

**ENKA
COMMERCE
PARK**



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



BUILDING II: ±224,640 SF CLASS-A INDUSTRIAL BUILD-TO-SUIT

274 Enka Heritage Parkway, Candler, NC 28715

The Enka Commerce Park is an established industrial park in Candler, NC, located at the intersection of I-26 & I-40. Companies in the park include Freudenberg, Haakon Industries, Smith Drayline, Jacob Holm, Wicked Weed, and New Belgium.

Phase II of the Enka Commerce Park will comprise of three Class-A industrial buildings totaling ±585,360 SF. Building II will be ±224,640 SF. The second entrance to the park will be a new 5-lane bridge over Hominey Creek with direct access onto Hwy 19/23 and less than one mile from I-40. Building I is under construction and will deliver in Q1 2025.



Building II:
Build-To-Suit
Delivery TBD



Minimum Divisible:
±27,730 SF



±1.0 Mile to I-40
±3.5 Miles to I-26



Established
Industrial Park

FOR LEASE OR SALE

CALL FOR PRICING

FOR MORE INFORMATION

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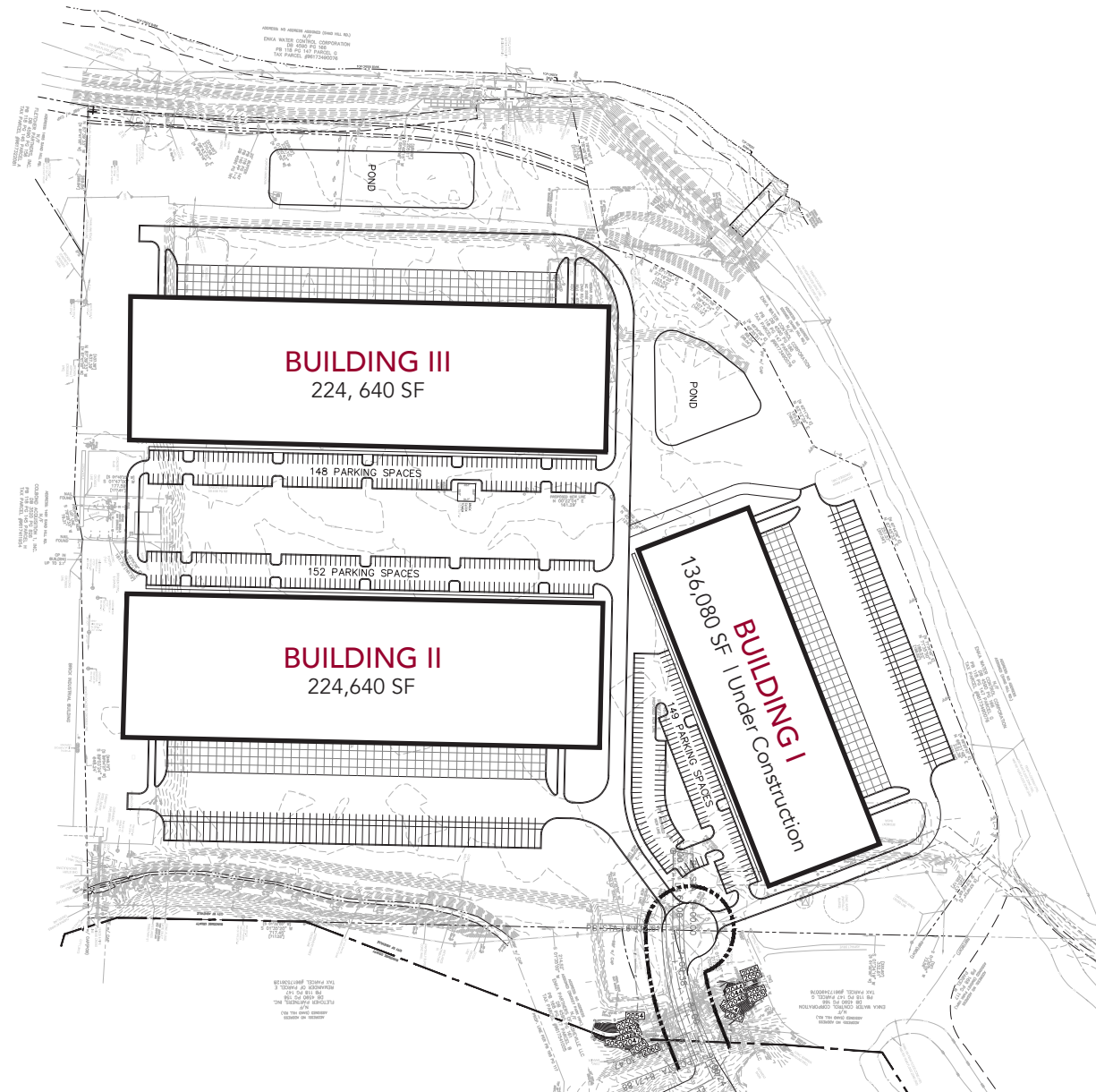




