

An aerial rendering of a large, modern industrial building with a white and grey facade, featuring numerous windows and a flat roof. The building is surrounded by a parking lot with several cars, a landscaped green area with trees and shrubs, and a road with a few vehicles. In the background, there are rolling hills and mountains under a clear blue sky.

BUILDING 2
±121,250 SF
CLASS-A
INDUSTRIAL
FOR SALE OR LEASE

BANNER FARM

Delivery Expected
Q2 2026

Banner Farm Road
Mills River, NC 28759

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES


SELWYN
PROPERTY GROUP

 **CIP** REAL ESTATE

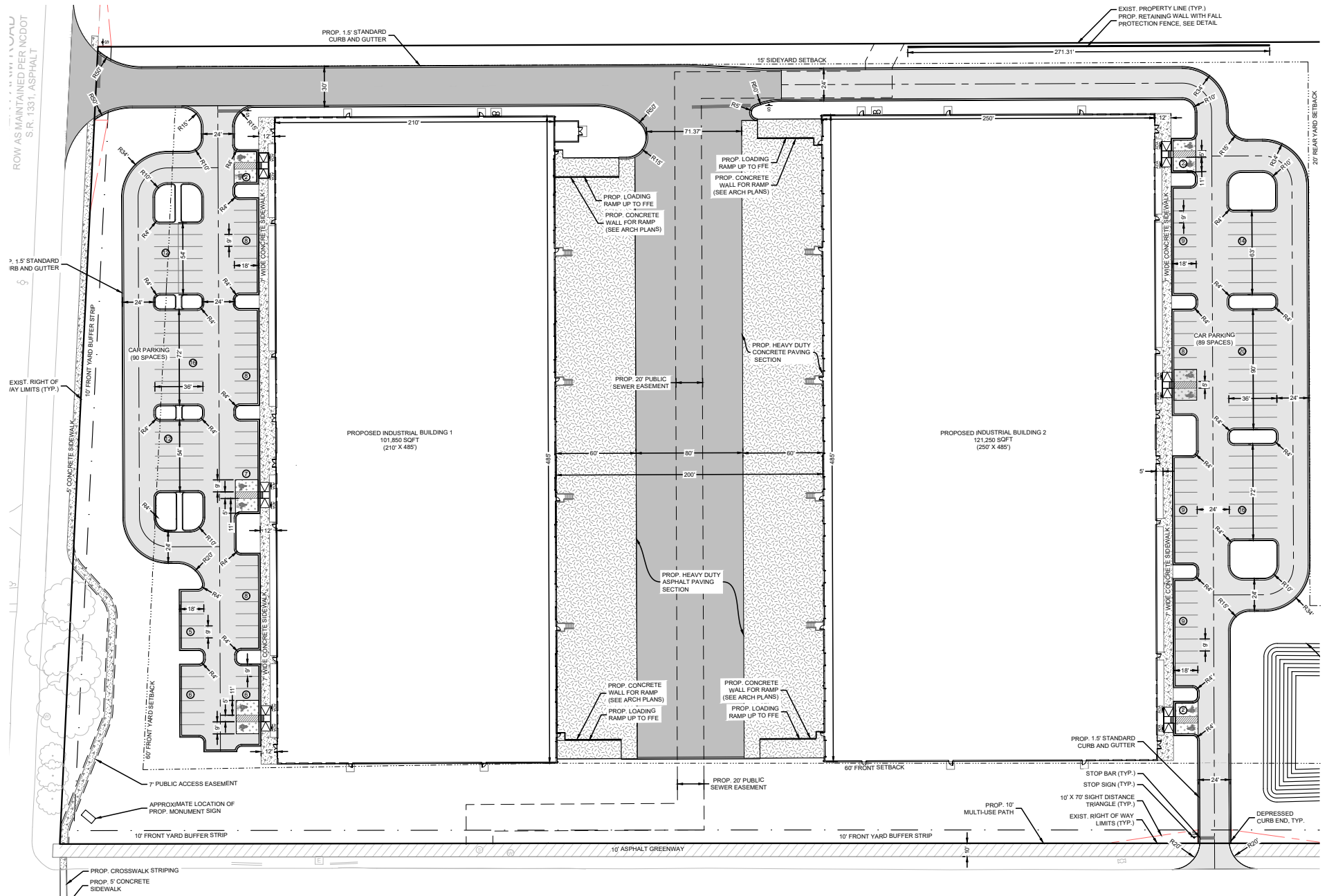
201 W MCBEE AVENUE, SUITE 400, GREENVILLE, SC | 320 E. MAIN ST., SUITE 430, SPARTANBURG, SC | 864.704.1040 | LEEUPSTATE.COM



