



# **±22,000 SF BUILDING WITH ±4.2 ACRES OF OUTSIDE STORAGE**

101 Bruce Rd  
Asheville, NC 28806



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**864.704.1040**  
LeeUpstate.com

**Lease Rate:**  
**Call For Pricing**

**Sales Price:**  
**\$4,800,000**

- 16' Tall Drive-thru Bay Doors
- Close to I-40 & I-26
- Partially Fenced
- 19'-21' Clear Height



**INTERSTATE ACCESS**  
±0.75 MILES TO I-40  
±2.0 MILES TO I-26



**ACREAGE**  
±4.2 ACRES OF  
OUTSIDE STORAGE



**DRIVE-IN DOORS**  
SIXTEEN (16)  
14'W X 16'T



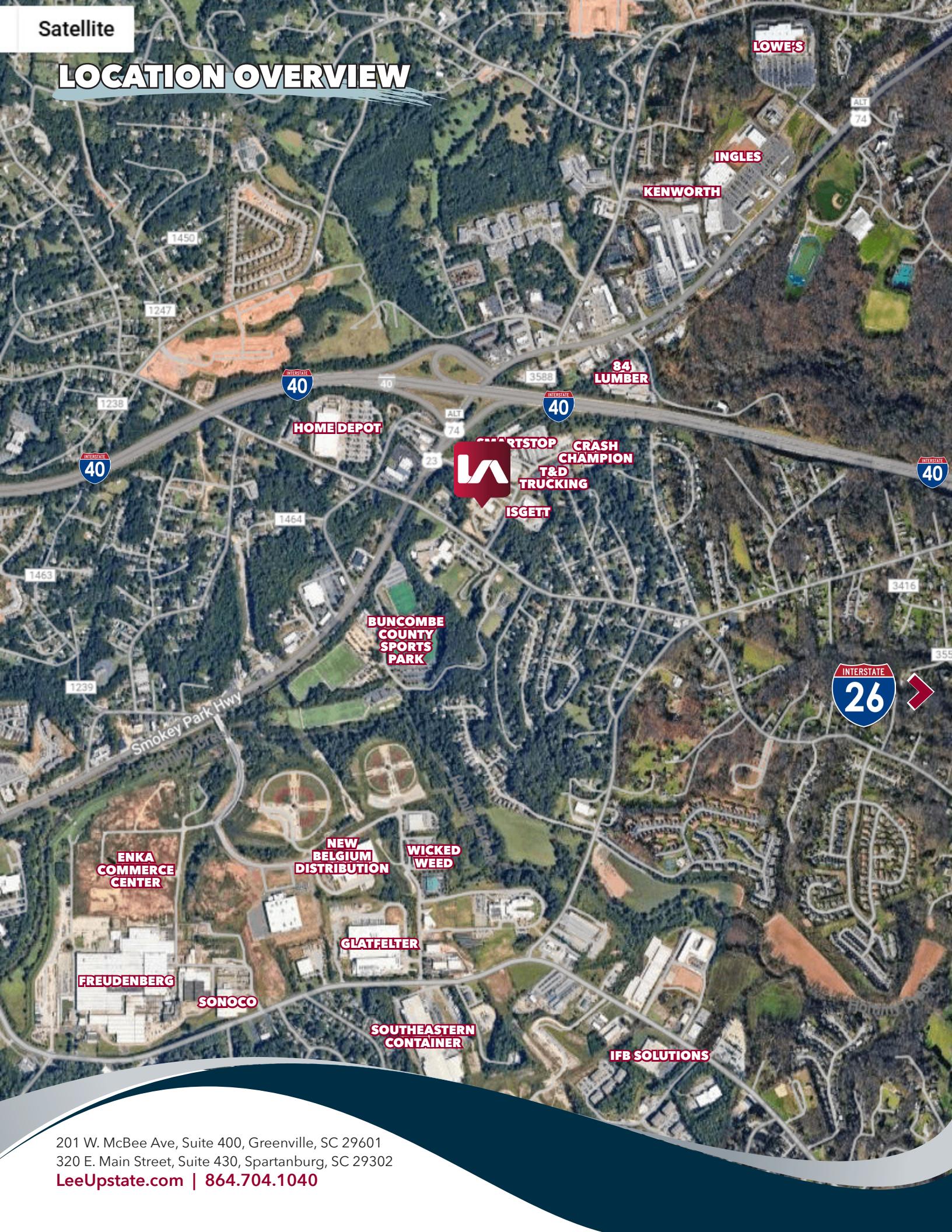
**POWER**  
3 PHASE

# PROPERTY OVERVIEW & PHOTOS

TYPE	Industrial/IOS
TOTAL AVAILABLE SF	±22,000 SF
TOTAL BUILDING SF	±22,000 SF
TAX MAP #	961786197900000
COUNTY	Buncombe
CITY LIMITS	Yes
ZONING	C1
YEAR BUILT	1975
CONSTRUCTION TYPE	Metal & Concrete
ROOF	Metal
WAREHOUSE SF	±17,500 SF
OFFICE SF	±4,500 SF
CEILING HEIGHT	19'-21'
DRIVE-IN DOORS	Sixteen (16) 14'w x 16't
TOTAL ACREAGE	±5.9 Acres
FENCING	Partially Fenced
DOCK HIGH	1 Loading Platform