ENKA COMMERCE PARK

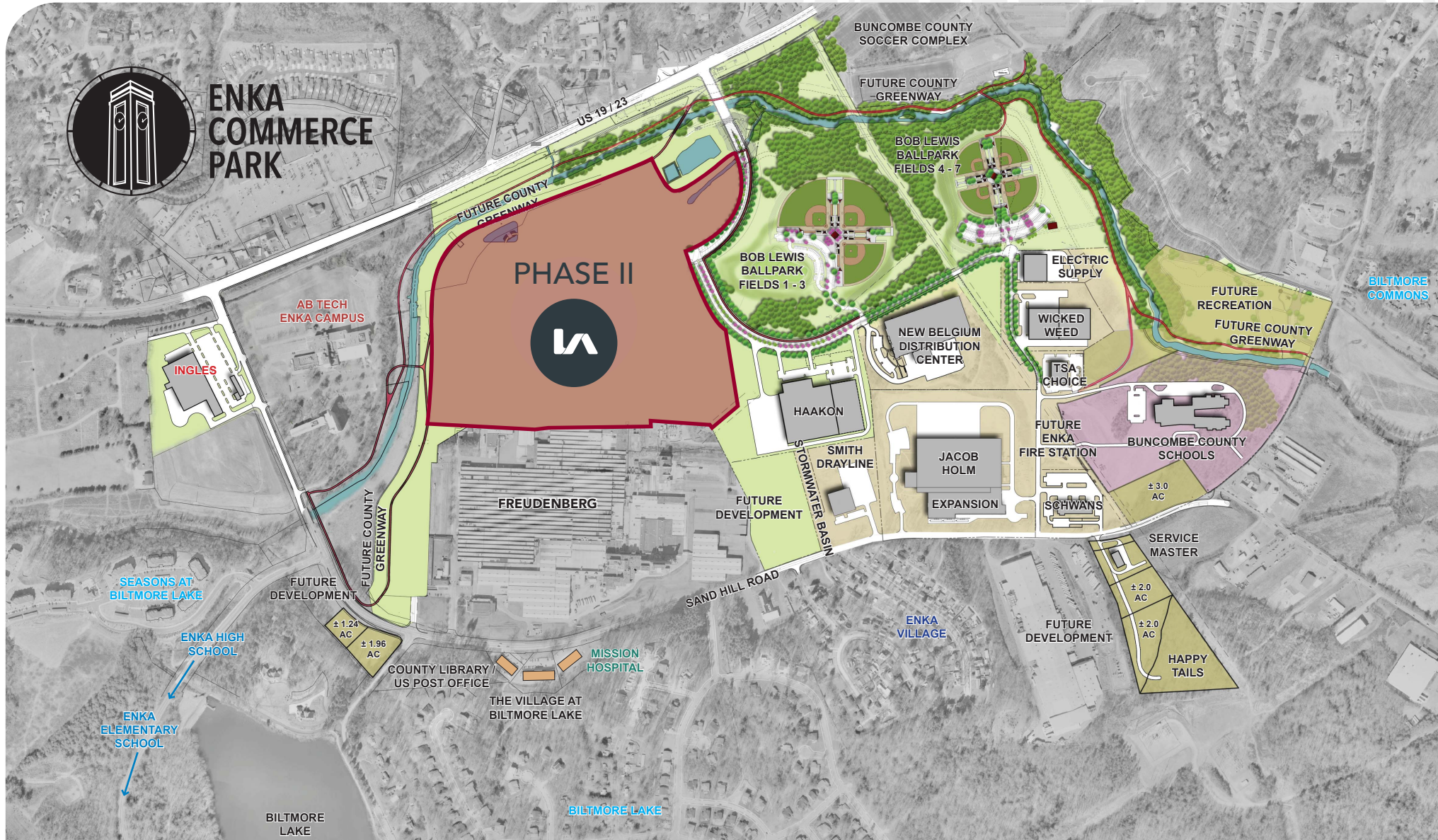
BUILDING I	±136,080 SF
BUILDING II	±224,640 SF
BUILDING III	±224,640 SF
DIVISIBLE	±22,400 - 585,360 SF
WATER	City of Asheville - On Site
SEWER	Metropolitan Sewage District - On Site
GAS	Dominion - On Site
POWER	Duke Energy - On Site
FIBER	Provider of Choice - On Site
SPRINKLER	ESFR
CLEAR HEIGHT	32'
FLOOR THICKNESS	7' Slab
LIGHTING	LED
EXTERIOR	Tilt-up Concrete Panels
PARKING	449 Auto, 88 Trailer Parks

