



Dewey Property Advisors



# INDUSTRIAL / MANUFACTURING / WAREHOUSE FACILITY

230 SARDIS ROAD, ASHEVILLE NC 28806

**FOR SALE AT \$6,550,000**



### OFFERING SUMMARY

Sale Price:	\$6,550,000
Building Size:	43,675 SF
Lot Size:	9 Acres
Year Built:	1986
Zoning:	IND

### PROPERTY OVERVIEW

DPA is pleased to offer this rare opportunity to own a sophisticated industrial manufacturing facility along the highly desirable Sardis Road corridor.

The 43,675 SF facility rests on a spacious and private 9 acre site, offering expansion potential.

Heated/Cooled and sprinkled throughout, the facility contains Certified clean rooms, a warehouse boasting 24-foot ceilings with loading docks/levelers, private offices, conference room and cafeteria/kitchen.

Convenient I-26/I-40 connectivity with quick access to Brevard Road and Smokey Park Highway amenities.

**Tim Bramley, CCIM, SIOR**   **Austin Tyler, SIOR**  
NC #271946   NC #257685

Tim.Bramley@deweypa.com   Austin.Tyler@deweypa.com

\*Lines are approximate.

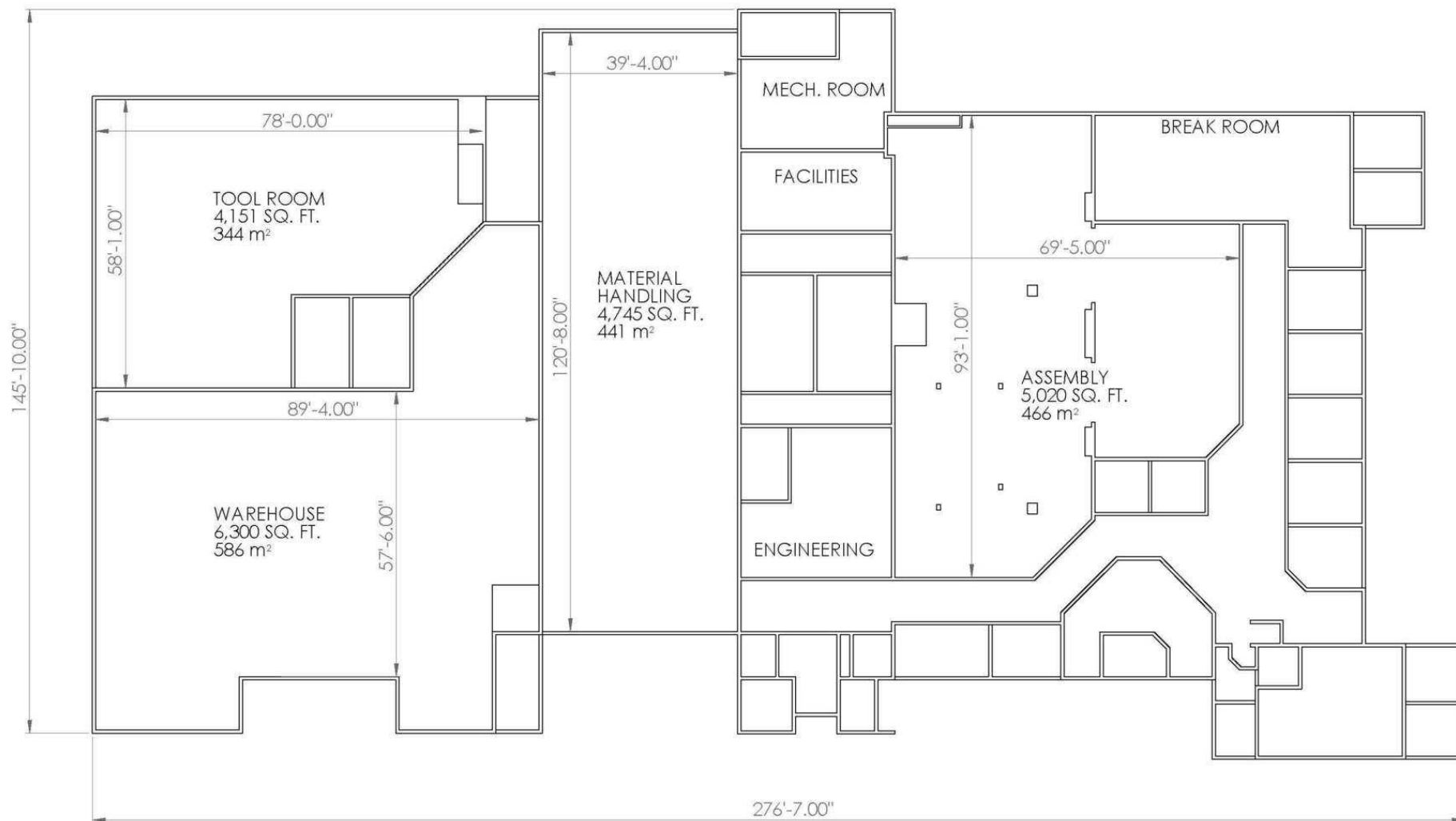




### PROPERTY HIGHLIGHTS

- Electric Service: 277 / 480 Volt; 6,000 Amp; with Emergency Generators for Offices
