



**INDUSTRIAL SPACE AVAILABLE FOR LEASE IN ASHEVILLE**

4600 Hendersonville Road, Fletcher NC 28732

# LEASING OVERVIEW

We are pleased to present a proposal to lease space with us in Fletcher, NC (Asheville MSA). Our site, conveniently located off I-26 provides a centralized location on a major corridor and within a seven-minute drive to the Asheville airport. The Prime Rock Team has worked closely with growing companies for over 35 years, providing class A customized space to help them thrive.

## SUMMARY OF TERMS

**Space:** 1,000 – 35,000 SF

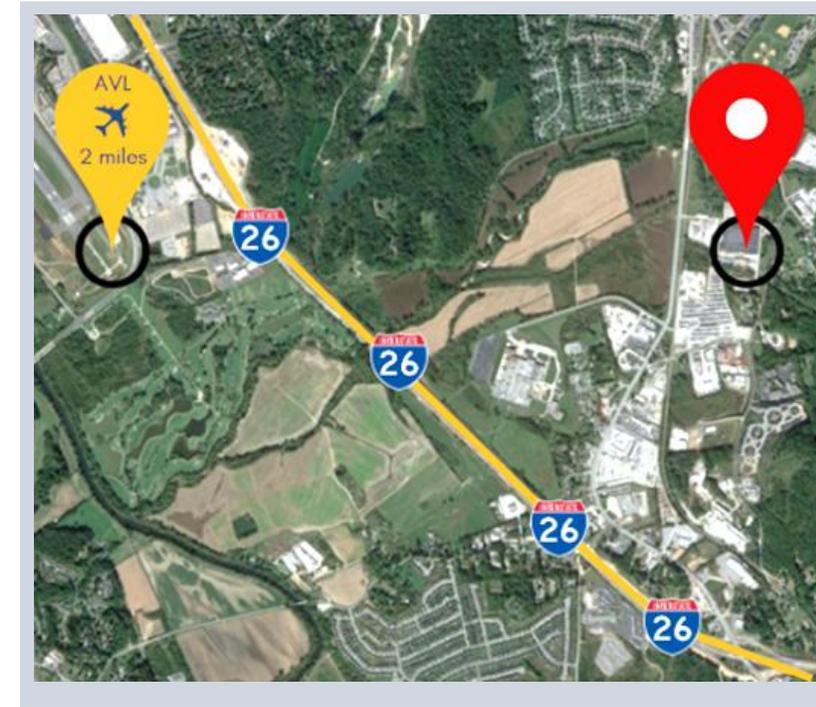
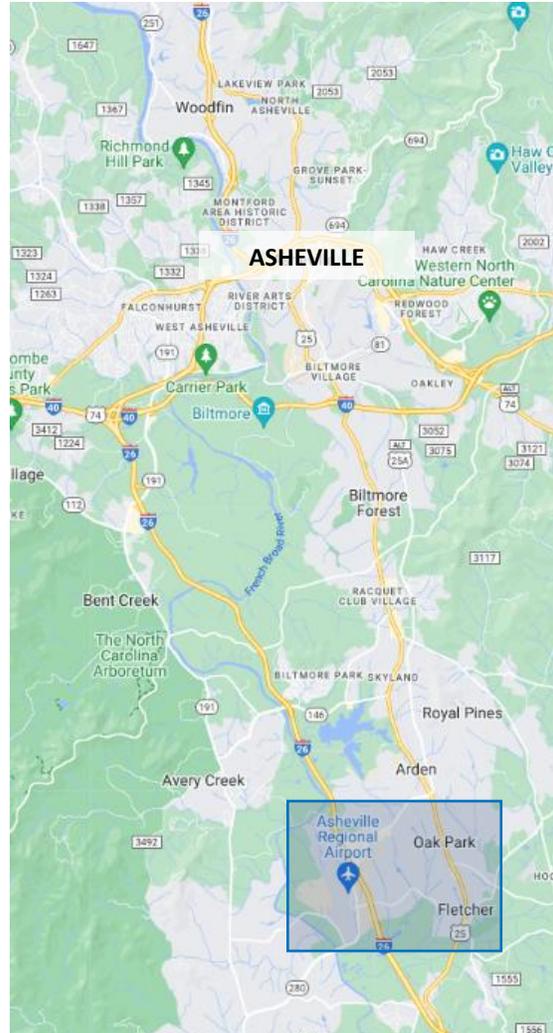
**Rate:** \$7.75 per square foot NNN (\$1.67 CAM)