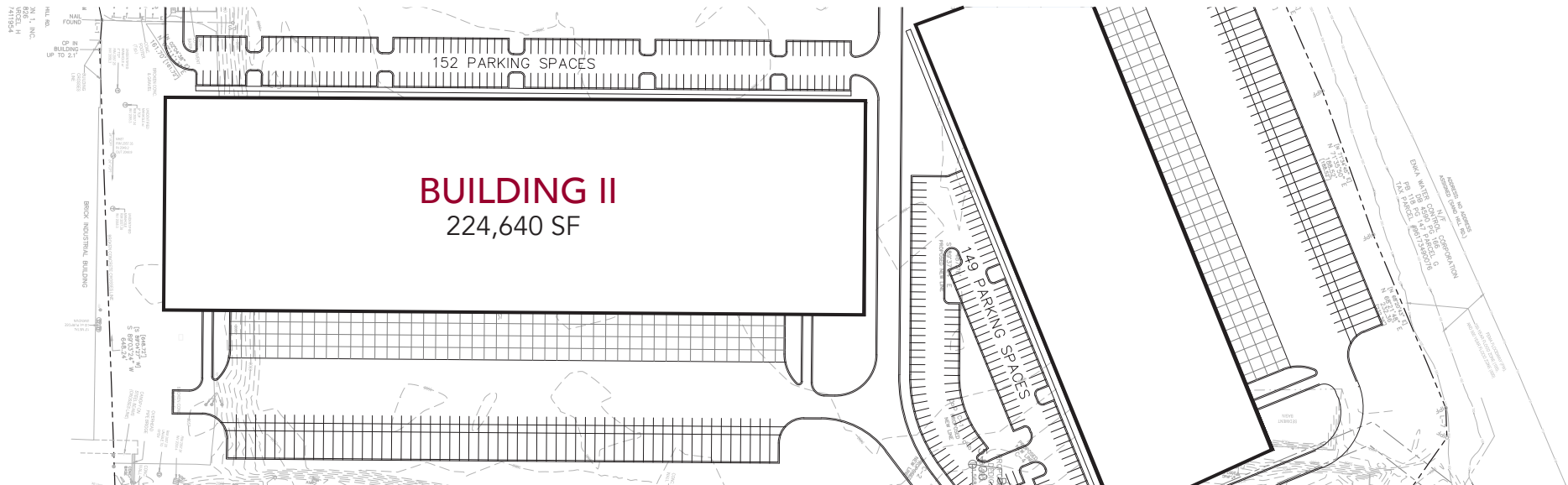
Site Plan.



Park Overview.

