

# Former Balcrank Factory

1 Balcrank Way, Weaverville NC 28787

Large industrial space for lease, amazing location



**Bill Steigerwald**

Advisor / Broker

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 TESSIER

PROPERTY BROKERAGE & MANAGEMENT



# BUILDING HIGHLIGHTS

- Located one mile from I-26, 13 miles to I-40
- Lease rates \$4.25 - \$4.50/sf NNN
- 16 - 18' clearance in factory area
- Loading docks with levelers
- New roof, huge parking pad



Locator Map



## PROPERTY DESCRIPTION

NUMBER OF UNITS	2
BUILDING SF	132,000
NET RENTABLE AREA (SF)	72,000
LAND ACRES	18.18
YEAR BUILT	1990
ZONING TYPE	Industrial
BUILDING CLASS	C
DOCK HIGH DOORS	6
GRADE LEVEL DOORS	3
OFFICE SF	C

## MECHANICAL

HVAC	Natural gas
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Major - 440v 3-phase
LIGHTING	LED

## CONSTRUCTION

FOUNDATION	Slab
FRAMING	Steel
EXTERIOR	Block
ROOF	Membrane
LANDSCAPING	Lawn, trees







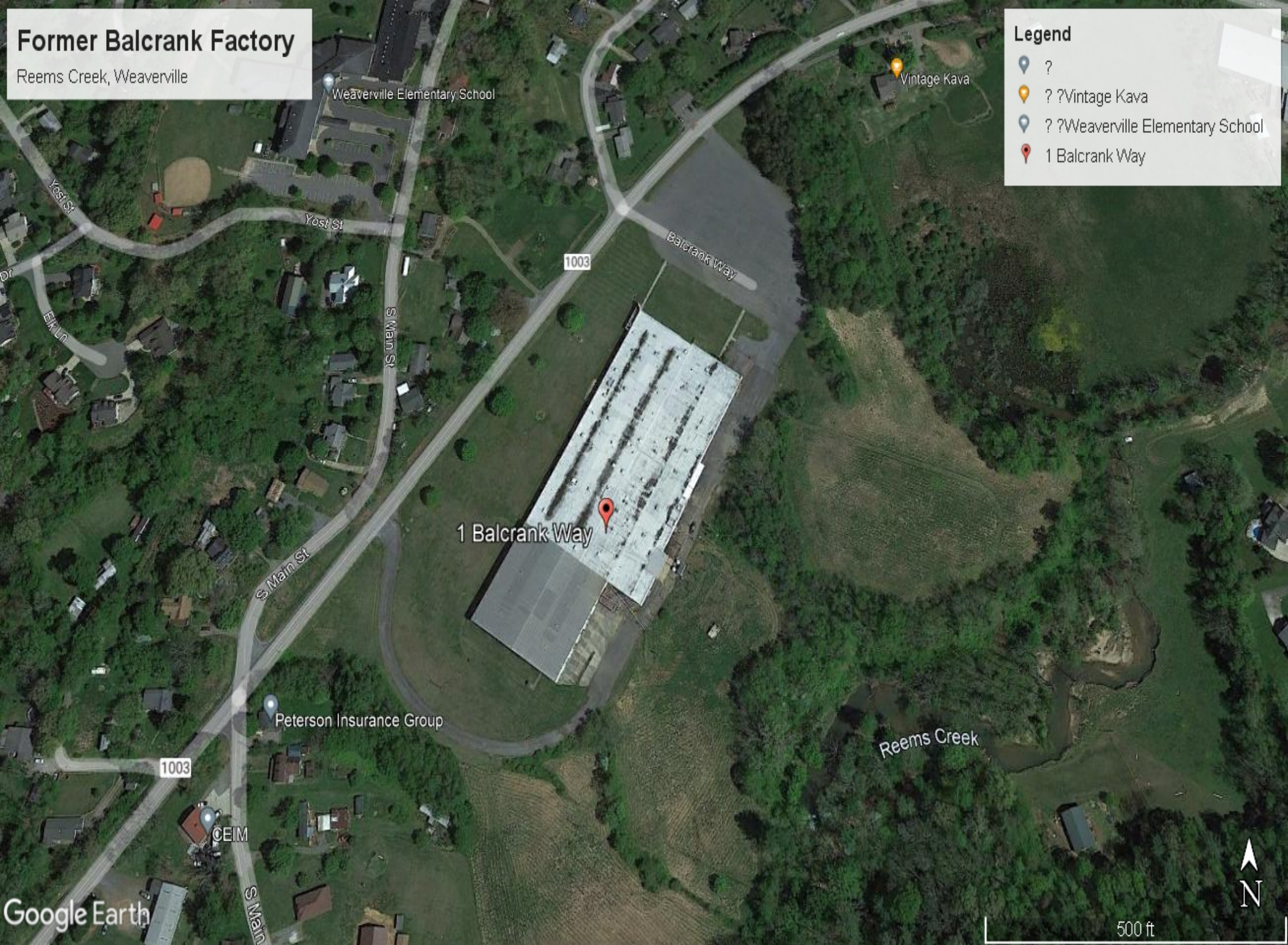


# Former Balcrank Factory

Reems Creek, Weaverville

### Legend

-  ?
-  ? ?Vintage Kava
-  ? ?Weaverville Elementary School
-  1 Balcrank Way



Google Earth









Multiple docks



Typical office



Large warehouse interior





Large warehouse exterior



Main factory interior

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,175	11,521	32,330
2010 Population	3,393	12,771	35,633
2021 Population	3,767	14,551	40,907
2026 Population	4,012	15,716	43,493
2021 African American	47	274	744
2021 American Indian	7	37	110
2021 Asian	27	183	461
2021 Hispanic	112	952	2,652
2021 Other Race	32	406	1,099
2021 White	3,540	13,330	37,594
2021 Multiracial	110	304	871
2021-2026: Population: Growth Rate	6.35 %	7.75 %	6.15 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	87	409	1,289