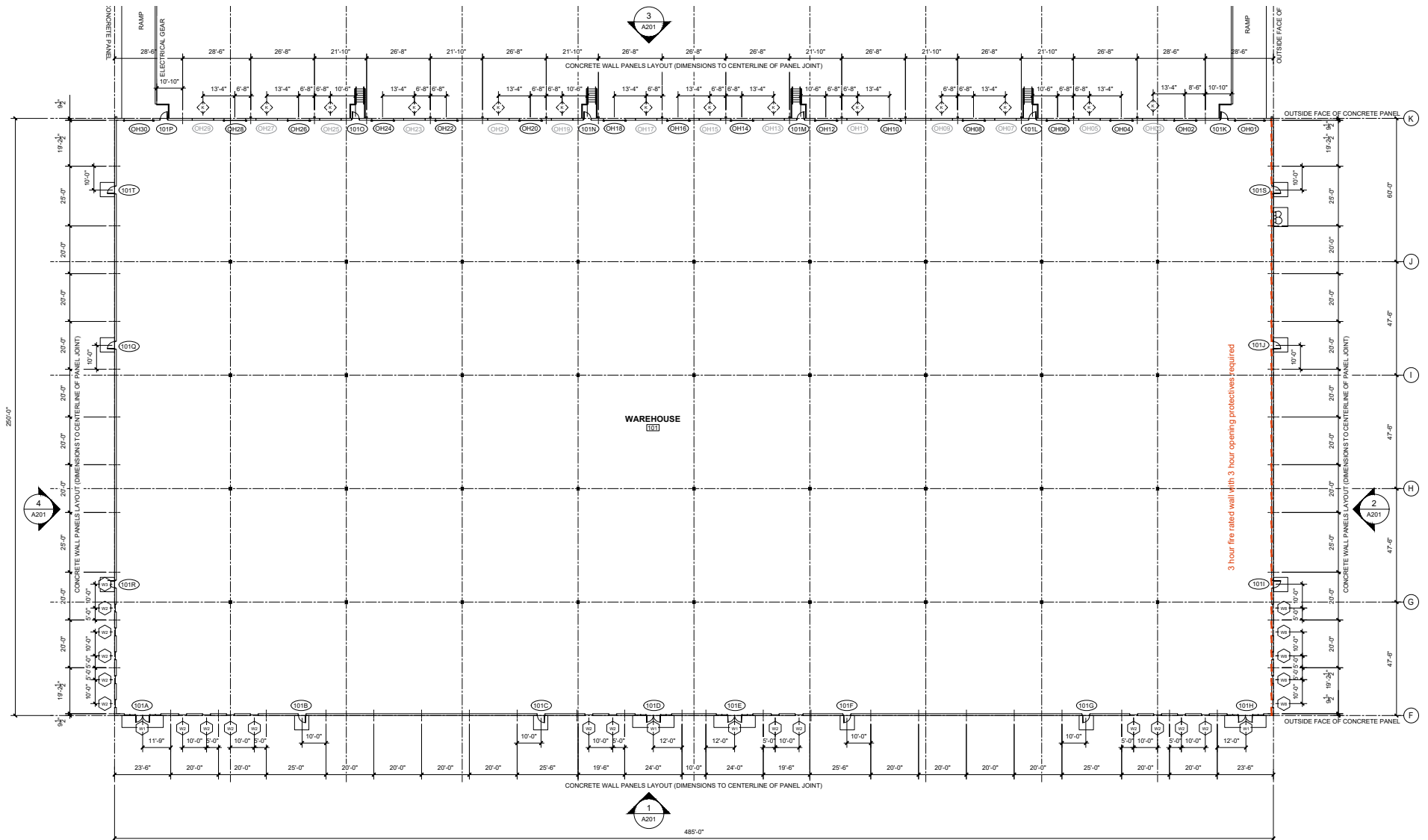
BUILDING SIZE	±121,250 SF
MIN. DIVISIBLE	±24,250 SF
SPEC OFFICE	±1,600 SF
CLEAR HEIGHT	32'
LOADING CONFIGURATION	Rear Load
DOCK HIGH DOORS	28
DRIVE IN DOORS	Two (2) 12'x14'
SPRINKLER SYSTEM	ESFR
FLOOR THICKNESS	6' Slab
LIGHTING	LED
POWER	1,600 Amps
EXTERIOR	Tilt-Up Concrete Panels
ROOFING	TPO Membrane
PARKING	89 Auto