- Water: City water with drilled well backup (2024); 8-inch wet sprinkler system
- Security: Fire alarm; burglar alarm; access system
- Construction: Red iron with concrete block exterior walls; TPO white roof
- Warehouse (24 ft ceilings): 6,530 SF
- Upstairs Molding (22 ft ceilings): 4,704 SF (cleanroom certified)
- Assembly Molding: 5,371 SF (cleanroom certified)
- Lab / Bio-Rad: 744 SF (cleanroom certified)
- Office area downstairs: 8,159 SF
- Office area upstairs: 2,003 SF
- Bathrooms & Airlocks: 3,063 SF
- Small Cleanroom: 252 SF
- Compressor Room: 812 SF
- Maintenance Shop: 480 SF
- Electric Room: 264 SF

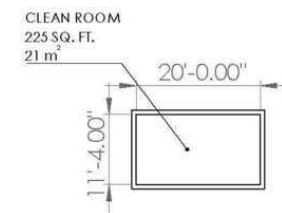




## NOTES:

1. SCALE: 1" = 20'
2. ALL WALLS MODELED AS 8" THICK
3. TOTAL 1ST LEVEL FLOORSPACE NOT INCLUDING BATHROOMS, STAIRWELLS, OR ELEVATOR: 30,360 SQ. FT. [2,820 m<sup>2</sup>]

**ENPLAS LIFE TECH  
NC PRODUCTION FACILITY  
1ST FLOOR  
SEPT 19, 2025**



## NOTES:

1. SCALE: 1" = 20'
2. ALL WALLS MODELED AS 8" THICK
3. TOTAL 2ND LEVEL FLOORSPACE NOT INCLUDING BATHROOMS, STAIRWELLS, OR ELEVATOR: 8,130 SQ. FT. [755 m<sup>2</sup>]