\$15,000-\$24,999	168	570	1,621
\$25,000-\$34,999	171	689	1,601
\$35,000-\$49,999	252	820	2,184
\$50,000-\$74,999	387	1,264	3,154
\$75,000-\$99,999	228	788	2,026
\$100,000-\$149,999	271	1,039	2,607
\$150,000-\$199,999	91	465	1,332
\$200,000 or greater	103	425	1,315
Median HH Income	\$60,353	\$62,329	\$62,455
Average HH Income	\$83,109	\$86,933	\$90,221

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,520	5,187	14,407
2010 Total Households	1,580	5,645	14,945
2021 Total Households	1,759	6,469	17,128
2026 Total Households	1,878	6,990	18,211
2021 Average Household Size	2.07	2.16	2.31
2000 Owner Occupied Housing	1,045	3,746	10,173
2000 Renter Occupied Housing	368	1,107	3,202
2021 Owner Occupied Housing	1,246	4,347	12,022
2021 Renter Occupied Housing	514	2,121	5,105
2021 Vacant Housing	206	740	2,092
2021 Total Housing	1,965	7,209	19,220
2026 Owner Occupied Housing	1,322	4,660	12,843
2026 Renter Occupied Housing	556	2,330	5,368
2026 Vacant Housing	215	776	2,197
2026 Total Housing	2,093	7,766	20,408
2021-2026: Households: Growth Rate	6.60 %	7.80 %	6.15 %



Source: esri



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	215	855	2,455
2021 Population Age 35-39	199	896	2,485
2021 Population Age 40-44	209	812	2,390
2021 Population Age 45-49	214	836	2,398
2021 Population Age 50-54	252	931	2,628
2021 Population Age 55-59	294	1,093	2,972
2021 Population Age 60-64	305	1,155	3,209
2021 Population Age 65-69	298	1,142	3,090
2021 Population Age 70-74	276	1,051	2,804
2021 Population Age 75-79	191	722	1,816
2021 Population Age 80-84	148	529	1,206
2021 Population Age 85+	147	492	1,195
2021 Population Age 18+	3,163	12,201	33,906
2021 Median Age	51	49	47