**Term:** 5 years

**Annual Rent Increase:** CPI or 3% bumps

## PROPERTY HIGHLIGHTS

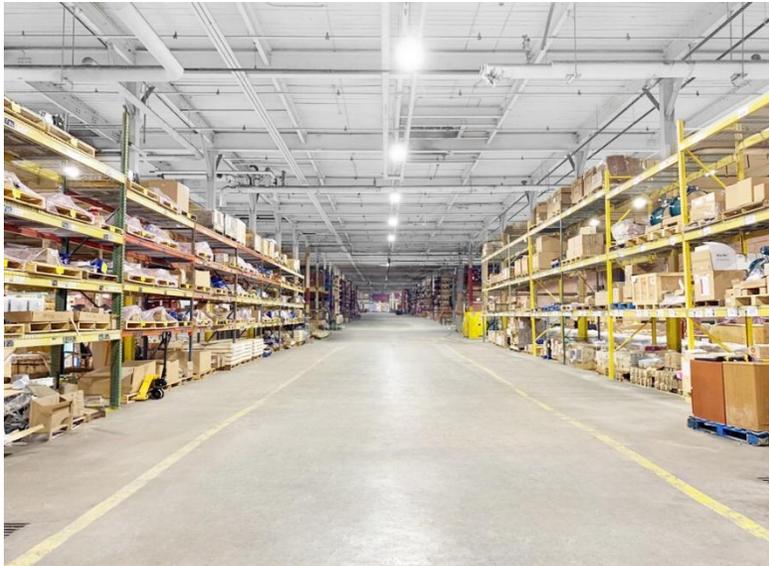
- **Address:** 4600 Hendersonville Rd, Fletcher, NC
- **County:** Henderson County
- **Power:** Heavy 3 Phase
- **Sprinklers:** Wet
- **Zoning:** M-1
- **Loading:** 30 Exterior Dock Doors
- **Highway:** Adjacent to Route 25 and one mile to I-26
- **Uses:** Heavy Industrial uses permitted
- **Ceiling:** Up to 25'
- **Spacing:** 40' column spacing



## “CLASS A” FITOUT AVAILABLE

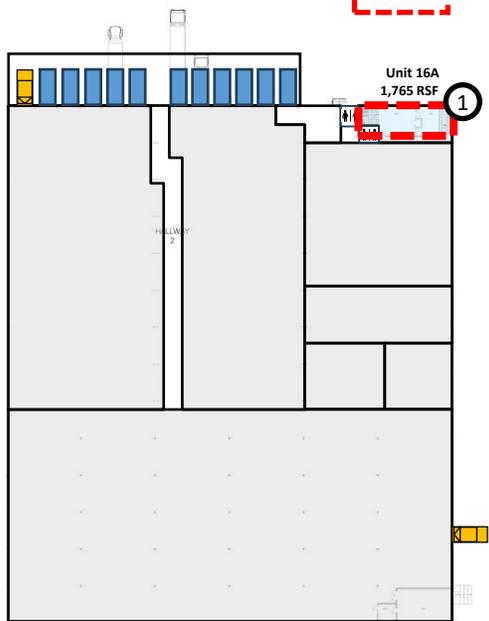
### OPTIONAL SPACE UPGRADES

- Epoxy Floors
- Paint interior walls and ceiling white
- Fully subdivided, private space
- Add new loading docks to tenant spec
- Other upgrades available