ENPLAS LIFE TECH  
NC PRODUCTION FACILITY  
2ND FLOOR  
SEPT 19, 2025

# CLEANROOMS, GOWNING ROOMS, WAREHOUSING



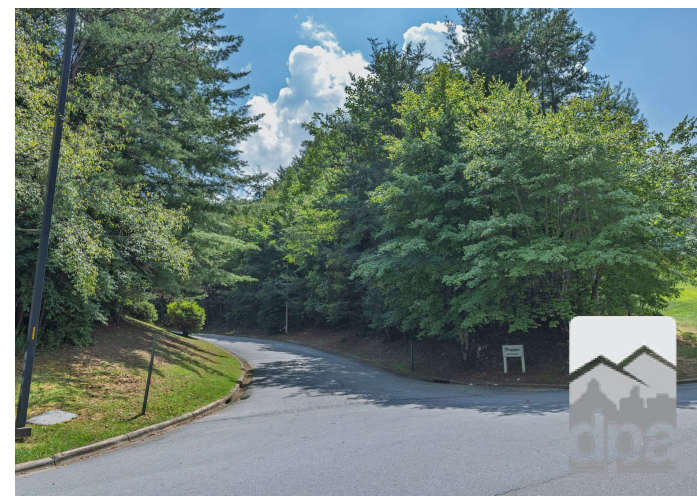
CONFERENCE ROOM, OFFICES, CAFETERIA



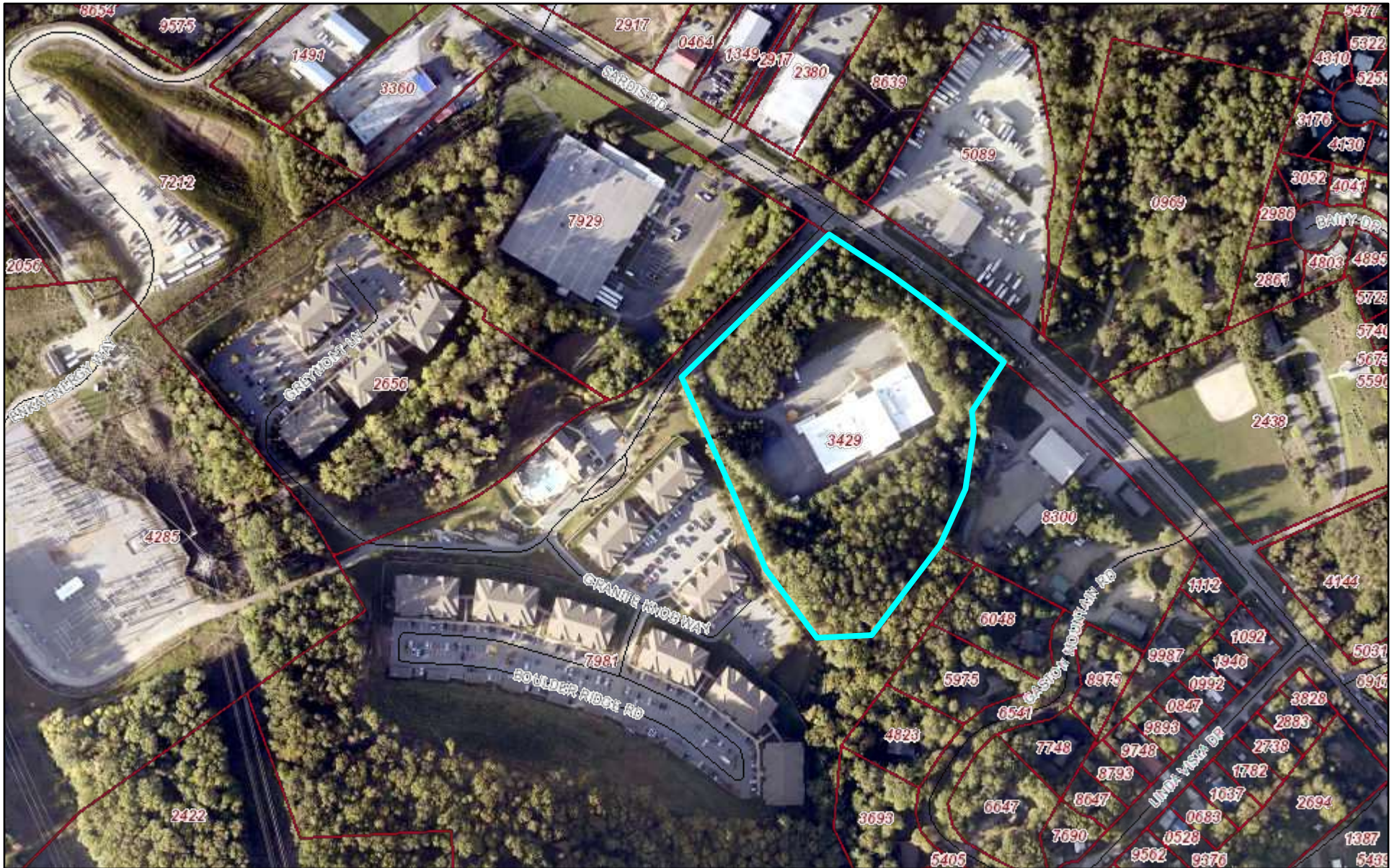


\*Lines are approximate.

