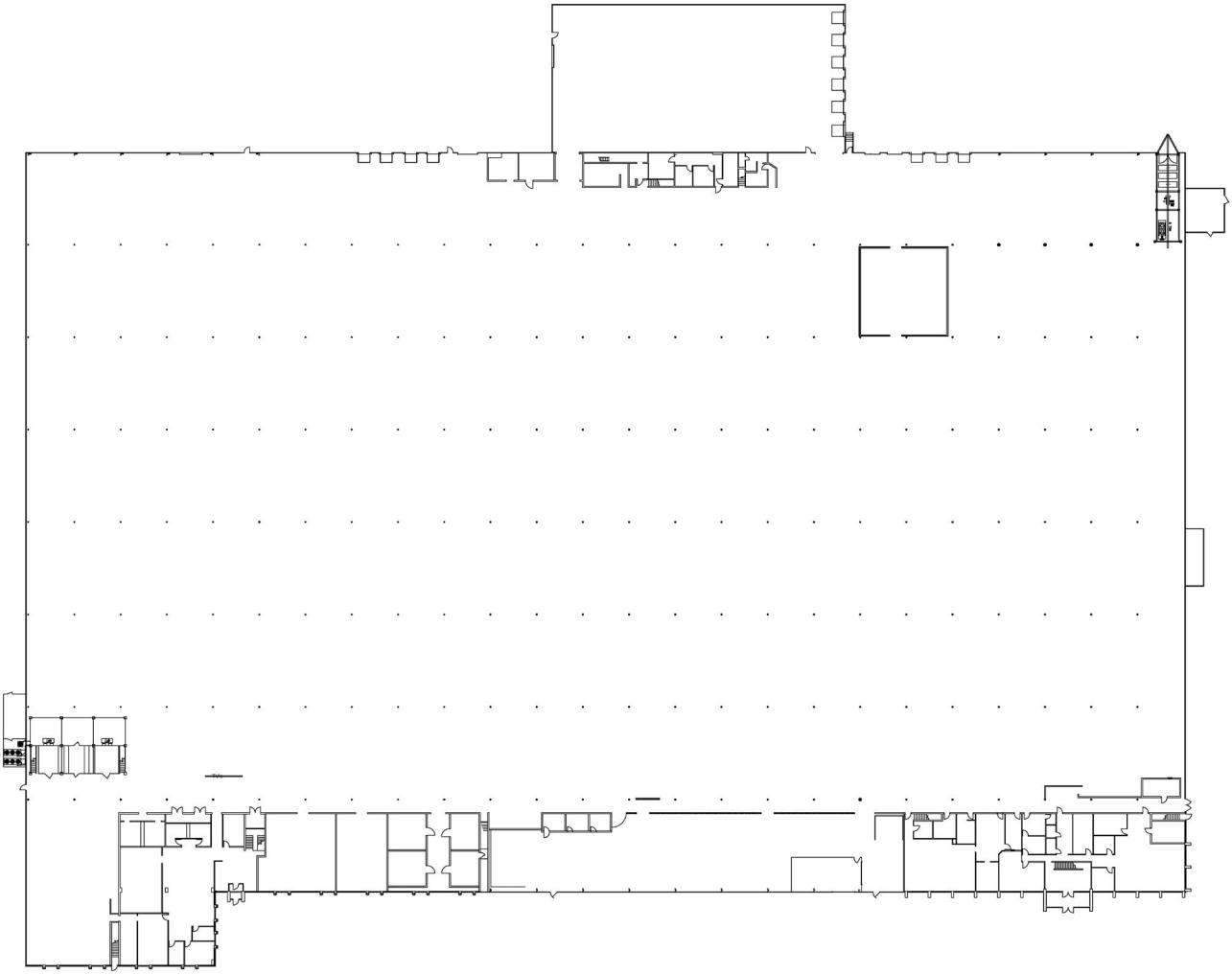
