



Steve Shepard (828) 606-2987

94 Glenn Bridge (corner Old Shoals)  
122,000sf warehouse building on 17.4 acres  
**There is no comparable site in greater Asheville**

Building on 9 acres offered for Sale at \$13,500,000 (\$110 psf)  
or for Lease at \$7.95psf NNN

Building renovations to commence 7/1/26



## Also offered for sale...

### 8 acres of certified pad ready land...

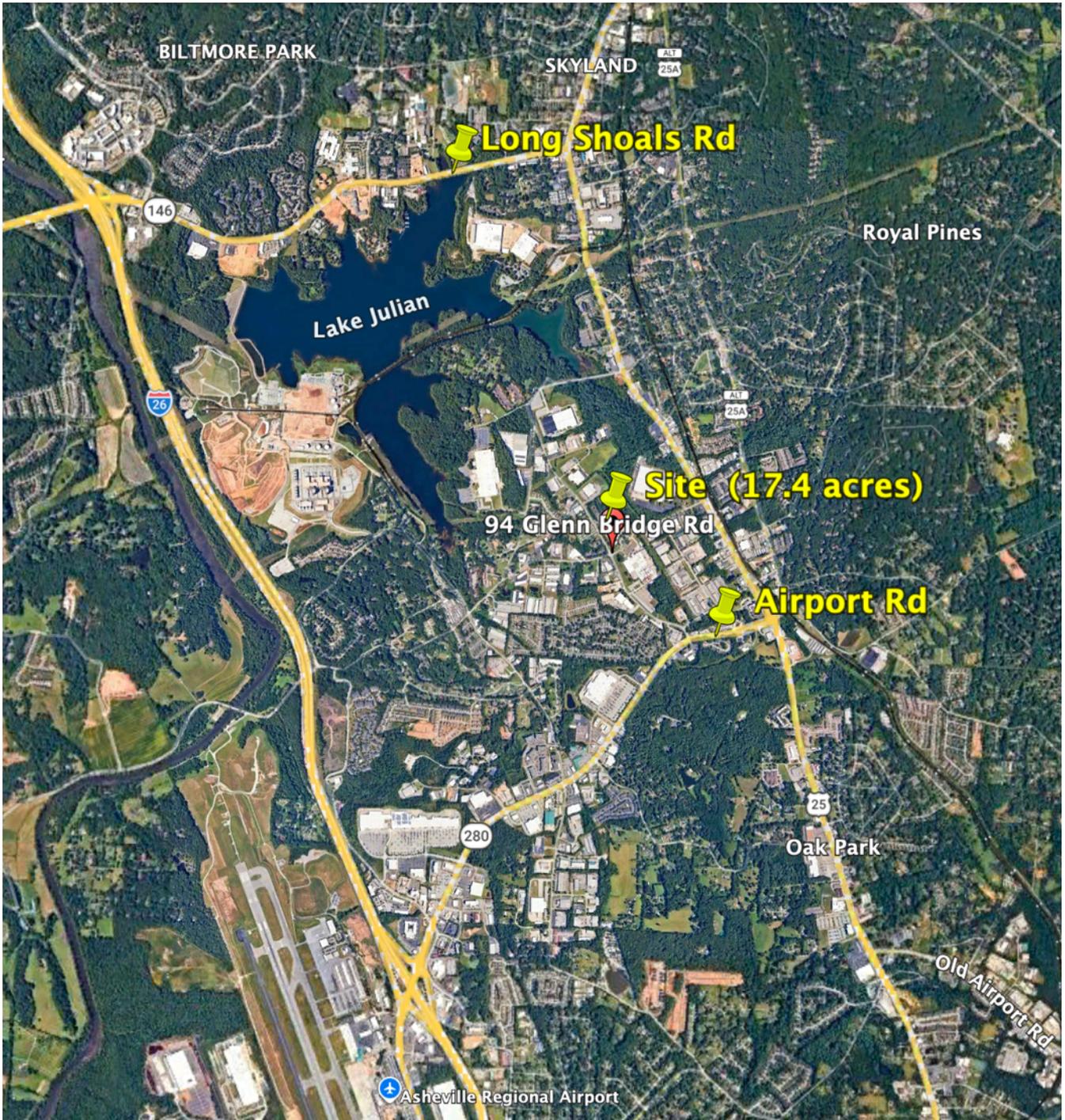
- ready for development
- offered at \$7,600,000 (\$950,000 per acre)

Note: Owner's site work upon completion is valued at \$500,000 per acre

- 225,000 cubic yards of compacted fill dirt is being imported
- Finished site will be grade level with existing warehouse building
- anticipated completion date is May 1, 2026







New Roof – August 2018 (20 yr warranty)

Clean Phase I

Zoning: EMP

PIN: 9654123895000000

Taxes: \$10,262