

NAIBeverly-Hanks

For Sale

72,784 SF | \$3,950,000
Industrial Space



BROCHURE

701 Oriole Dr, Hendersonville, NC 28792

72,784 SF | \$3,950,000
Industrial / Adaptive Reuse



Oriole Mill

701 Oriole Dr
Hendersonville, North Carolina 28792

Property Highlights

- Highly flexible building prime for Industrial/manufacturing or completely reimaged for an adaptive reuse project.
- Very close to Downtown Hendersonville!
- 5 dock doors and 5 drive in doors. Potential for many more.
- Additional land for potential expansion.

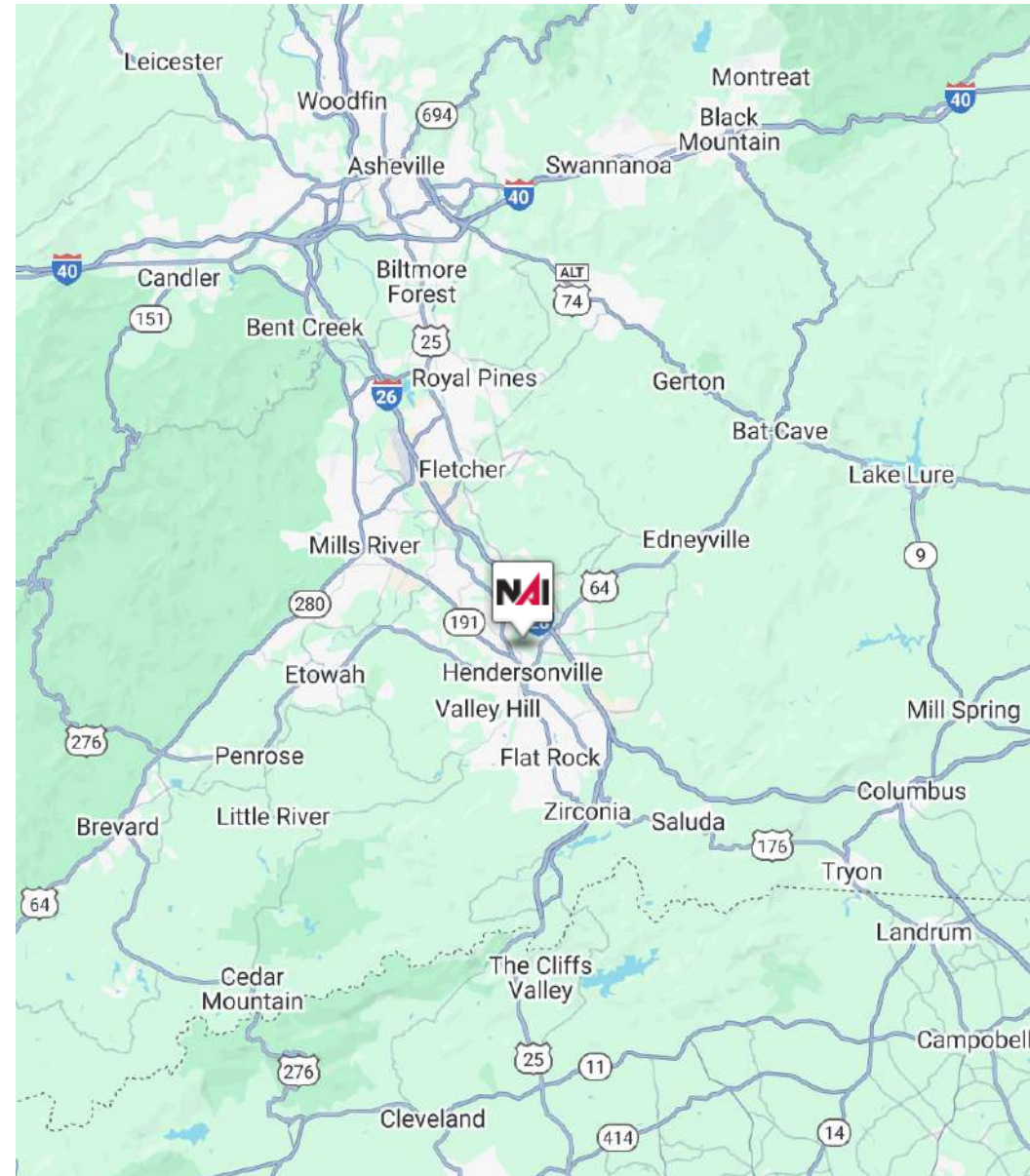
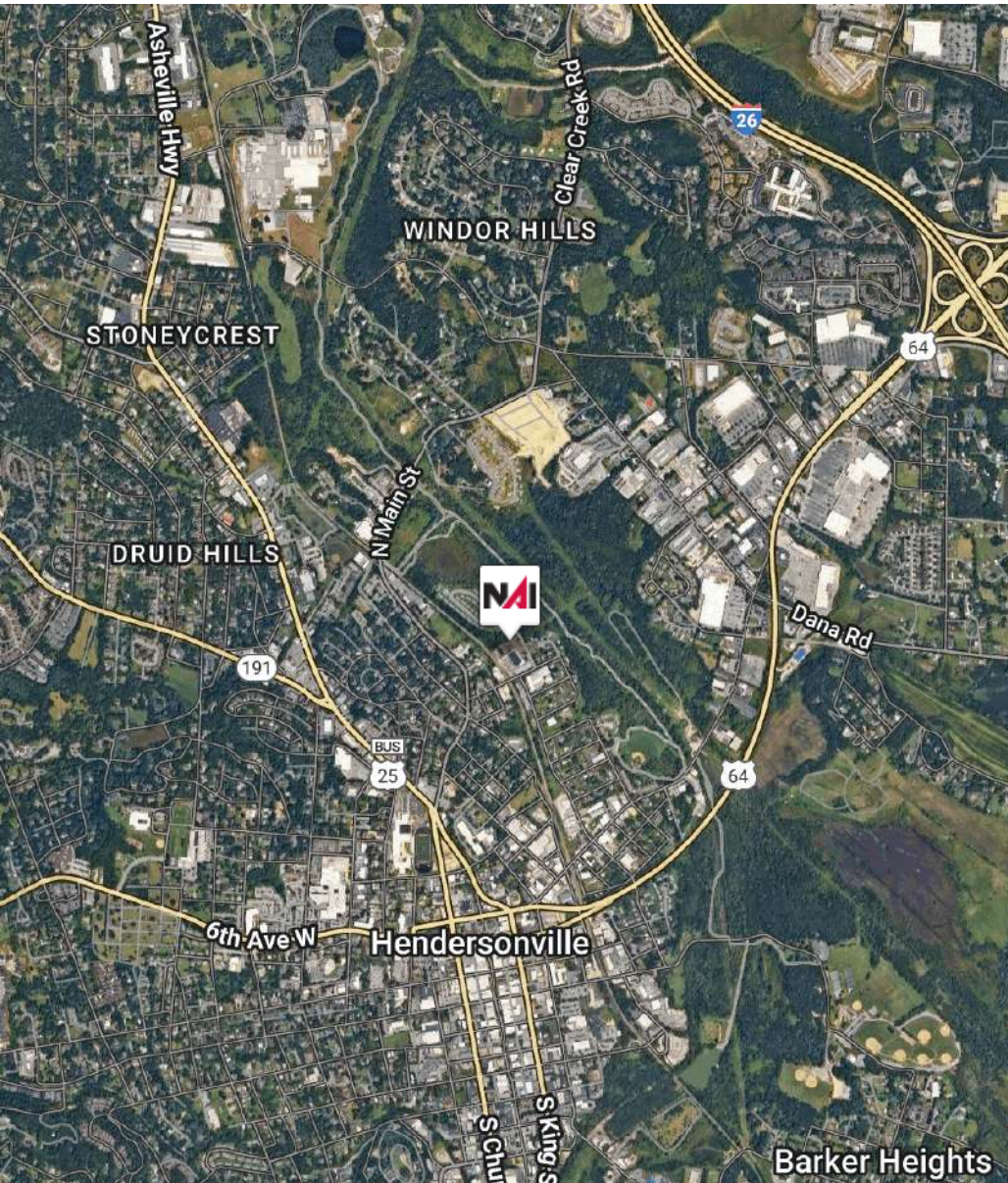
Sale Price:	\$3,950,000
Building Size:	72,784 SF
Zoning:	Hendersonville - Ind.
Lot Size:	4.13 Acres
Driving Distance to Downtown:	0.9 Miles, 3 Min.
	2 Miles, 6 Min.

