



INDUSTRIAL SPACE AVAILABLE FOR LEASE IN ASHEVILLE

4600 Hendersonville Road, Fletcher NC 28732

LEASING OVERVIEW

We are pleased to present a proposal to lease space with us in Fletcher, NC (Asheville MSA). Our site, conveniently located off I-26 provides a centralized location on a major corridor and within a seven-minute drive to the Asheville airport. The Prime Rock Team has worked closely with growing companies for over 35 years, providing class A customized space to help them thrive.

SUMMARY OF TERMS

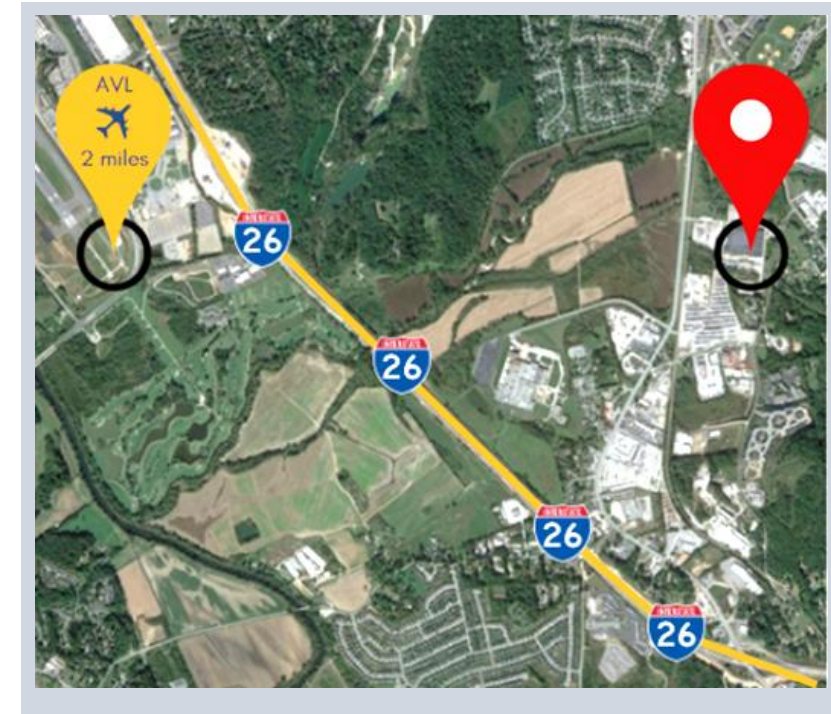
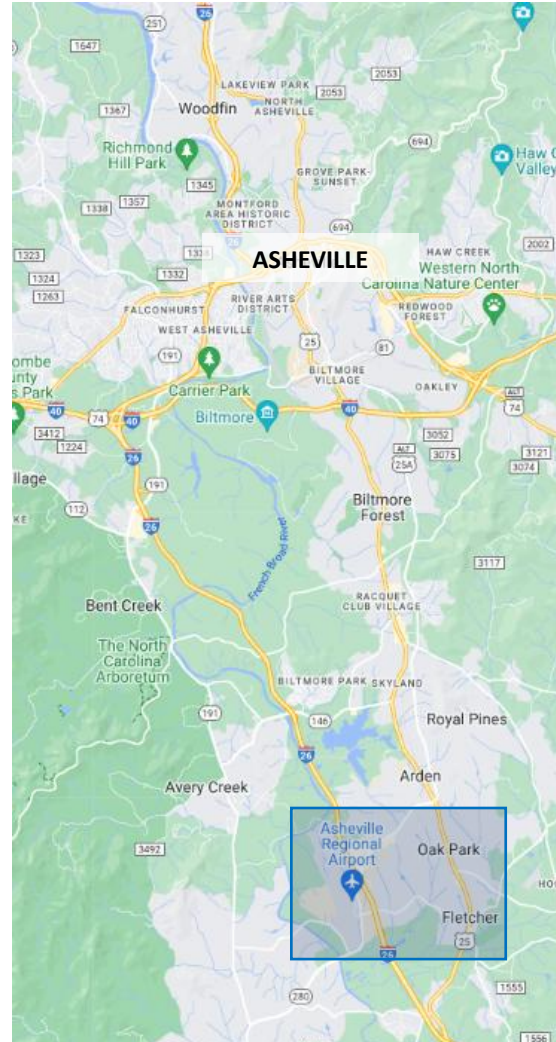
Rate: \$8.50 per square foot NNN (\$1.67 CAM)