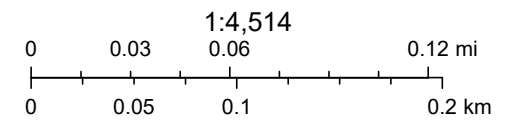
## 9 PRIVATE ACRES WITH SPACE TO EXPAND

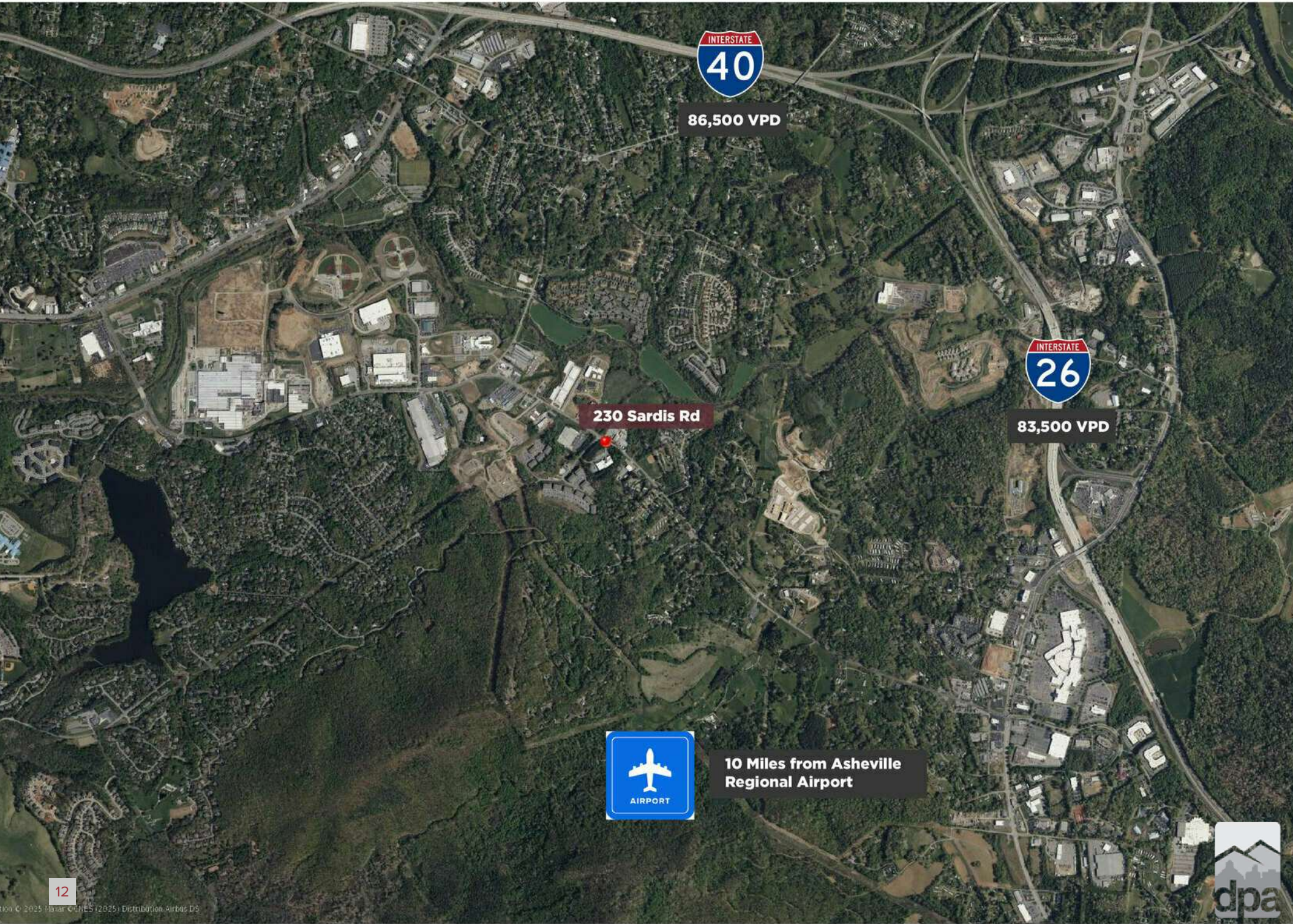


