



Dewey Property Advisors

235 COMMERCE ST

BREVARD NC 28712

Brevard College



INDUSTRIAL PROPERTY FOR SALE

Presented By

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INDUSTRIAL BUILDING FOR SALE IN BREVARD | 235 COMMERCE ST, BREVARD, NC 28712

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,495,000
Building Size:	17,707 SF
Lot Size:	110,365 SF
Price / SF:	\$140.90
Year Built:	1996
Zoning:	GI

PROPERTY OVERVIEW

235 Commerce Street offers a 17,707-square-foot industrial facility on approximately 2.76 acres in Brevard. Zoned General Industrial, the single-story building features 18-foot warehouse ceiling heights, four drive-in doors, three-phase power, natural gas service, surface parking, and outdoor laydown space. The site also offers potential for future building or parking expansion, providing flexibility for a variety of industrial and warehouse users.

PROPERTY HIGHLIGHTS

- ±17,707 SF industrial/warehouse facility
- ±2.76-acre site
- General Industrial zoning
- 18-foot warehouse ceiling heights
- Four drive-in doors
- Three-phase power
- Natural gas service
- Surface parking and outdoor laydown space



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INTERIOR PHOTOS



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EXTERIOR PHOTOS

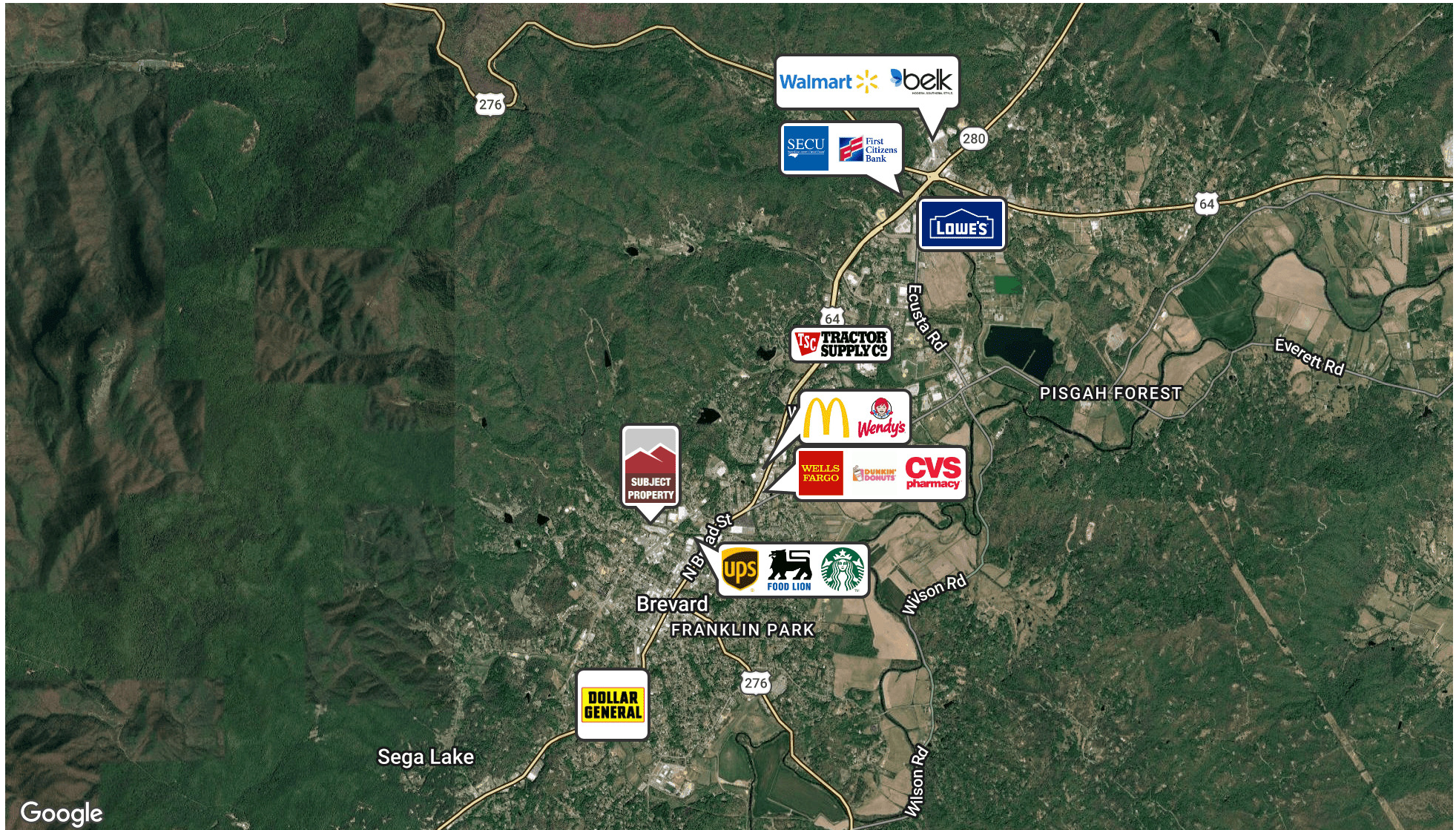


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

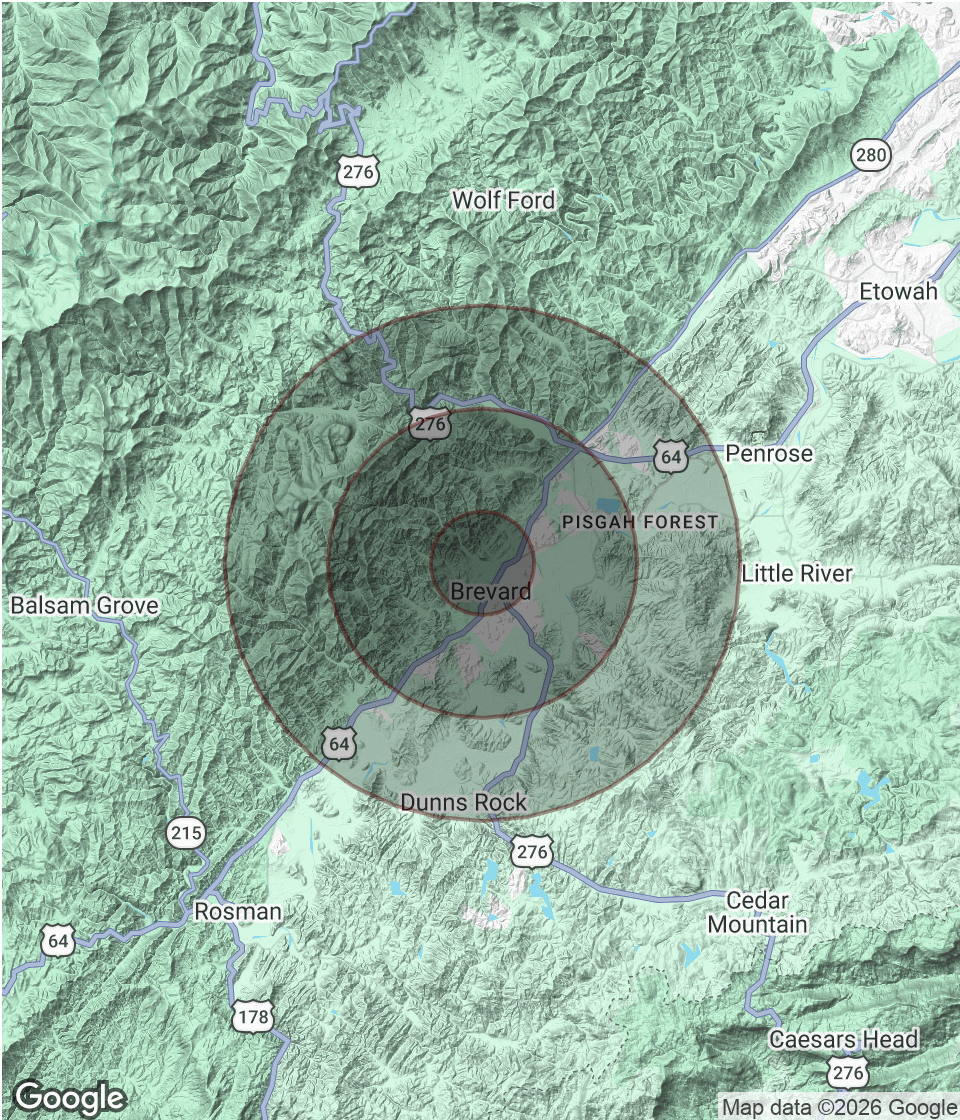
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,795	10,880	16,995
Average Age	45.7	50.4	50.6
Average Age (Male)	42.5	47.2	47.8
Average Age (Female)	45.0	50.7	51.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	968	4,990	7,487
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$65,965	\$79,634	\$80,678
Average House Value	\$463,276	\$416,333	\$378,721

2023 American Community Survey (ACS)



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