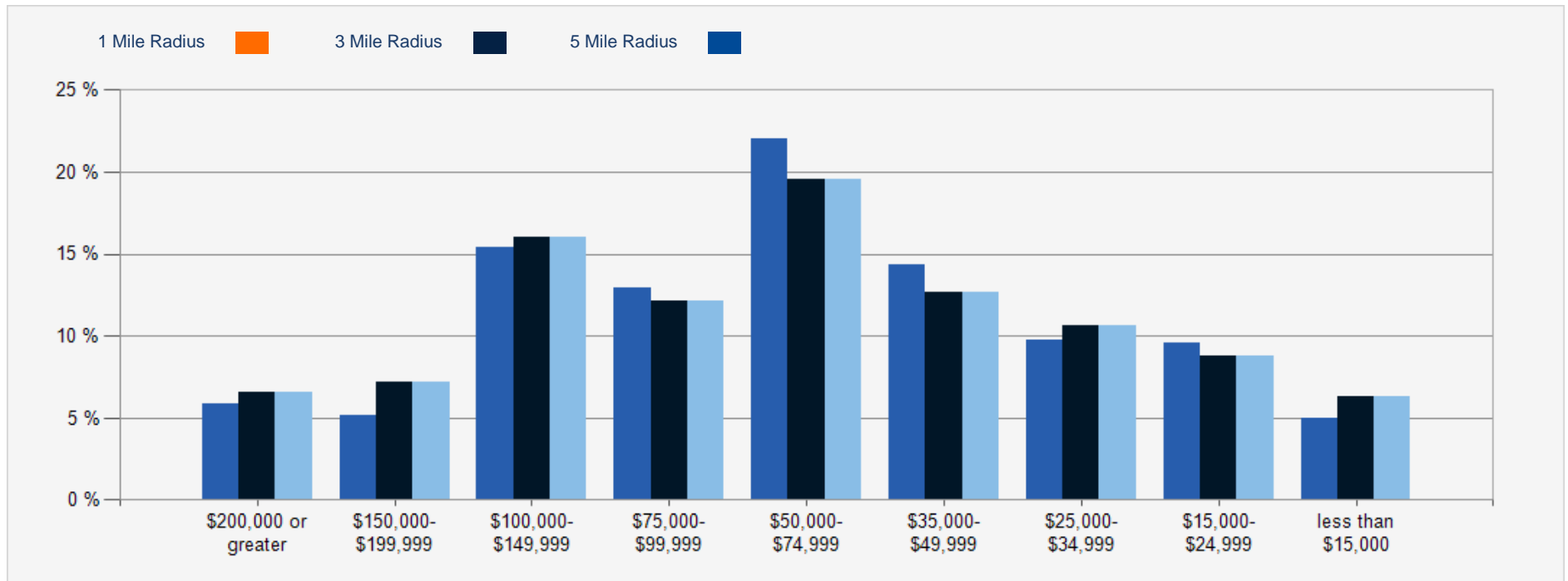
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,233	\$61,127	\$59,313
Average Household Income 25-34	\$84,683	\$84,517	\$82,371
Median Household Income 35-44	\$75,600	\$74,688	\$75,435
Average Household Income 35-44	\$94,443	\$94,391	\$97,647
Median Household Income 45-54	\$66,242	\$71,018	\$75,559
Average Household Income 45-54	\$90,284	\$95,712	\$101,499
Median Household Income 55-64	\$64,295	\$67,739	\$71,575
Average Household Income 55-64	\$87,200	\$90,455	\$99,909
Median Household Income 65-74	\$59,215	\$66,407	\$63,342
Average Household Income 65-74	\$82,723	\$92,982	\$94,103
Average Household Income 75+	\$66,796	\$68,355	\$69,306

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	207	845	2,333
2026 Population Age 35-39	247	964	2,704
2026 Population Age 40-44	227	991	2,671
2026 Population Age 45-49	235	916	2,605
2026 Population Age 50-54	235	917	2,613
2026 Population Age 55-59	278	1,020	2,912
2026 Population Age 60-64	320	1,192	3,155
2026 Population Age 65-69	332	1,244	3,244
2026 Population Age 70-74	302	1,161	3,084
2026 Population Age 75-79	266	1,005	2,570
2026 Population Age 80-84	160	623	1,572
2026 Population Age 85+	179	606	1,394
2026 Population Age 18+	3,386	13,181	36,089
2026 Median Age	51	50	48