For More Information

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Incredible Location Close To Downtown Hendersonville!

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Discover The Oriole Mill...

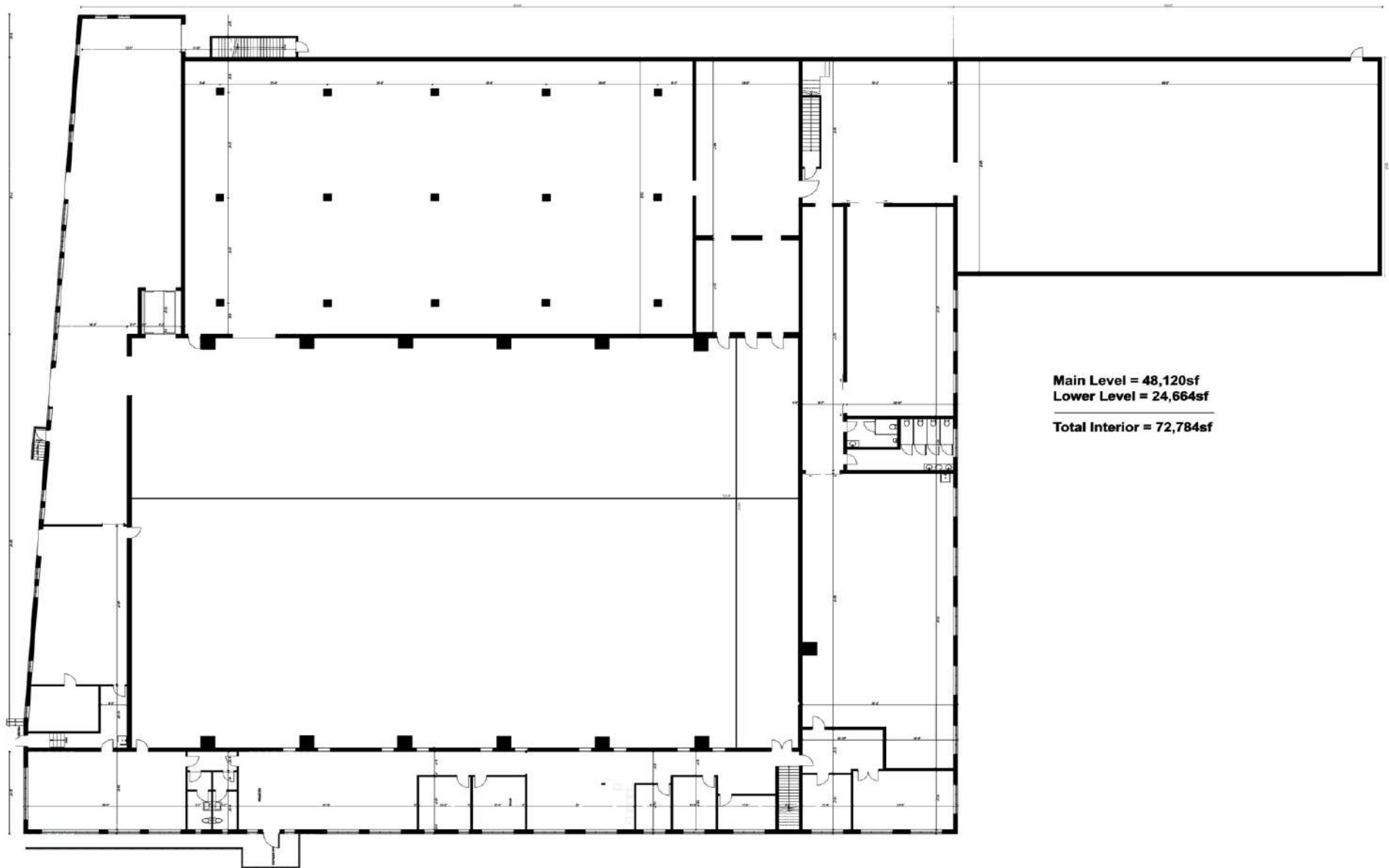
Over 72,000 SF of Highly Adaptable Space Minutes from Downtown Hendersonville. This two-story facility offers unmatched flexibility for industrial/manufacturing, or visionary adaptive reuse projects. Zoned industrial, this offers a path with exceptional versatility, the site features numerous high-clearance drive-in doors, dock doors with a full-length loading deck along a previously used rail spur. Located near the Oklawaha Greenway, this could be a unique adaptive reuse opportunity. The property also includes additional land ideal for parking or laydown space. Whether you're looking to scale operations or reimagine a legacy space, Oriole Mill is a rare opportunity in a rapidly growing market.