# GIS - 230 Sardis Rd



July 30, 2025





86,500 VPD



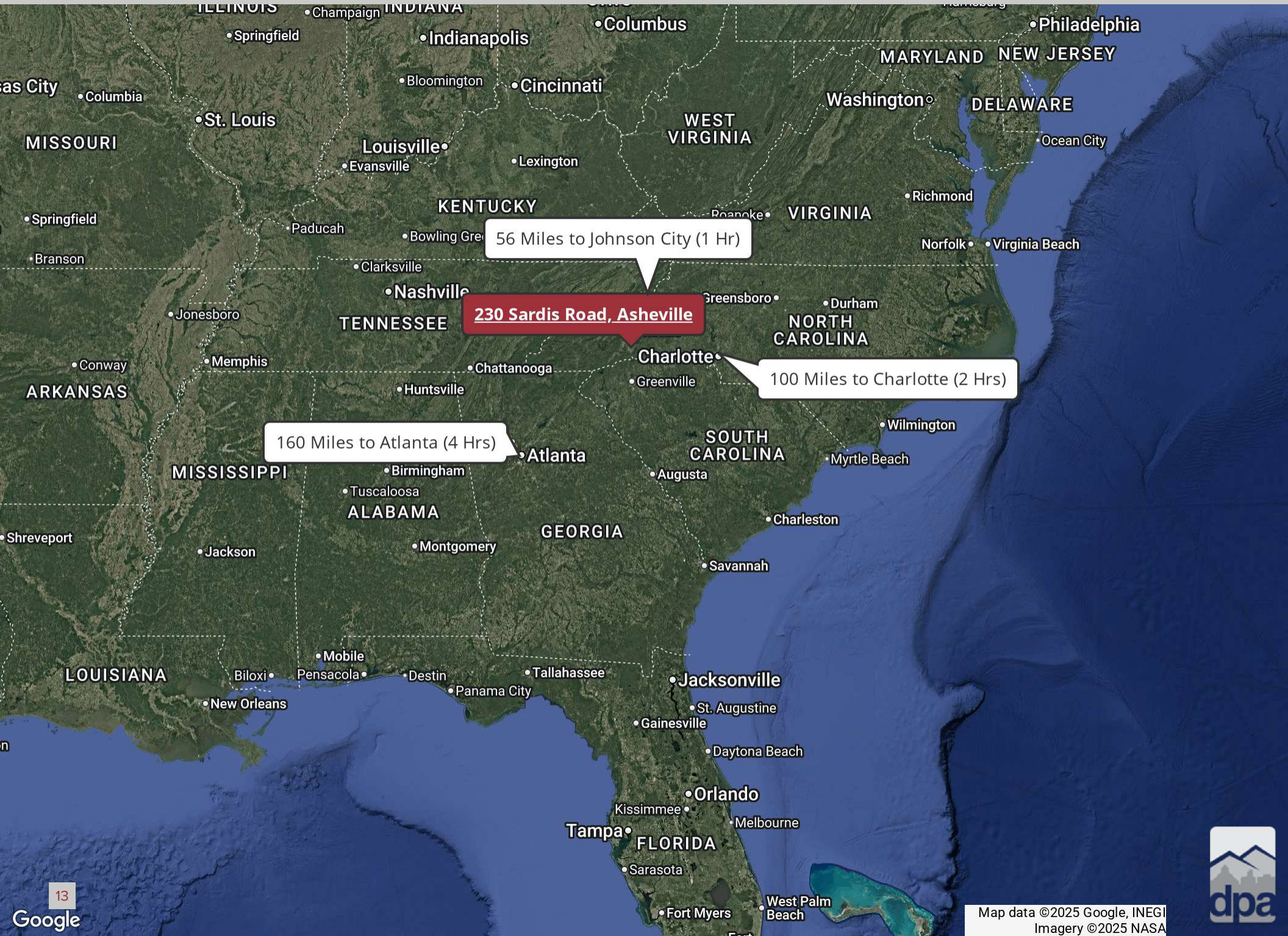