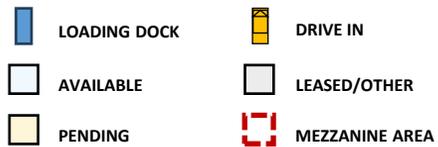


# AVAILABILITY FLOOR PLAN

## NORTH BUILDING

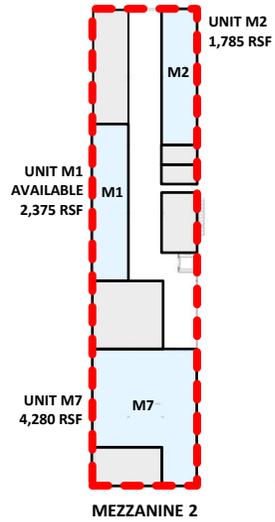


## KEY PLAN



PUMP ROOM  
COMMON

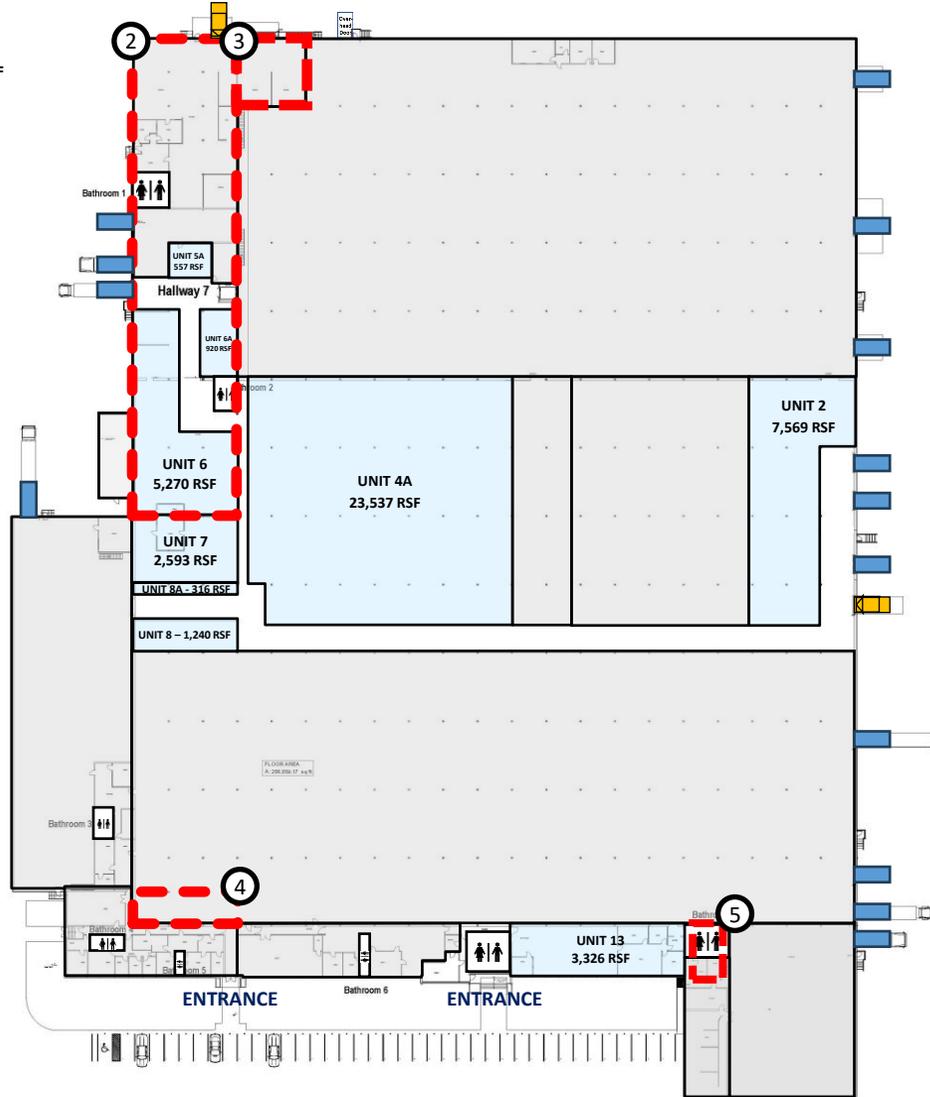
## MAIN BUILDING MEZZANINE



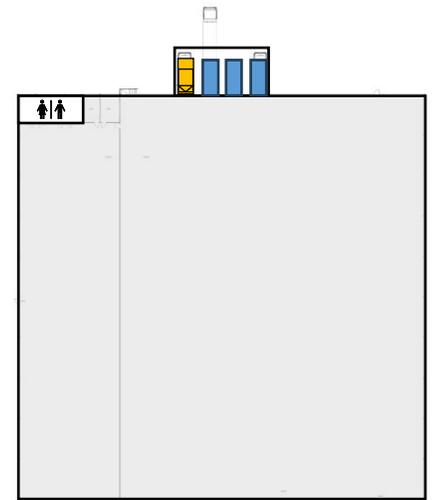
