

FOR SALE

913 UPWARD ROAD • FLAT ROCK • NC

\$1,699,000

**±12,000 SF Flex Building
Fully Climate Controlled
3/4 Mile from I-26**



[CLICK HERE FOR INTERACTIVE AERIAL VIEW](#)



913 Upward Road

Richard Hatch through G/M Property Group, LLC as exclusive agent, is soliciting offers for the purchase of 913 Upward Road Flat Rock, NC 28731.

Located on emerging commercial corridor only 2 minutes from I-26 in Henderson County.



• BUILDING INFORMATION:

- Built 2001, ±12,000 SF
- Public Water / Septic
- Roll Up Doors: 12' & 10'
- ±4000 SF Office
- 4 bathrooms
- Max Interior Height 14.5, 12 Lowest
- Fully climate controlled (5 Units)
- 35 marked parking spaces
- Fenced in laydown yard

• LEGAL

- PIN: 965411372000000
- LAND AREA: 1.38 Acres
- ZONING: Henderson County CC
- 2024 TAXES: \$4,261.36

• INVESTMENT HIGHLIGHTS

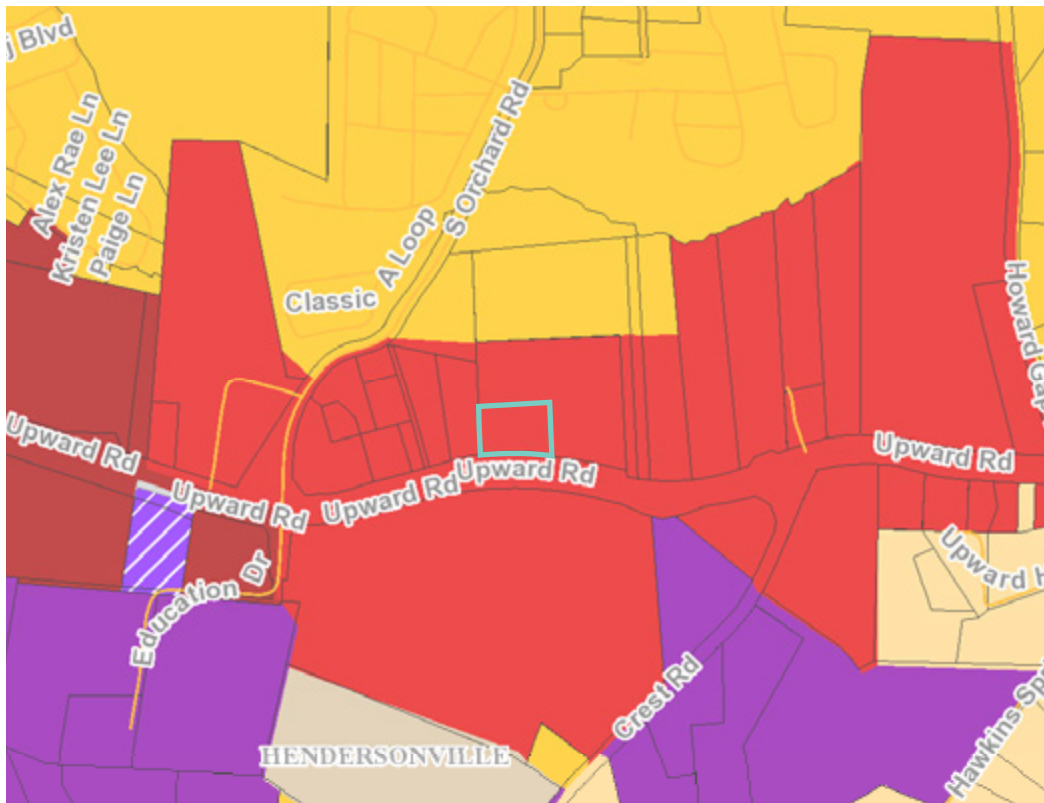
- Flex market currently under 2% vacancy and negative absorption
- Significant inventory reduction due to Helene



GIS TAX MAP



ZONING: HENDERSON COUNTY CC (CLICK HERE PERMITTED USES)