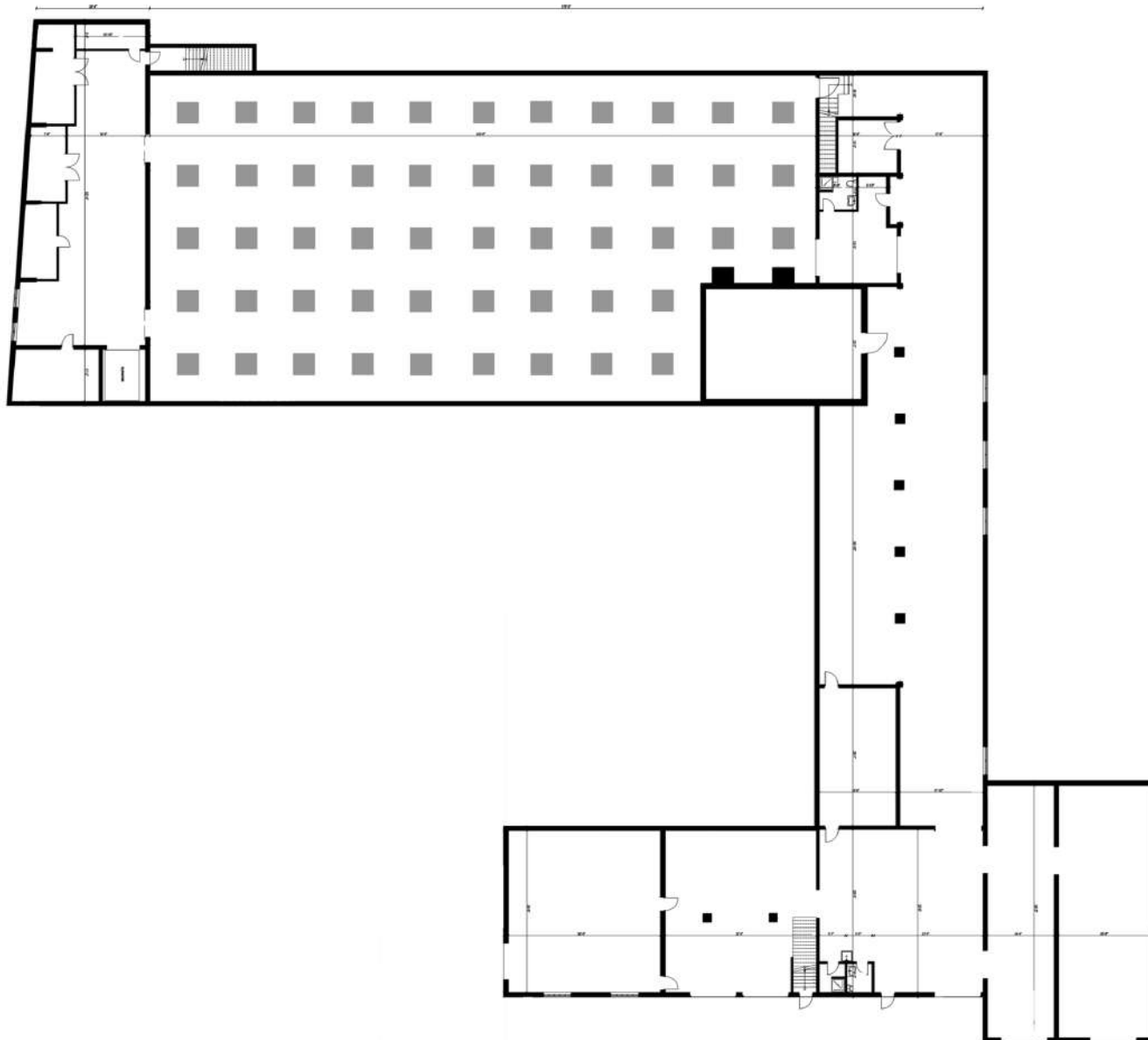
Property History...