BANNER FARM | SITE PLAN

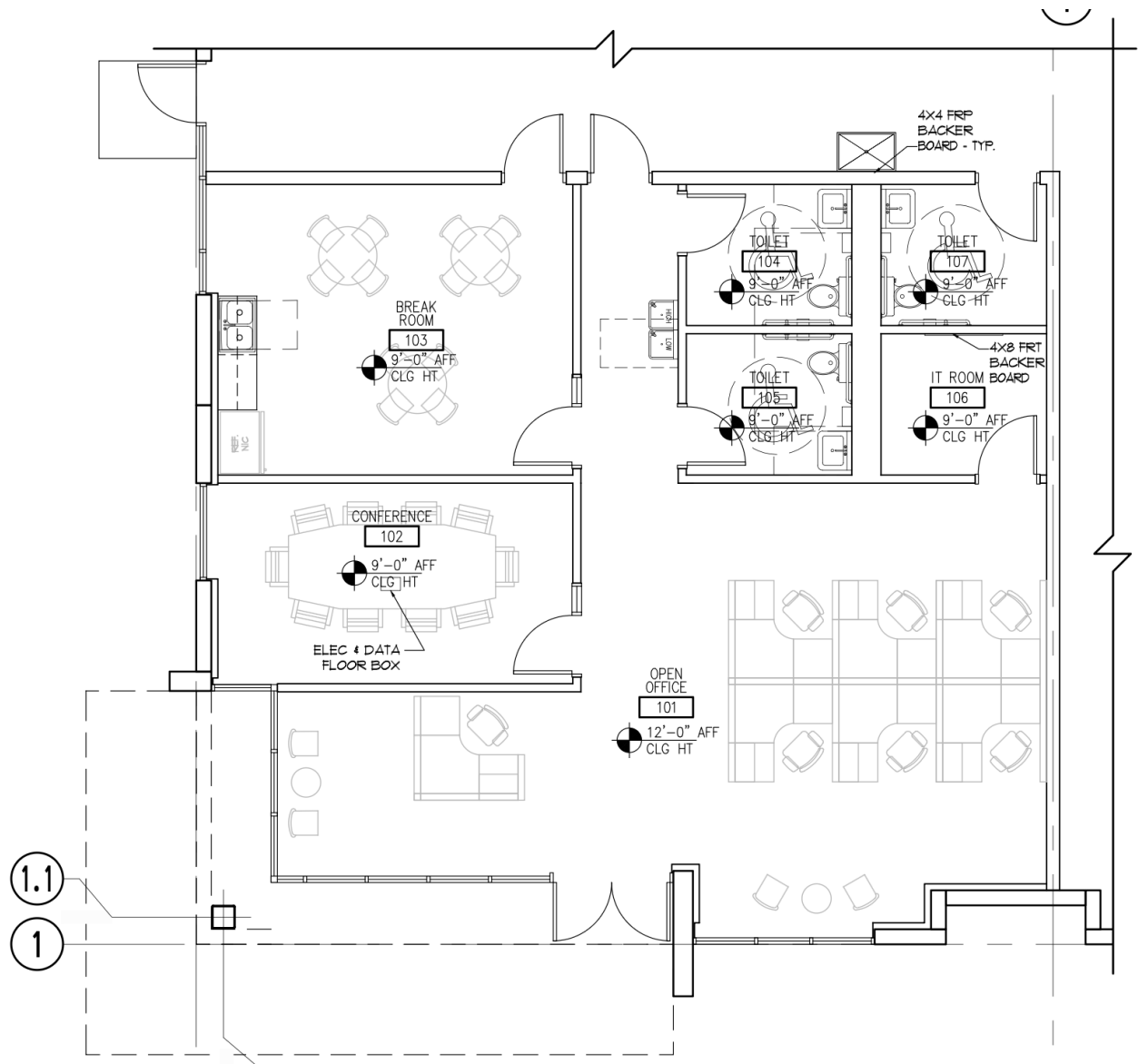


BANNER FARM | FLOOR PLAN

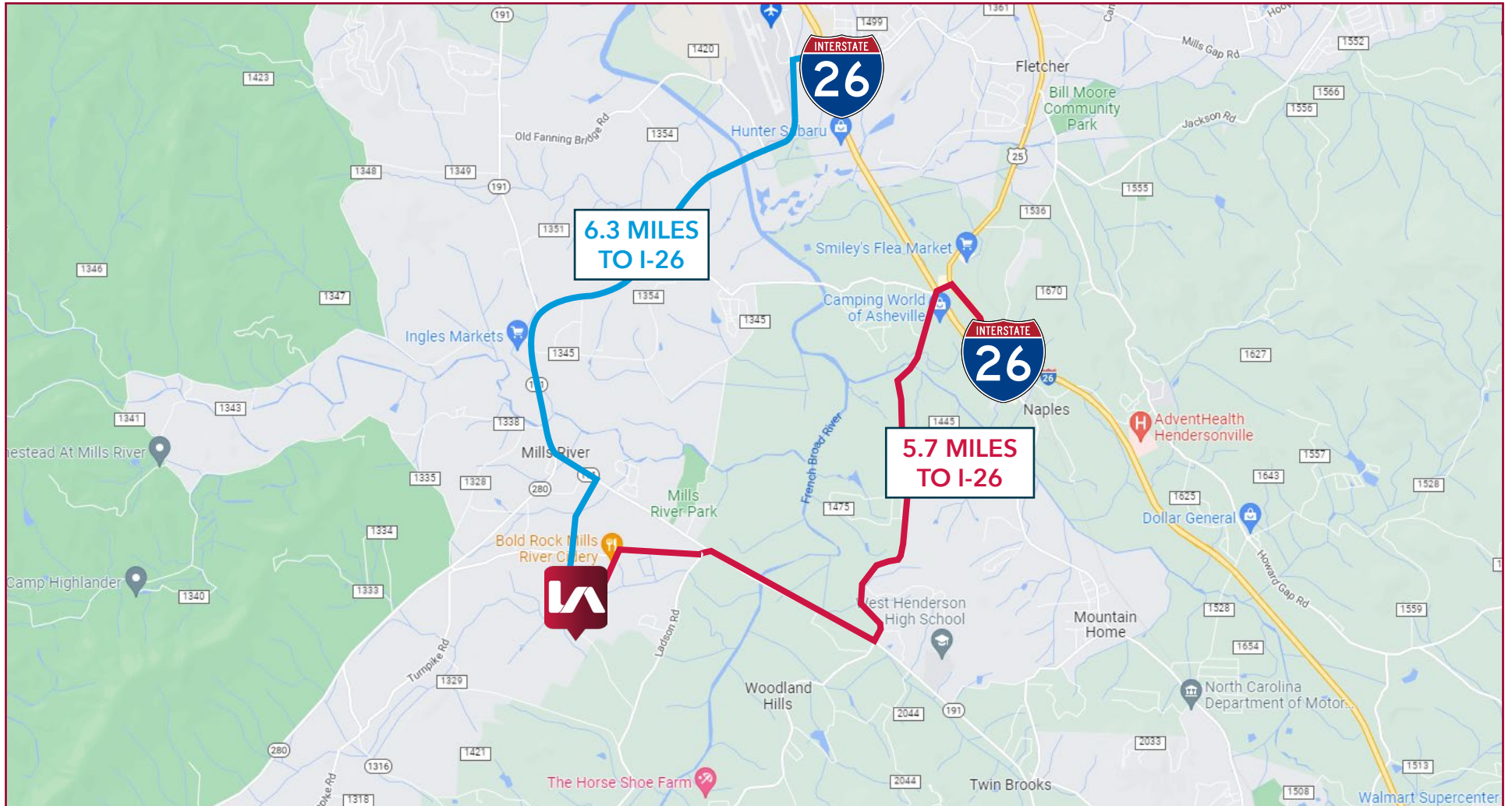


Total: ±121,250 SF | Minimum Divisible: ±24,250 SF | Spec Office: ±1,600 SF





BANNER FARM | I-26 PROXIMITY



**POPULATION
WITHIN 10 MILES**
138,888



**HOUSEHOLDS
WITHIN 10 MILES**
60,001



**DISTANCE TO
DOWNTOWN ASHEVILLE**
21.1 Miles



**DISTANCE TO
ASHEVILLE REGIONAL AIRPORT**
6.1 Miles





227+ LOGISTICS
COMPANIES

71+ MANUFACTURING
COMPANIES

1 DAY DRIVE TO REACH OVER
100M PEOPLE

MARKET NOTES