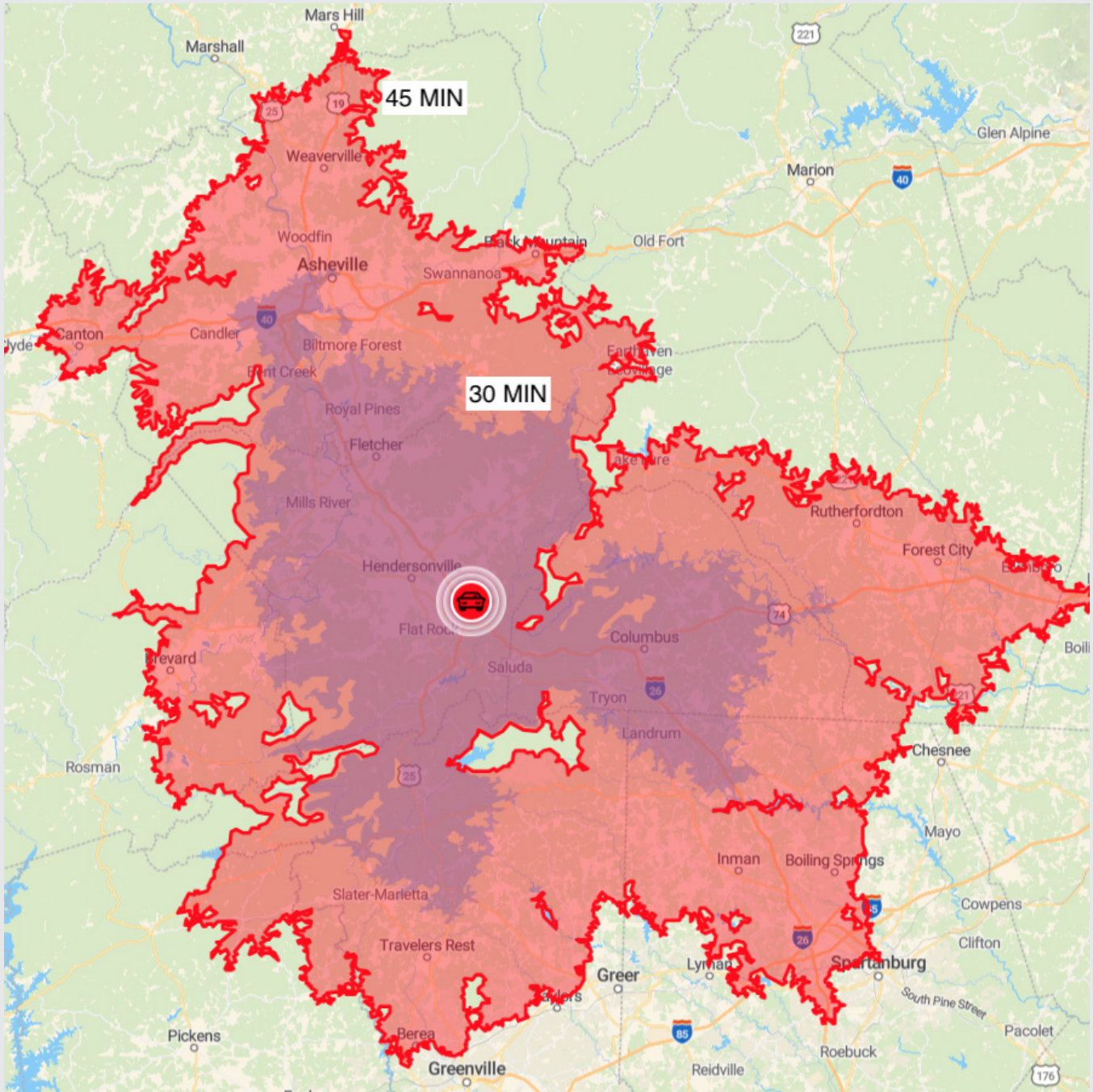


INTERIOR PICTURES



EXTERIOR PICTURES





All information is from sources deemed reliable.

No warranty nor representation is made as to the accuracy thereof and all information herein is subject to errors, omissions or change without notice.



Keoki Kimzin

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