Term: 5 years (Negotiable)

Annual Rent Increase: CPI or 3% bumps

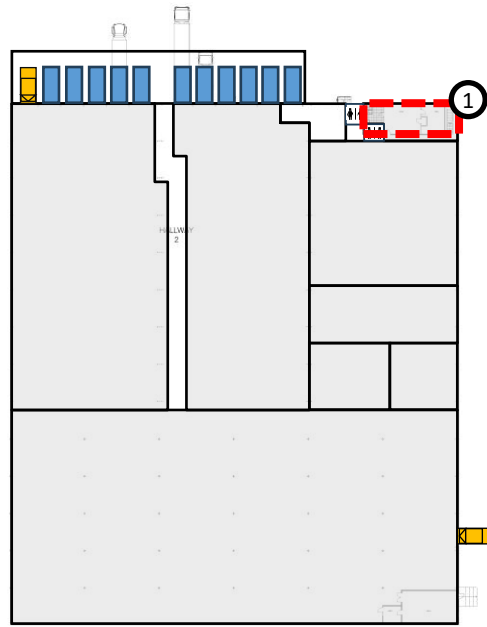
PROPERTY HIGHLIGHTS

- **Address:** 4600 Hendersonville Rd, Fletcher, NC
- **County:** Henderson County
- **Power:** Heavy 3 Phase
- **Sprinklers:** Wet
- **Zoning:** M-1
- **Loading:** 30 Exterior Dock Doors
- **Highway:** Adjacent to Route 25 and one mile to I-26
- **Uses:** Heavy Industrial uses permitted
- **Ceiling:** Up to 25'
- **Spacing:** 40' column spacing



AVAILABILITY FLOOR PLAN (OPTION 01)

