



Steven Shepard (828) 606-2987

108 Asheville Commerce Pkwy

(corner Jacob Holm Pkwy)

Enka Commerce Park – Candler, NC 28715

18,000 sf freestanding building (12,000sf office/ 6,000 WH)

Offered for sale/ and for lease

\$3,395,000

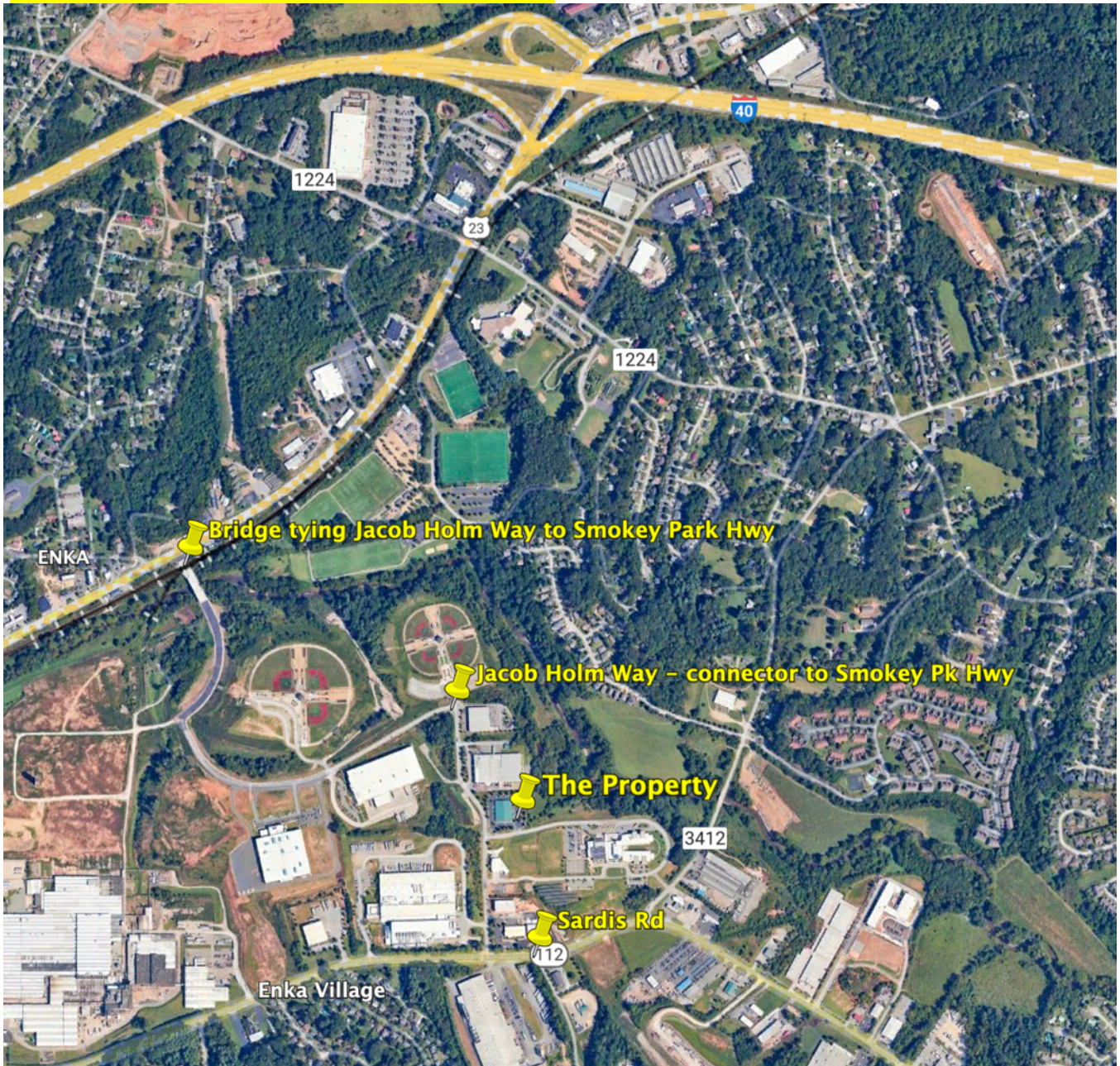
\$16.50psf NNN

Prominent, immaculately maintained 18,000sf free standing office/warehouse building on 1.92 acres in prime location. Was Telephone Systems of Asheville corporate headquarters. 85 parking spaces. 3 warehouse doors (2 drive-in, 1 truck dock). Turnkey facility... Ideal for professional services firms.