MEZZANINE 4

GUARD HOUSE  
COMMON

## MAIN BUILDING

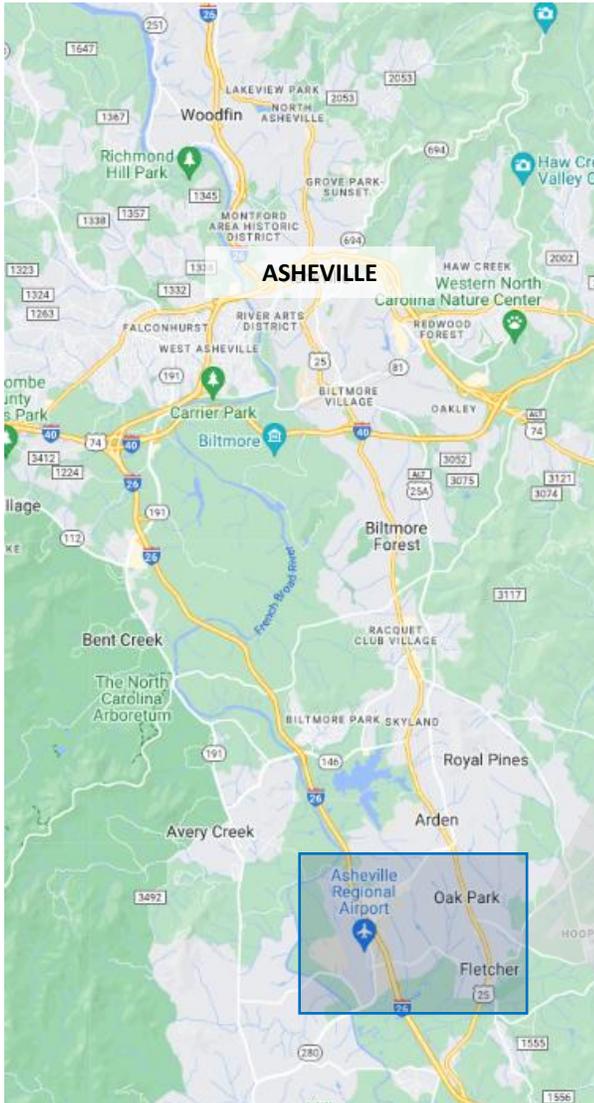


## SOUTH BUILDING



## LOCATION OVERVIEW

- Adjacent to Route 25 and one mile to I-26
- Seven-minute drive to the Asheville airport