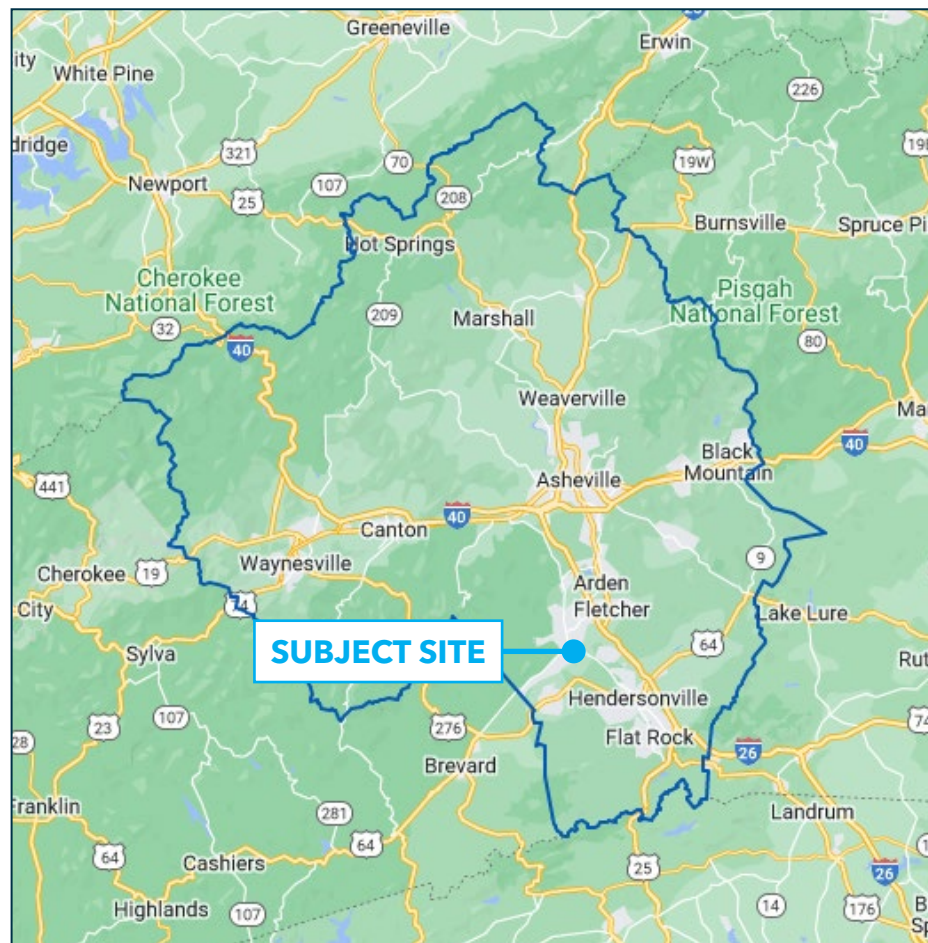
The Asheville region is a diverse \$24 billion economy. Key economic drivers include steady population growth, manufacturing, healthcare, and hospitality. The region is well-educated with nationally recognized schools, close proximity to most major cities, and the Asheville Regional Airport with direct flights to Washington and New York among others.

Banner Farm Logistics Center is located right off I-26 in Henderson County, providing easy access to markets along the east coast. This strategic location offers direct interstate access to I-81, I-85, I-77, and I-95. The Port of Charleston, Port of Savannah, and Inland Port Greer can also be utilized with direct interstate or rail connections.

SELECT CORPORATE NEIGHBORS



ASHEVILLE MARKET MAP





Jordan Skellie, SIOR
EVP/Principal
864.238.2188
jskellie@lee-associates.com



Andrew Harrill, CCIM
Senior Vice President
864.607.7223
aharrill@lee-associates.com



Payton Drake
Associate
404.971.3110
pdrake@lee-associates.com

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