The bridge that ties Jacob Holm Way to Smokey Park Hwy is open

– providing a quick connect to I-40 and downtown

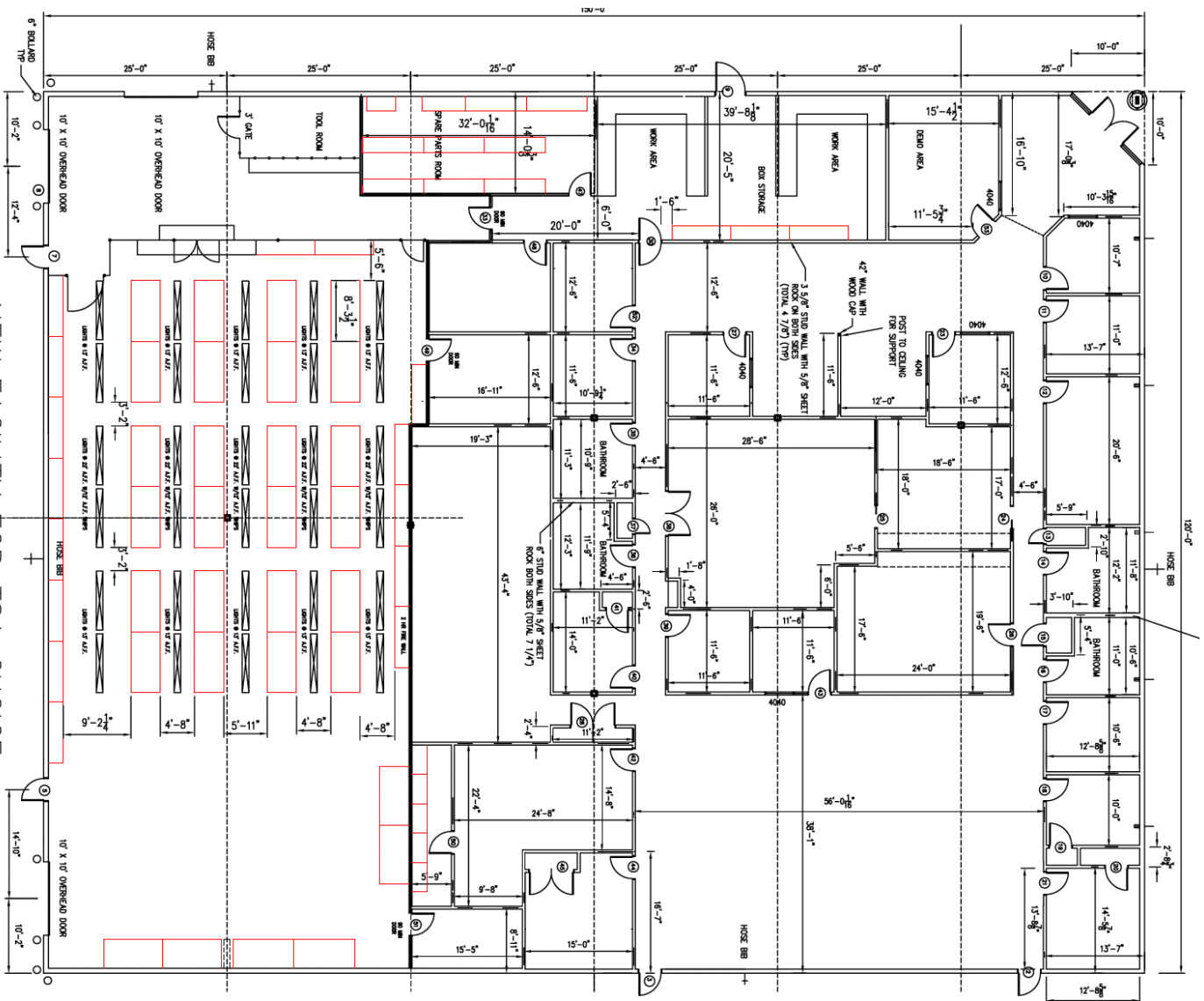




Building details

PIN # 9617724912

Total building size:	18,000 SF
Site size:	1.92 acres
Parking:	85 paved and stiped spaces adjacent to building
Age:	built 2006
Office buildout:	12,000 SF of turnkey finished office space With large breakroom and conference room with AV Combination of private offices on glass with interior cubicles
Building Construction:	Steel Frame with split-faced block and metal siding
Warehouse Doors:	2 grade level/ 1 dock high
WH Clear Height:	20' at peak/ 12' at eave
Restrooms:	2 sets of male & female bathrooms
Electrical:	220V/ 3 phase, 1200 amps
Current taxes:	\$8,590



COLUMN LINE 7

COLUMN LINE 6

COLUMN LINE 5

COLUMN LINE 4

COLUMN LINE 3

COLUMN LINE 2

COLUMN LINE 1

NEW FACILITY FOR TSA CHOICE