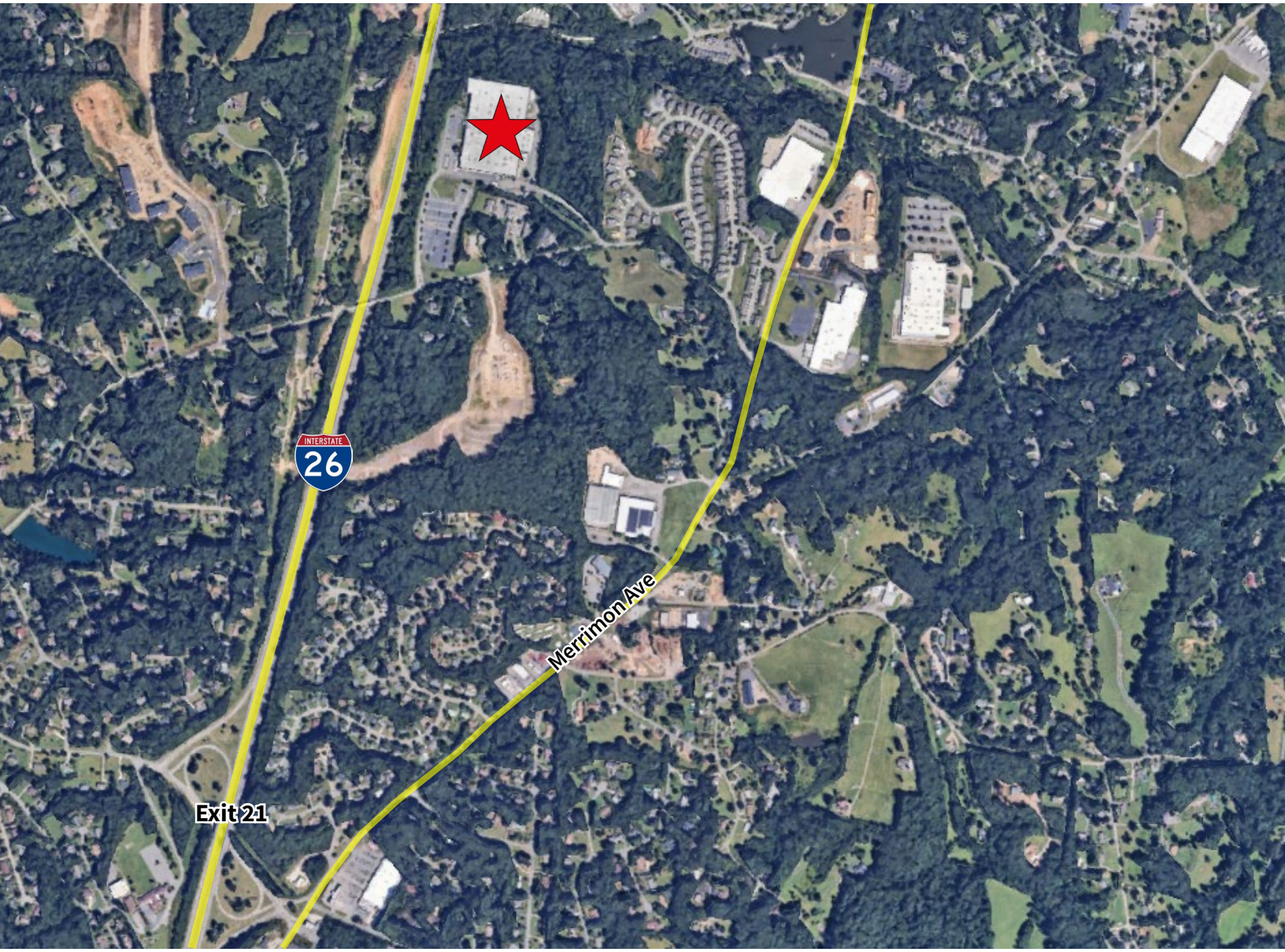
Site Specifications