83,500 VPD

230 Sardis Rd



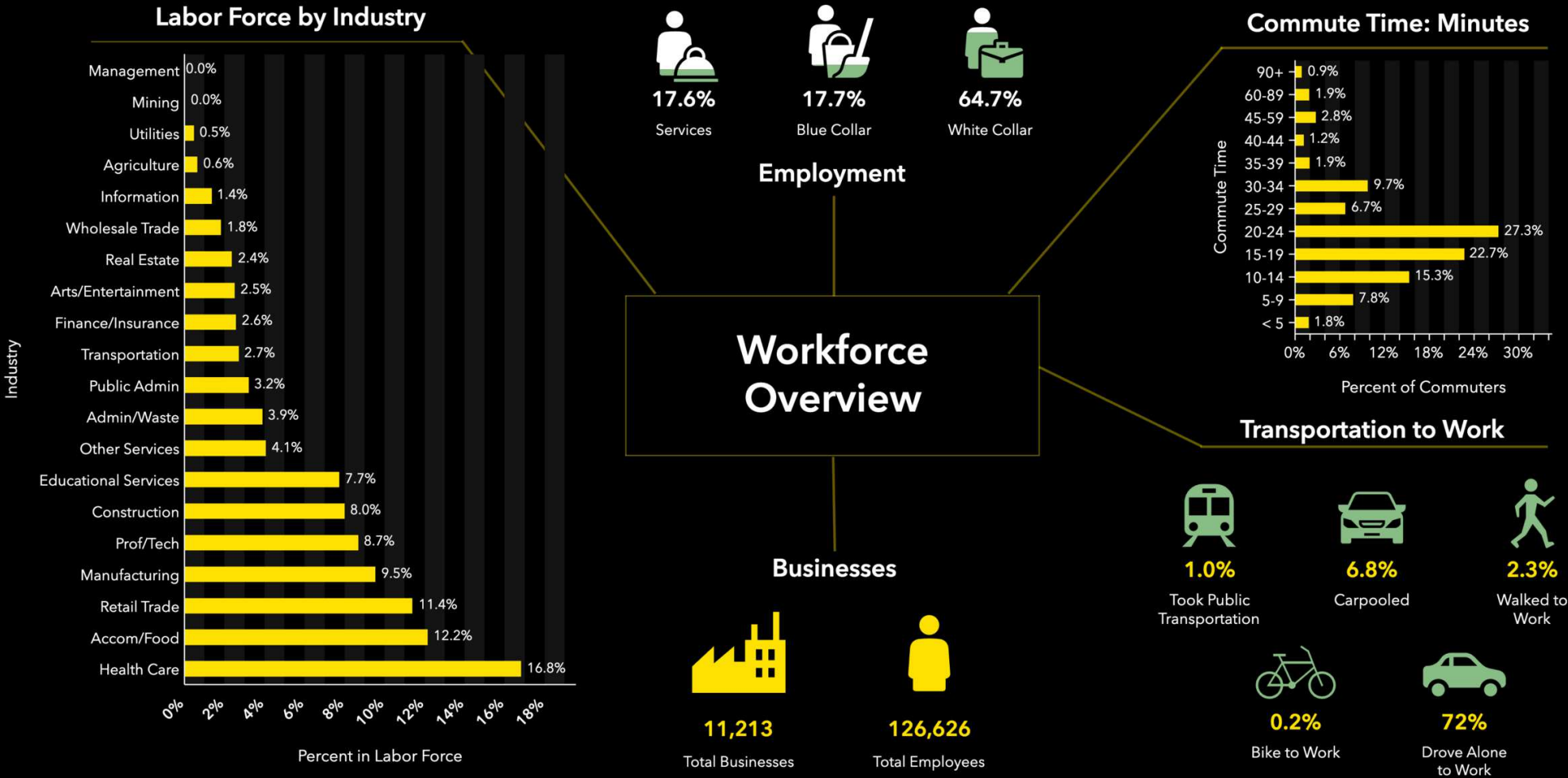
10 Miles from Asheville  
Regional Airport