## CONTACT INFORMATION



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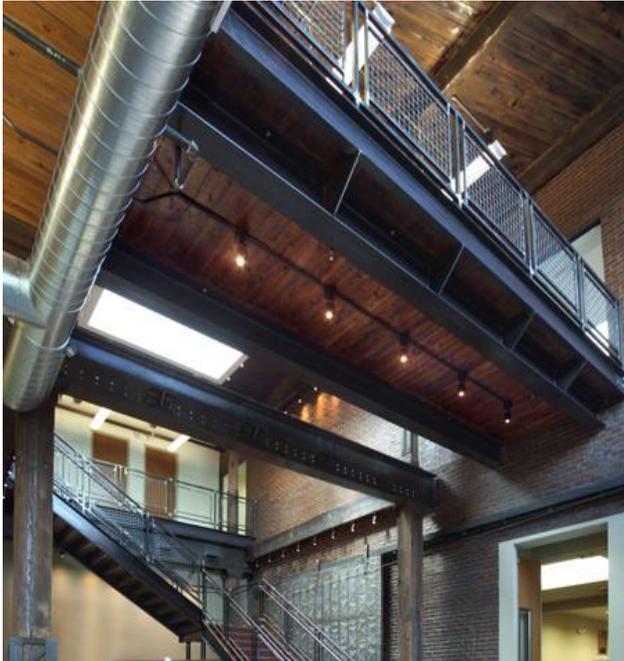
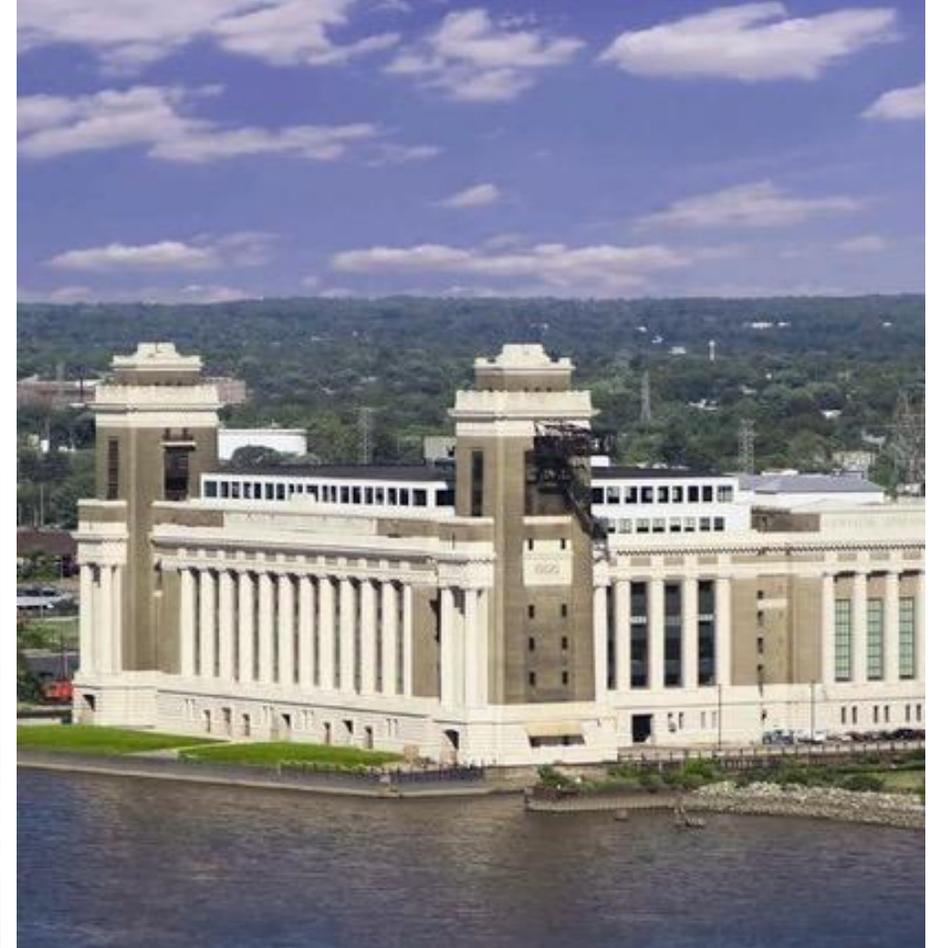
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**WORLD CLASS DEVELOPER**

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## AWARDS AND RECOGNITION

The Philadelphia Business Journal "Best Real Estate Deals"  
Suburban Office Lease Winner - The Wharf at Rivertown, Chester, PA

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The Philadelphia Business Journal "Best Real Estate Deals"  
Urban Office Lease Winner - 801 Market Street Philadelphia, PA

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Coalition of Commercial Real Estate Associations (CCREA) Lighting Rod Award

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Distinguished Performance in Management Award, Widener University

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Montgomery County Planning Commission  
Outstanding Land Development - River Park 1 & 2, Conshohocken, PA

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The Baltimore Business Journal "Commercial Real Estate Heavy Hitters"  
Office Medical 2nd Place - Renaissance @ Columbia Gateway, Columbia, MD

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Montgomery County Chamber of Commerce "Economic Development Award

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The Delaware County Outstanding Achievement Award  
Baldwin Tower, Eddystone, PA

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National Economic Development Award  
Baldwin Tower, Eddystone, PA

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Montgomery County Planning Commission  
Outstanding Land Development - Lee Park, Conshohocken, PA