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 :	• 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:	• 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:	• Two 100hp and one 50hp VSD Sullair compressors
Additional Systems:	• Nitrogen • Gas heaters • Passenger elevator (north end, second floor) • 150KW Cummins backup generator for IT sever room
Fire Suppression:	• 7 Risers 150PSI (Wet System) throughout facility • FM 200 Halon System • Simplex 4100 fire alarm monitoring system
Employee Parking	• Main Parking - 205 Spaces • Satellite Parking - 392 Spaces • Total Employee Parking- 597 Spaces
Loading	• 11 Dock High Doors • 1 Drive In

Site Overview



Aerial View


INTERSTATE
26
Merrimon Ave
Exit 21

40.7 AC Total
33.47 AC
205 Spaces
7.23 AC
392 Spaces

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

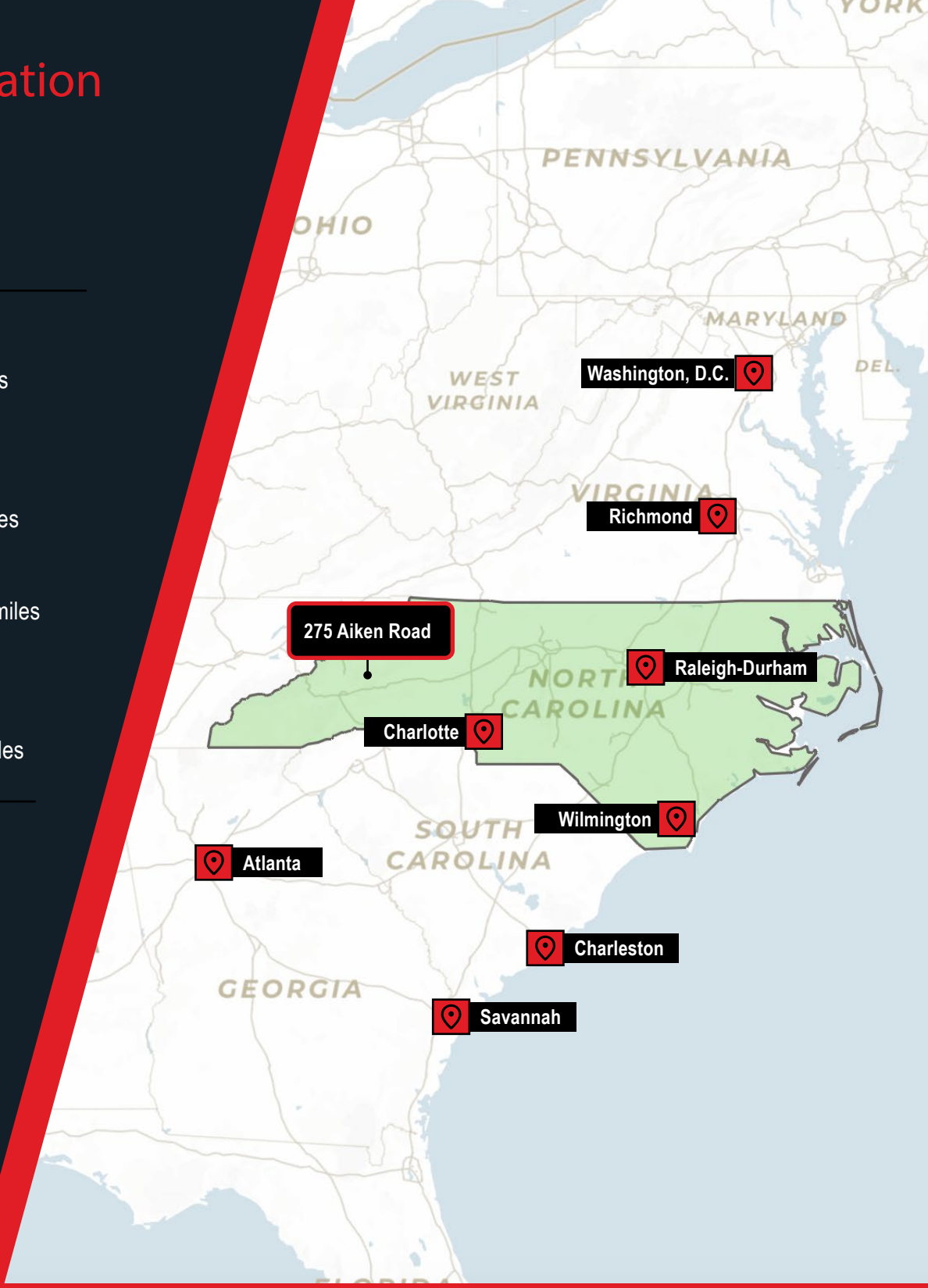
Major Highways

I-77 115 miles

I-40 13 miles

I-26 5.4 miles

I-240 7.7 miles



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