701 Oriole Drive in Hendersonville, North Carolina is a historic industrial property built in 1940, initially used as a frozen food processing and distribution facility, leveraging its robust masonry and concrete construction and rail connection for freight operations. In subsequent decades, it transitioned into a woven rug and textile mill, later being revitalized in 2006 as The Oriole Mill, producing handcrafted fabrics and hosting textile operations, along with tenants like Sew Co. The building functioned continuously through 2020, when pandemic-related disruptions forced closure. Its solid industrial, fortress-like construction, multiple loading docks, and legacy rail spur infrastructure remain, and local interest in its adaptive reuse is strong, evidenced by a 2025 historic-mill tour by Hendersonville's preservation commission, presenting a compelling canvas for redevelopment.



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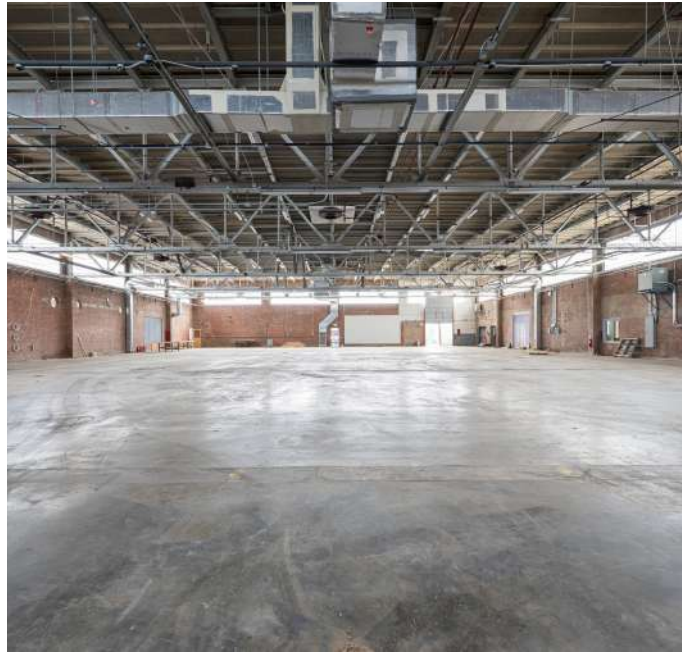