In addition to providing space for industrial companies, at the heart of this planned development is the vision to create a vibrant community hub of business, jobs, and recreation. With six Buncombe County Schools, within a five-mile radius and more than 850 homes in the surrounding neighborhoods, the community was an important aspect of the planning process. Plans are also underway for the new Enka Heritage Trail, which will provide two miles of walking and nature trails surrounding the Enka Commerce Park for the community, business owners, and employees to enjoy.

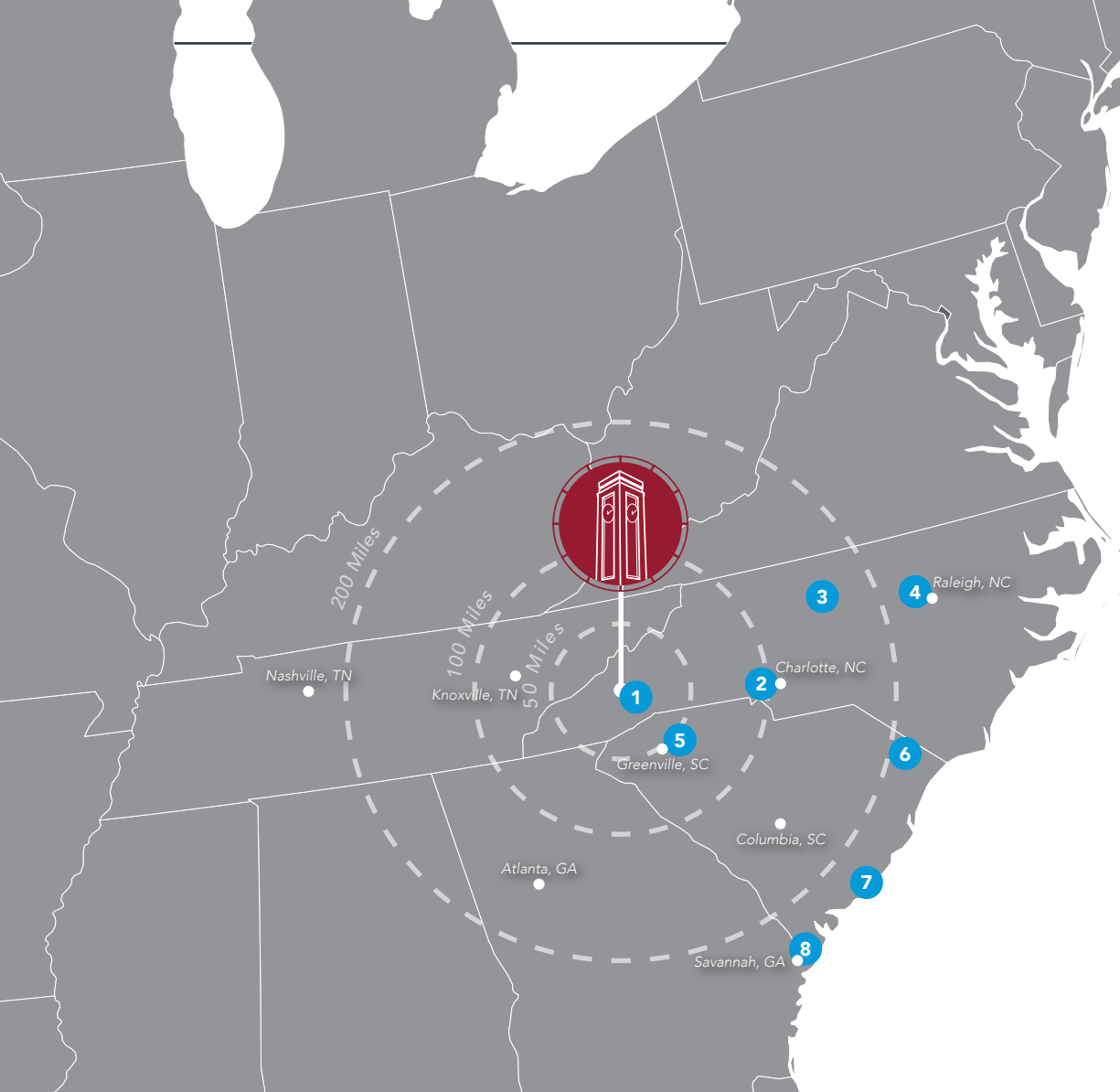




ADDRESS	274 Enka Heritage Pkwy
ACRES	±16.5 AC
MINIMUM DIVISIBLE	±27,730 SF
OFFICE	Build to Suit
ORIENTATION	260' x 864'
BUILDING CONFIGURATION	Rear Load
COLUMN SPACING	50' x 54' (60' Speed Bay)
CONSTRUCTION	Tilt Up Concrete Panels
ROOFING	TPO Membrane
SLAB	7" (4,000 PSI)

AUTO PARKING	152