NORTH BUILDING

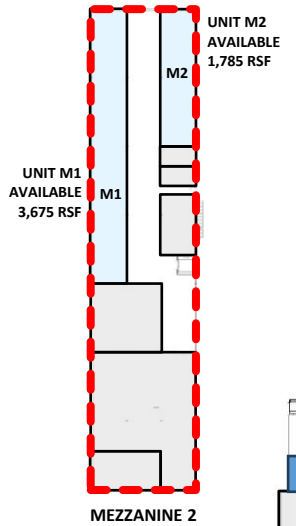


KEY PLAN

LOADING DOCK	DRIVE IN
AVAILABLE	LEASED
PENDING	MEZZANINE AREA

PUMP ROOM
COMMON

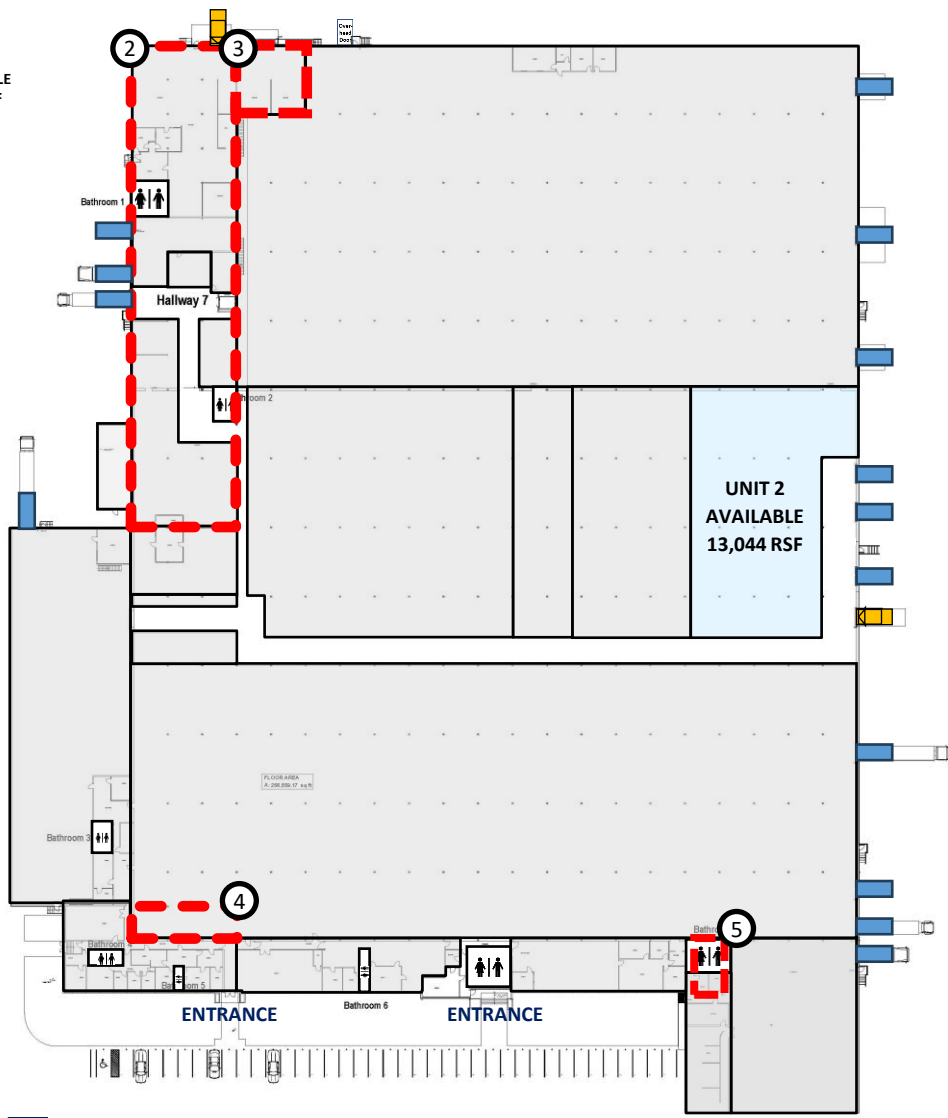
MAIN BUILDING MEZZANINE



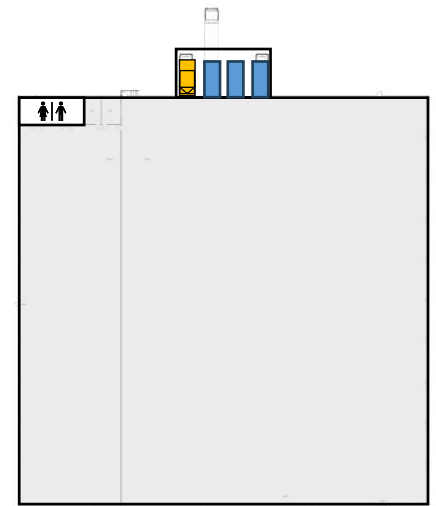
MEZZANINE 4

GUARD HOUSE
COMMON

MAIN BUILDING

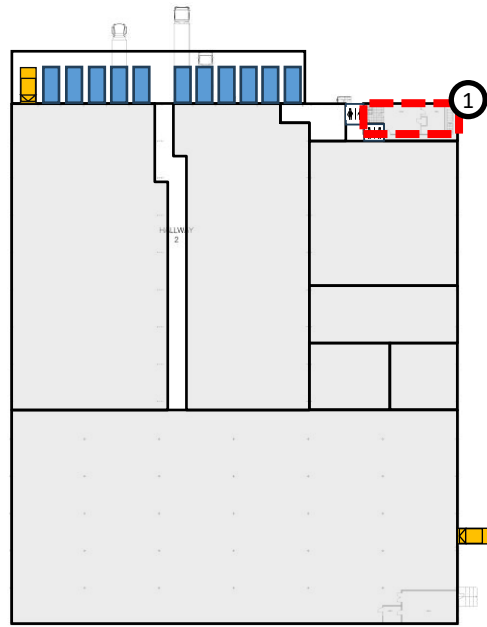


SOUTH BUILDING



AVAILABILITY FLOOR PLAN (OPTION 02)