Conceptual Renderings

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Interior Photos

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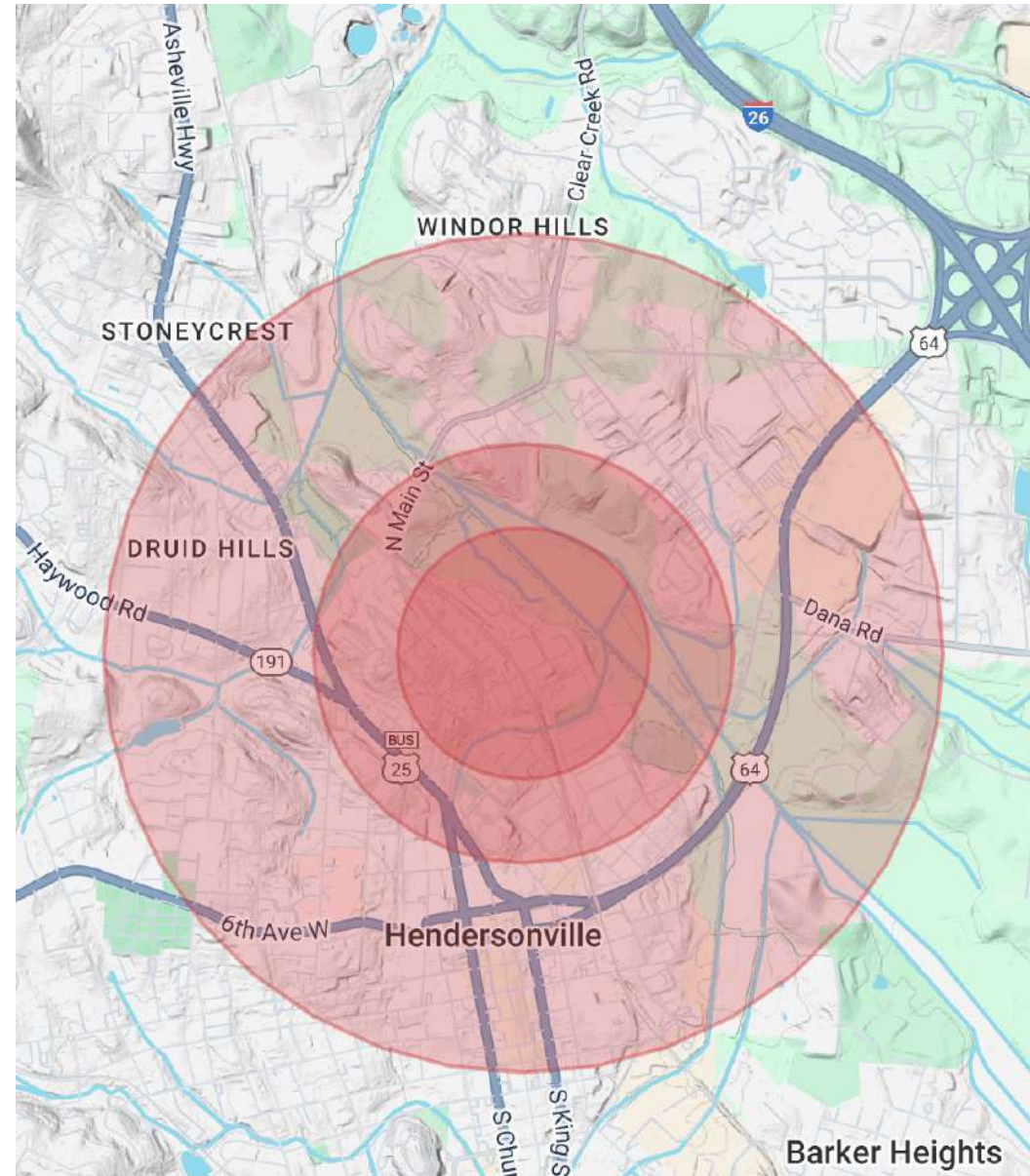
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Exterior Photos

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	667	1,323	4,645
Average Age	39	42	47
Average Age (Male)	38	40	44
Average Age (Female)	40	43	48
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	271	553	2,074
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$74,242	\$76,694	\$84,359
Average House Value	\$419,036	\$403,506	\$366,306

Demographics data derived from AlphaMap



Jim Davis - Commercial Broker

NAI Beverly-Hanks | Broad River Capital

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