TRAILER PARKING	23
TRUCK COURT DEPTH	130'
CLEAR HEIGHT	32'
FIRE SYSTEM	ESFR
LIGHTING	LED
DOCKS	42
DRIVE-IN DOORS	(2) 12' x 14'
ELECTRICAL	Heavy Power
DELIVERY DATE	TBD

Regional Overview.



One Day Drive: 107M+ Consumers
Two Day Drive: 249M+ Consumers

AIRPORTS

		DISTANCE (mi)	DRIVE TIME
1	Asheville Regional Airport	12	23 min
2	Charlotte Douglas International	115	2 hr 11 min
3	Piedmont Triad International	173	2 hr 38 min
4	Raleigh-Durham International	242	3 hr 39 min

KEY MARKETS

	Greenville, SC	61	1 hr 15 min
	Knoxville, TN	109	1 hr 54 min
	Charlotte, NC	122	2 hr 19 min
	Columbia, SC	156	2 hr 32 min
	Atlanta, GA	191	3 hr 19 min
	Raleigh, NC	253	3 hr 53 min
	Nashville, TN	287	4 hr 31 min
	Savannah, GA	308	4 hr 44 min

PORTS

5	Inland Port Greer	59	1 hr 12 min
6	Inland Port Dillon	259	3 hr 52 min
7	Port of Charleston	265	4 hr 4 min
8	Port of Savannah	308	4 hr 44 min

Location Overview.