NORTH BUILDING

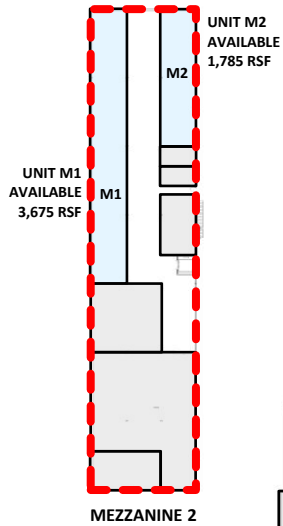


KEY PLAN

	LOADING DOCK		DRIVE IN
	AVAILABLE		LEASED
	PENDING		MEZZANINE AREA

PUMP ROOM
COMMON

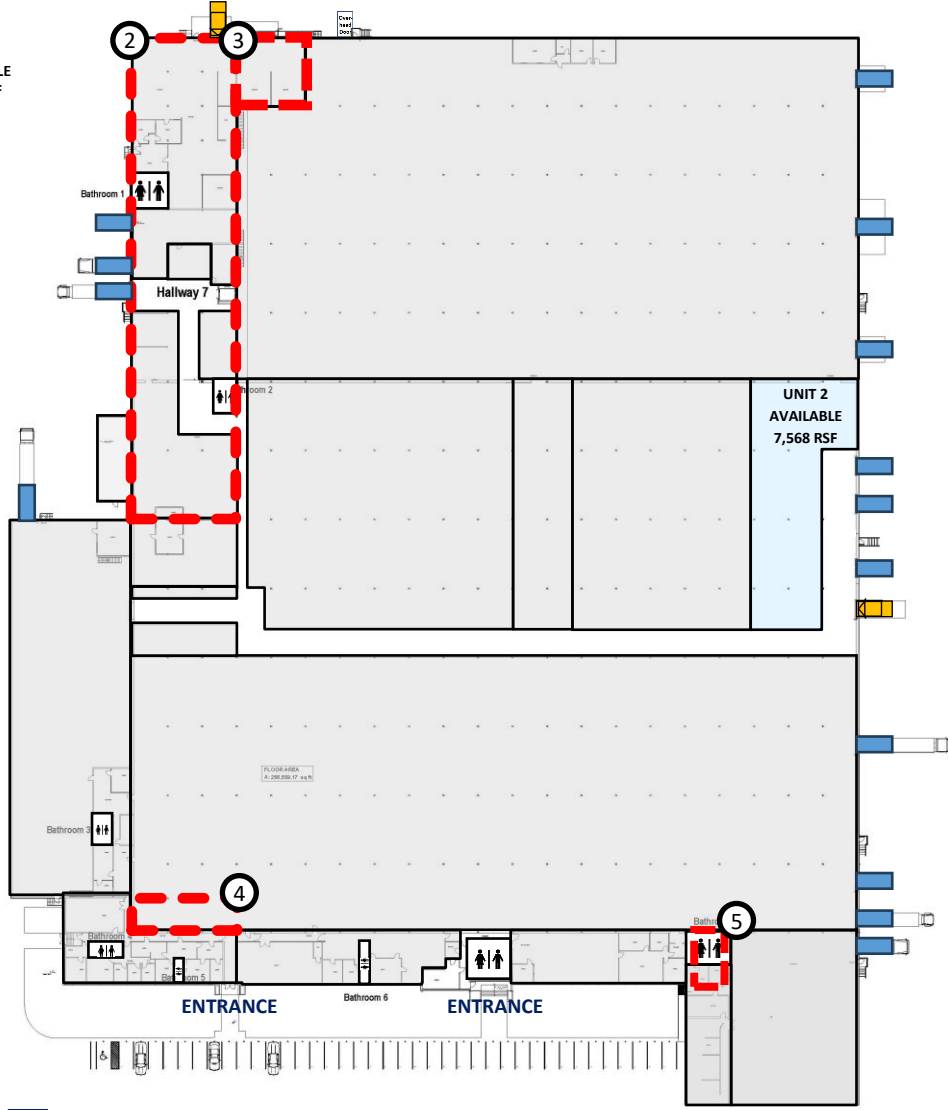