# LOCATION OVERVIEW

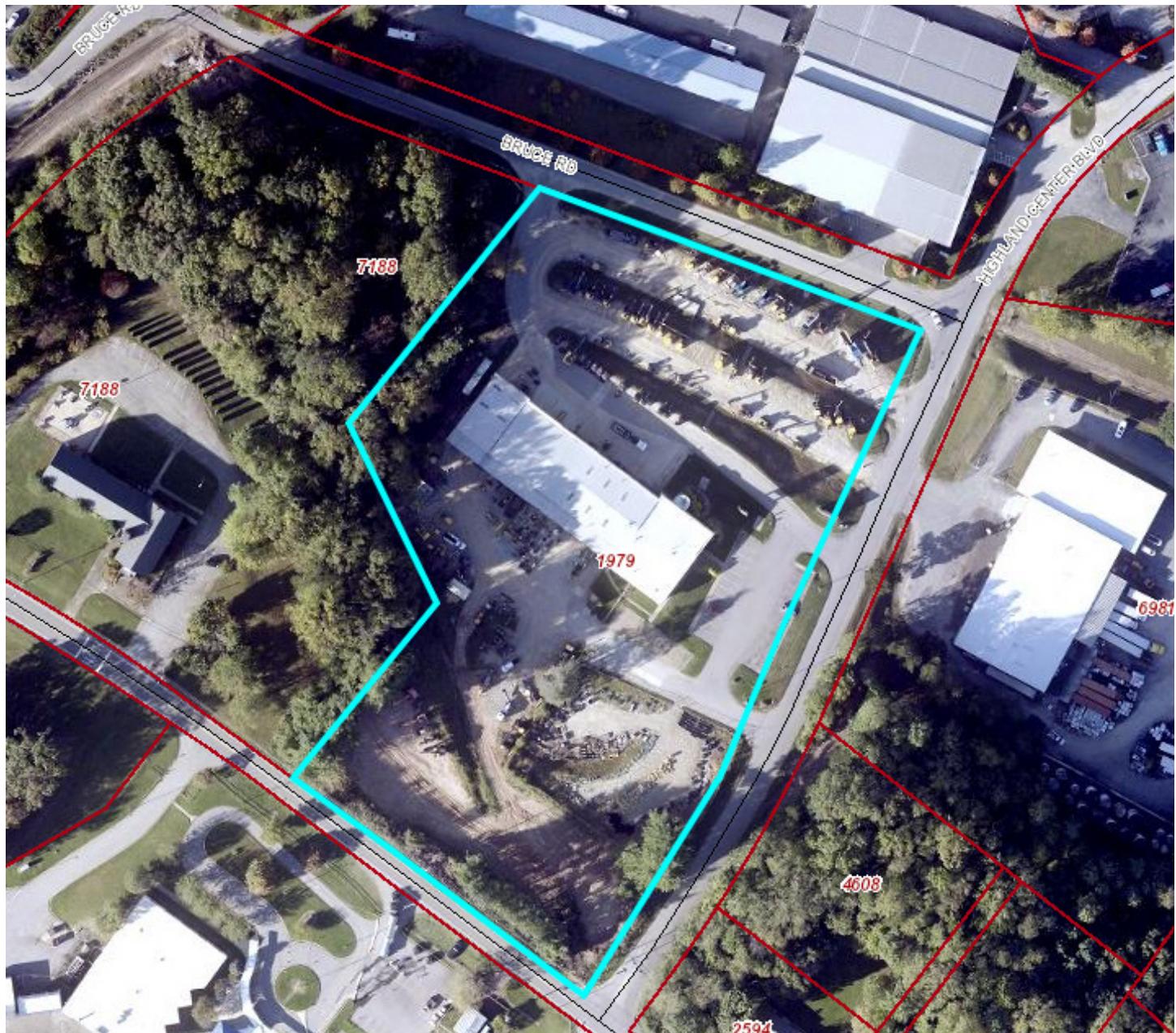


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# PROPERTY BOUNDARY





## LEARN MORE GIVE US A CALL



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