Interstate Access

 ±1 Mile to I-40

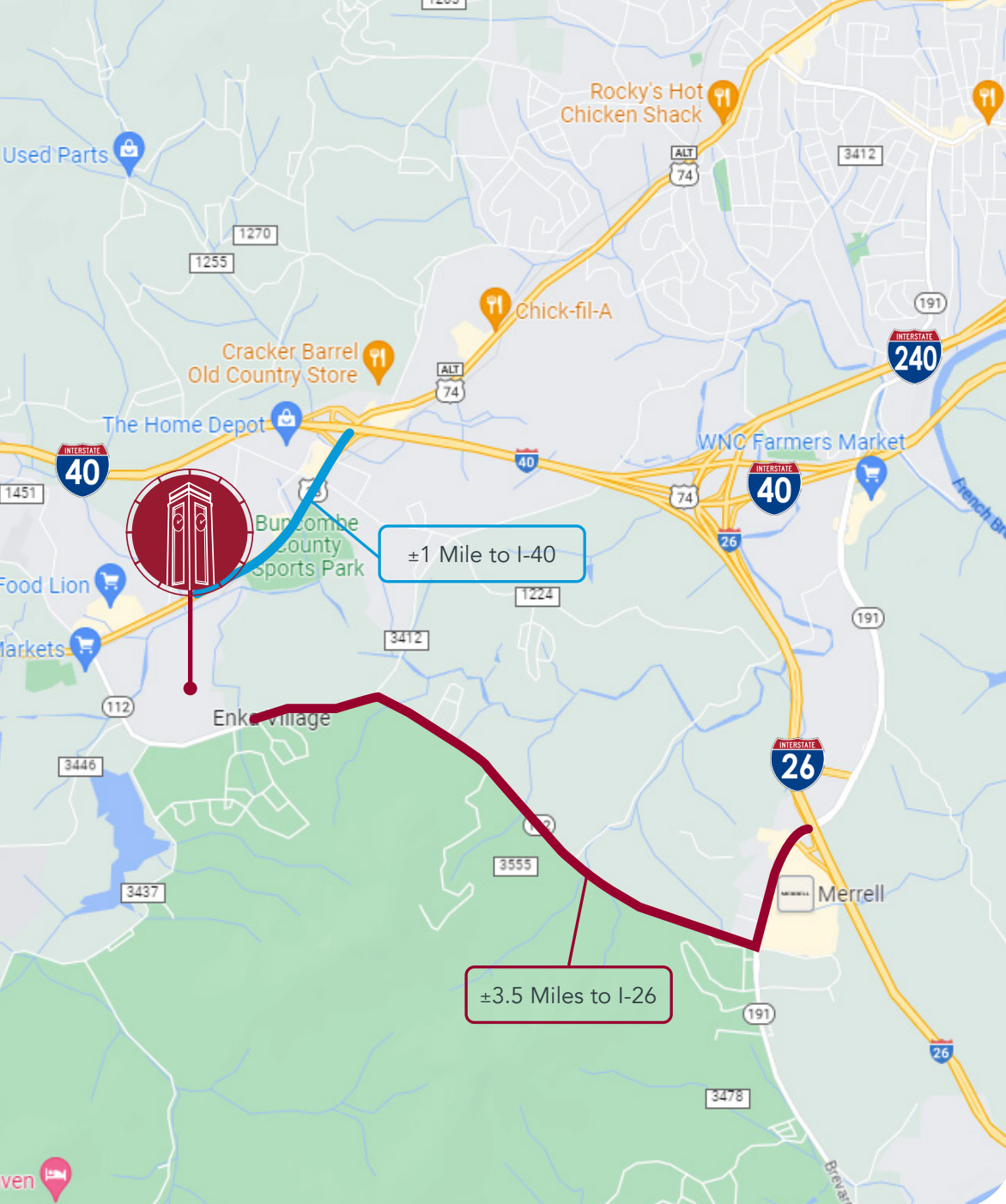
 ±3.5 Miles to I-26

Corporate Neighbors

Freudenberg	Southeastern Container
Haakon Industries	TSA Choice
Smith Drayline	Wicked Weed
Jacob Holm	New Belgium

Accessible Amenities

Mission Hospital	County Library / Post Office
Enka Fire Station	Buncombe County Schools
Bob Lewis Ballpark	Buncombe County Soccer Complex
Future County Greenway	Ingles
AB Tech Enka Campus	Enka Intermediate School



Welcome to Asheville.

Market Notes

The Asheville region is a diverse \$24 billion economy. Key economic drivers include steady population growth, manufacturing, healthcare, and hospitality. The region is well-educated with nationally recognized schools, close proximity to most major cities, and the Asheville Regional Airport with direct flights to Washington and New York among others.

Enka Commerce Center is located at the crossroads of I-40 and I-26 in Buncombe County, providing easy access to markets along the east coast. This strategic location offers direct interstate access to I-81, I-85, I-77, and I-95. The Port of Charleston, Port of Savannah, and Inland Port Greer can also be utilized with direct interstate or rail connections.



227+

LOGISTICS COMPANIES



1

DAY DRIVE

TO REACH OVER 107 MILLION PEOPLE



71+

**MANUFACTURING
COMPANIES**



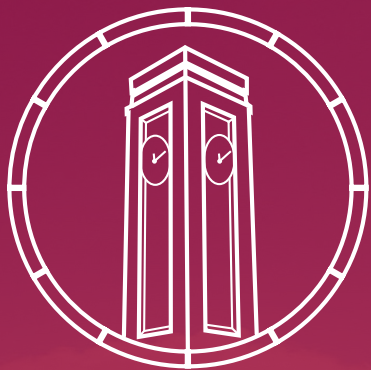
4

COUNTIES

BUNCOMBE, HAYWOOD, HENDERSON
& MADISON



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ENKA COMMERCE PARK



Learn More. Give Us A Call.



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