MAIN BUILDING MEZZANINE



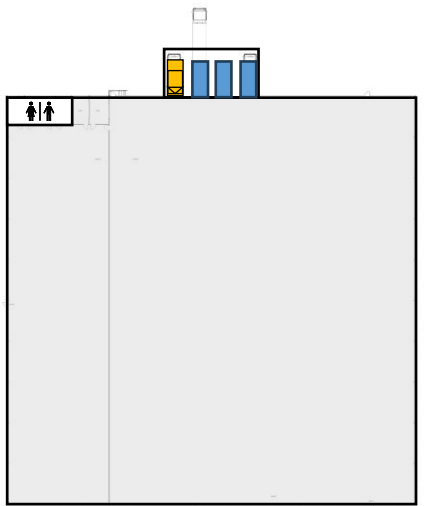
MEZZANINE 4

GUARD HOUSE
COMMON

MAIN BUILDING



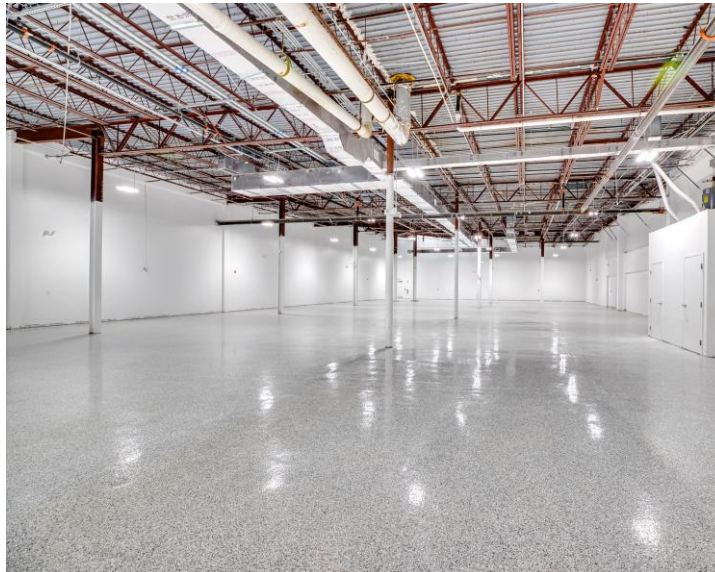
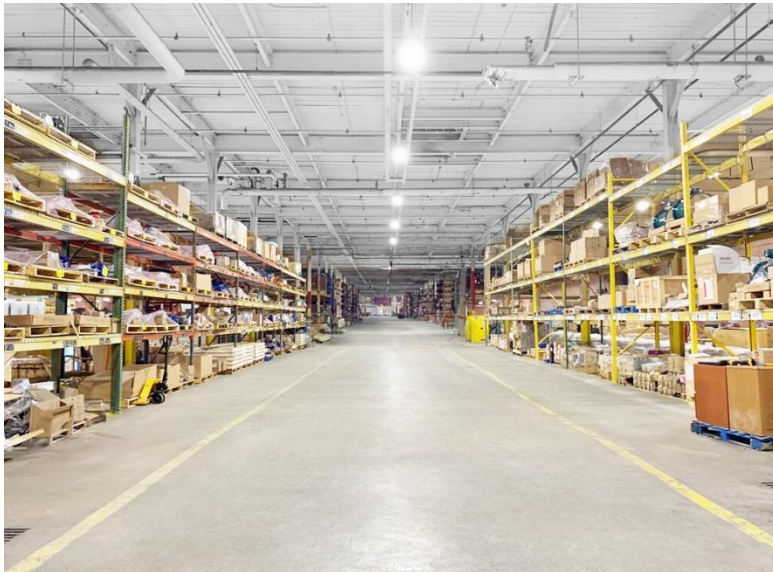
SOUTH BUILDING



