

# 7,750 SF WAREHOUSE SPACE IN CONVENIENT LOCATION



# 24

GLENDALE AVENUE

ASHEVILLE, NC

FOR LEASE

7,750 SF  
\$10.50/SF/YR (MG)

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## 7,750 SF Warehouse Space Available

24 Glendale Avenue is a 1947 industrial stone masonry building on Glendale Avenue, just off Swannanoa River Road. The building has been fully updated following Hurricane Helene with new electrical, plumbing, LED lighting, and alarm system.

The 7,750 SF interior warehouse space features three 8' garage doors at dock height, 10'-18' clear heights, large factory windows, and a private restroom. Space is not heated or cooled and is suitable for storage, distribution, or light industrial use. Building is on City of Asheville water and Buncombe County sewer.

The building offers drive-around access, dedicated parking, and strong visibility from Glendale Avenue and Swannanoa River Road.

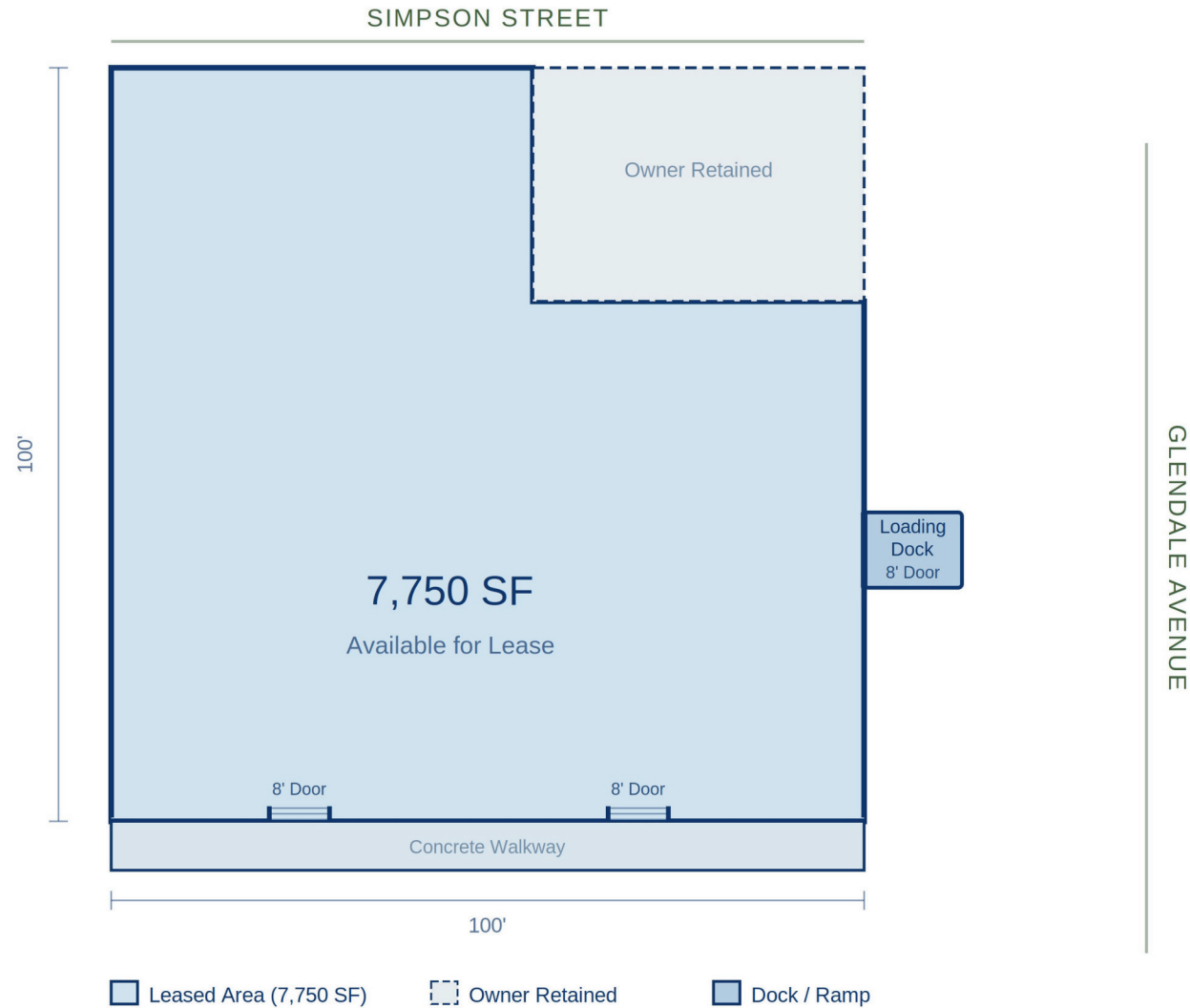
### LOCATION DESCRIPTION

Located less than 1 mile to I-240 and approximately 2 miles to I-40, the property at 24 Glendale Avenue offers excellent accessibility and connectivity. Minutes from Biltmore Village, Oakley, and East Asheville. RIVER zoning. Property is located within a floodplain; prospective tenants should factor floodplain considerations into their insurance and operational planning accordingly.

### FEATURES

- 7,750 SF interior warehouse space
- Fully renovated post-Hurricane Helene
- New electrical, plumbing, LED lighting, and alarm system
- Three 8' garage doors at dock-height
- 12' ceilings to joists; 10'8" to beam
- 18' ceilings in front area of building (+/-750 SF)
- Large, vintage windows allow abundant natural light
- Private in-suite restroom
- Drive-around building access
- Dedicated on-site parking
- 1947 stone masonry construction with heavy timber framing
- No climate control
- No water service in warehouse area





## 24 Glendale Avenue — Warehouse Floor Plan

Asheville, NC · Not to Scale · For Marketing Purposes Only