REGIONAL MAP: WITHIN A 1-2 DAY DRIVE OF MOST US CITIES AND PORTS



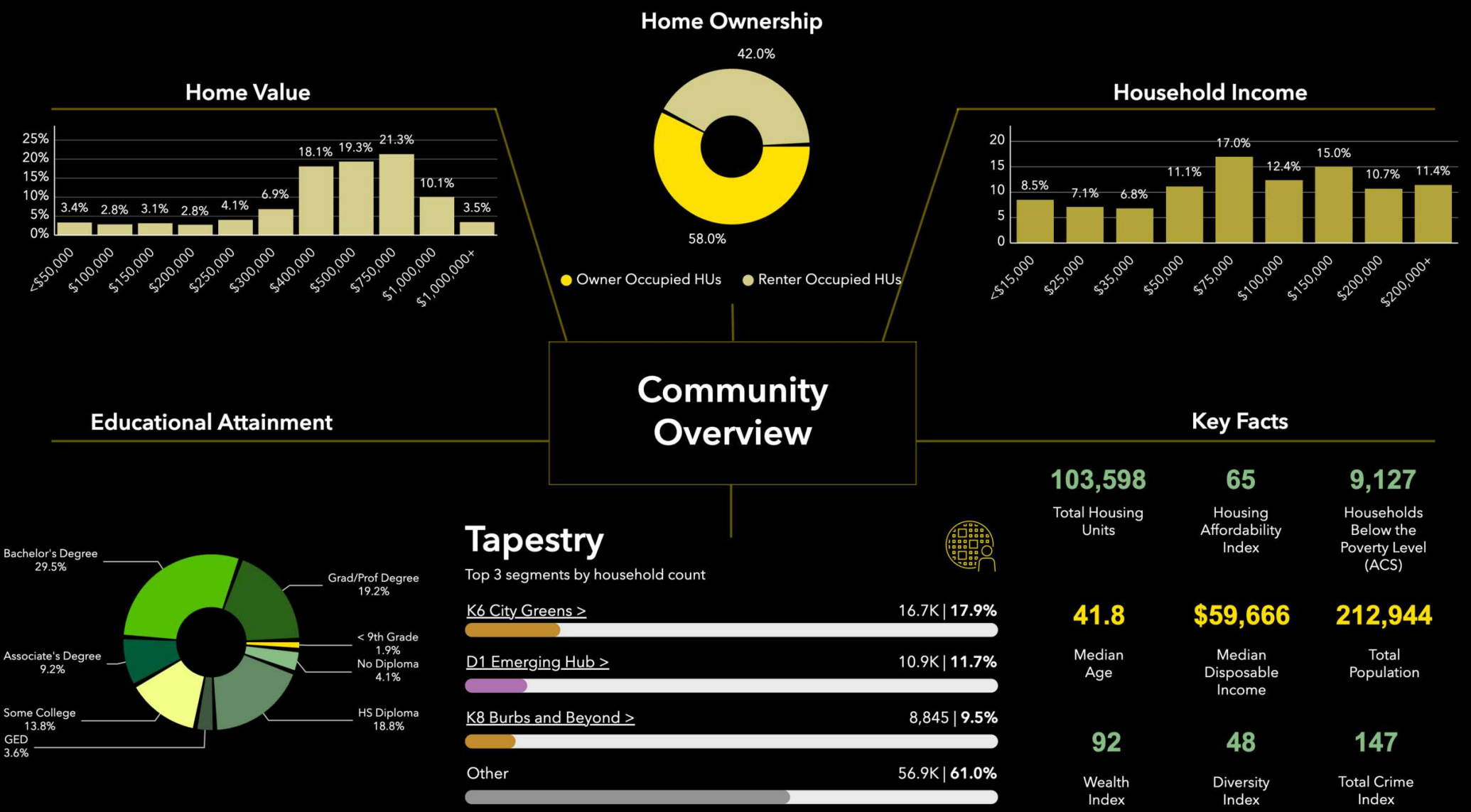
# Economic Development Profile

230 Sardis Road  
Ring of 10 miles



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).





Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024). © 2025 Esri

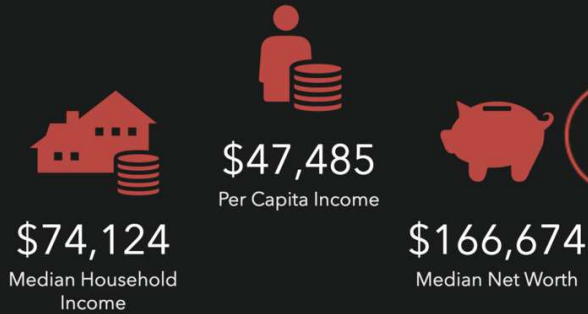


# Employment Overview

230 Sardis Road

Ring of 10 miles

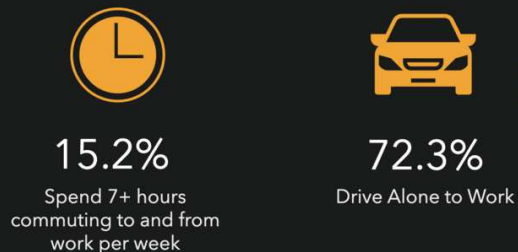
## INCOME



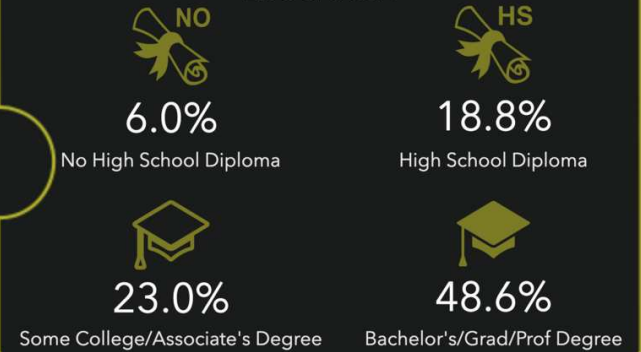
## BUSINESS



## COMMUTERS



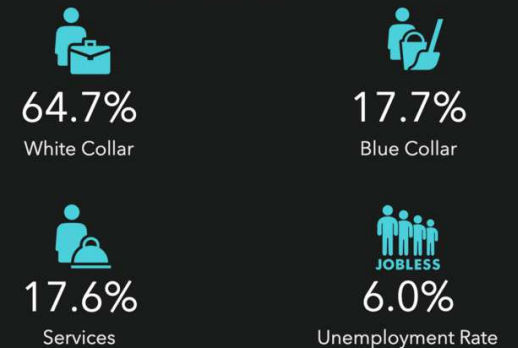
## EDUCATION



## KEY FACTS



## EMPLOYMENT



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI-Simmons (2025), ACS (2019-2023).

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**Dewey**  
Property  
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**Sale Contact:**

Tim Bramley, CCIM, SIOR | NC #271946

[Tim.Bramley@deweypa.com](mailto:Tim.Bramley@deweypa.com)

Austin Tyler, SIOR | NC #257685

[Austin.Tyler@deweypa.com](mailto:Austin.Tyler@deweypa.com)

**Dewey Property Advisors**

1 Page Avenue

Asheville, NC 28801

Office: 828.548.0090

Cell: 828.424.1141

[www.deweypa.com](http://www.deweypa.com)