“CLASS A” FITOUT AVAILABLE

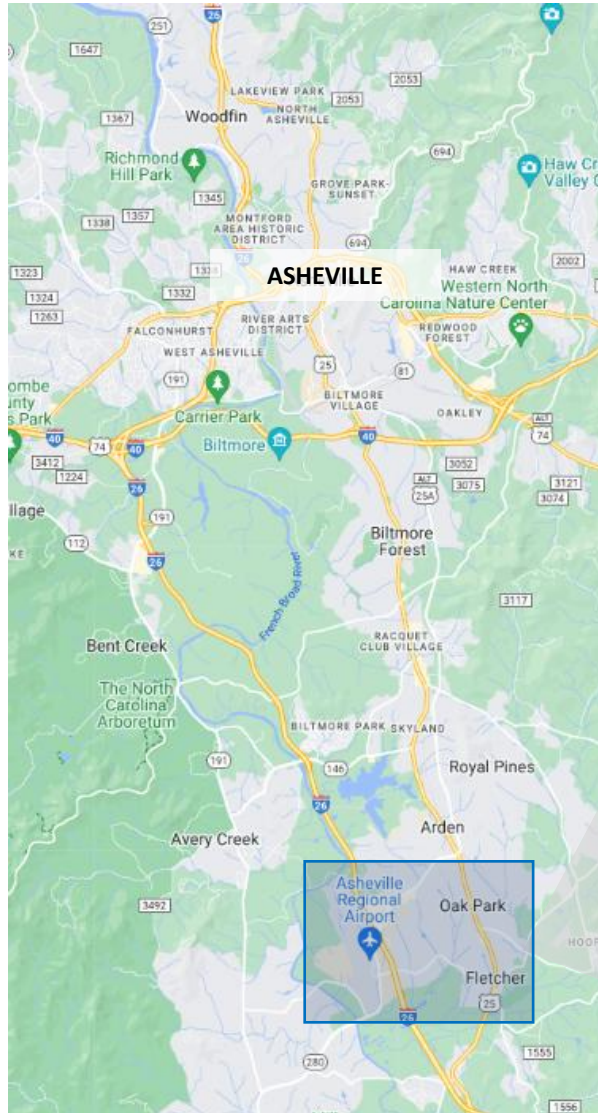
OPTIONAL SPACE UPGRADES

- **Epoxy Floors**
- **Paint interior walls and ceiling white**
- **Fully subdivided, private space**
- **Add new loading docks to tenant spec**
- **Other upgrades available**



LOCATION OVERVIEW

- Adjacent to Route 25 and one mile to I-26
- Seven-minute drive to the Asheville airport





CONTACT INFORMATION



CONTACT INFO

Alex Bannerman
Preferred Investments
860.605.0701
abannerman@preferred.com

Islam Tareq
Preferred Investments
954.836.9106
itareq@preferred.com



WORLD CLASS DEVELOPER

OVER 13 MILLION SQUARE FEET REDEVELOPED COMMERCIAL REAL ESTATE



AWARDS AND RECOGNITION

The Philadelphia Business Journal "Best Real Estate Deals
Suburban Office Lease Winner - The Wharf at Rivertown, Chester, PA

The Philadelphia Business Journal "Best Real Estate Deals
Urban Office Lease Winner - 801 Market Street Philadelphia, PA

Coalition of Commercial Real Estate Associations (CCREA) Lighting Rod Award

Distinguished Performance in Management Award, Widener University

Montgomery County Planning Commission
Outstanding Land Development - River Park 1 & 2, Conshohocken, PA

The Baltimore Business Journal "Commercial Real Estate Heavy Hitters"
Office Medical 2nd Place - Renaissance @ Columbia Gateway, Columbia, MD

Montgomery County Chamber of Commerce "Economic Development Award

The Delaware County Outstanding Achievement Award
Baldwin Tower, Eddystone, PA

National Economic Development Award
Baldwin Tower, Eddystone, PA

Montgomery County Planning Commission
Outstanding Land Development - Lee Park, Conshohocken, PA