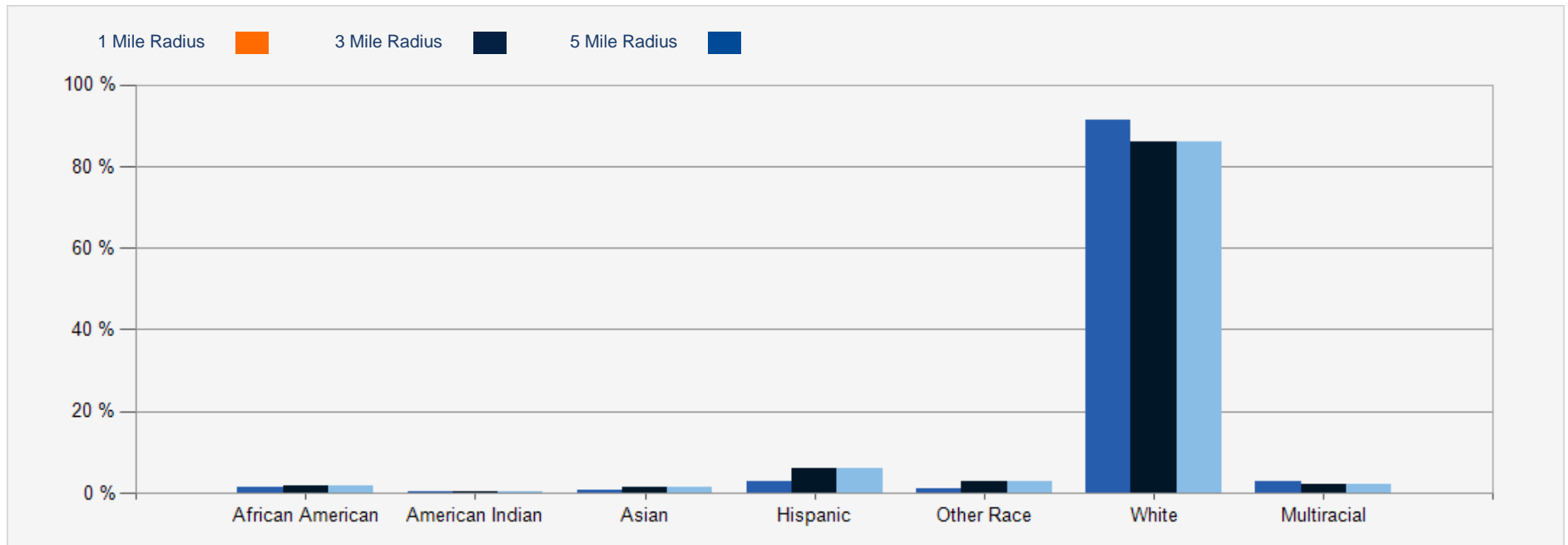
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,087	\$68,794	\$68,019
Average Household Income 25-34	\$93,344	\$93,701	\$93,243
Median Household Income 35-44	\$84,391	\$84,454	\$86,022
Average Household Income 35-44	\$106,109	\$106,900	\$111,022
Median Household Income 45-54	\$74,406	\$79,846	\$86,120
Average Household Income 45-54	\$102,431	\$109,493	\$116,538
Median Household Income 55-64	\$72,219	\$76,473	\$81,632
Average Household Income 55-64	\$100,361	\$102,928	\$113,777
Median Household Income 65-74	\$65,809	\$74,942	\$73,273
Average Household Income 65-74	\$94,464	\$105,233	\$107,446
Average Household Income 75+	\$78,133	\$78,774	\$81,209



## 2021 Household Income

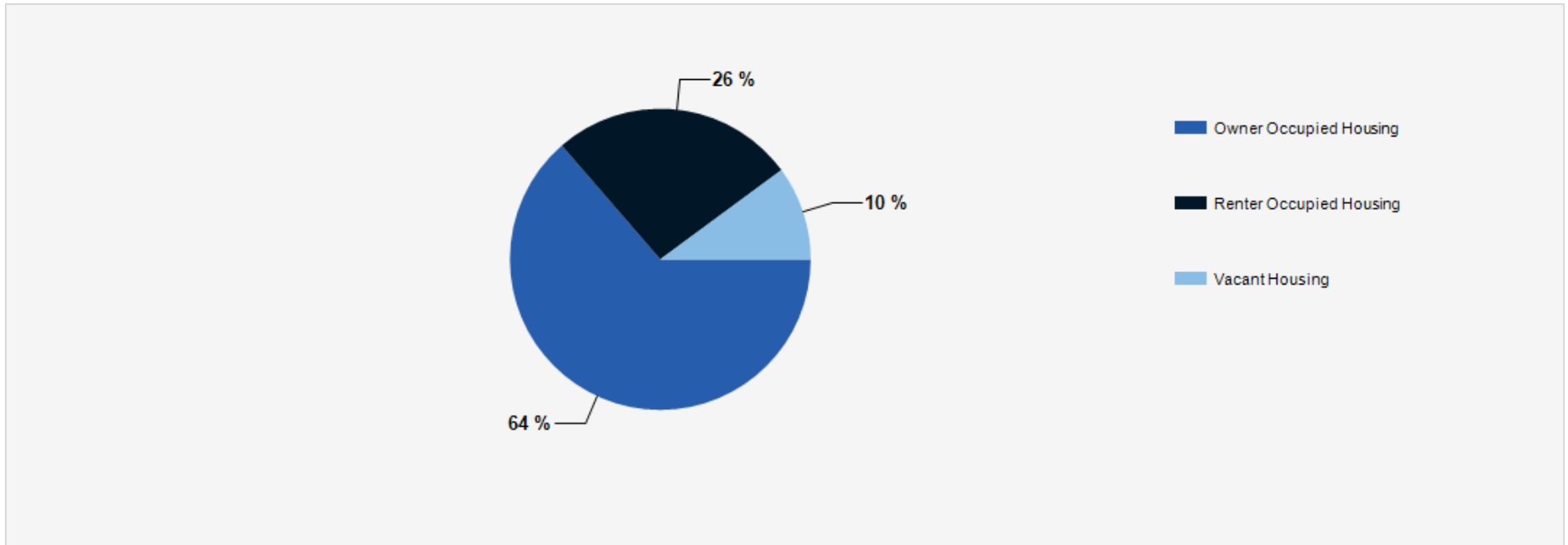


## 2021 Population by Race

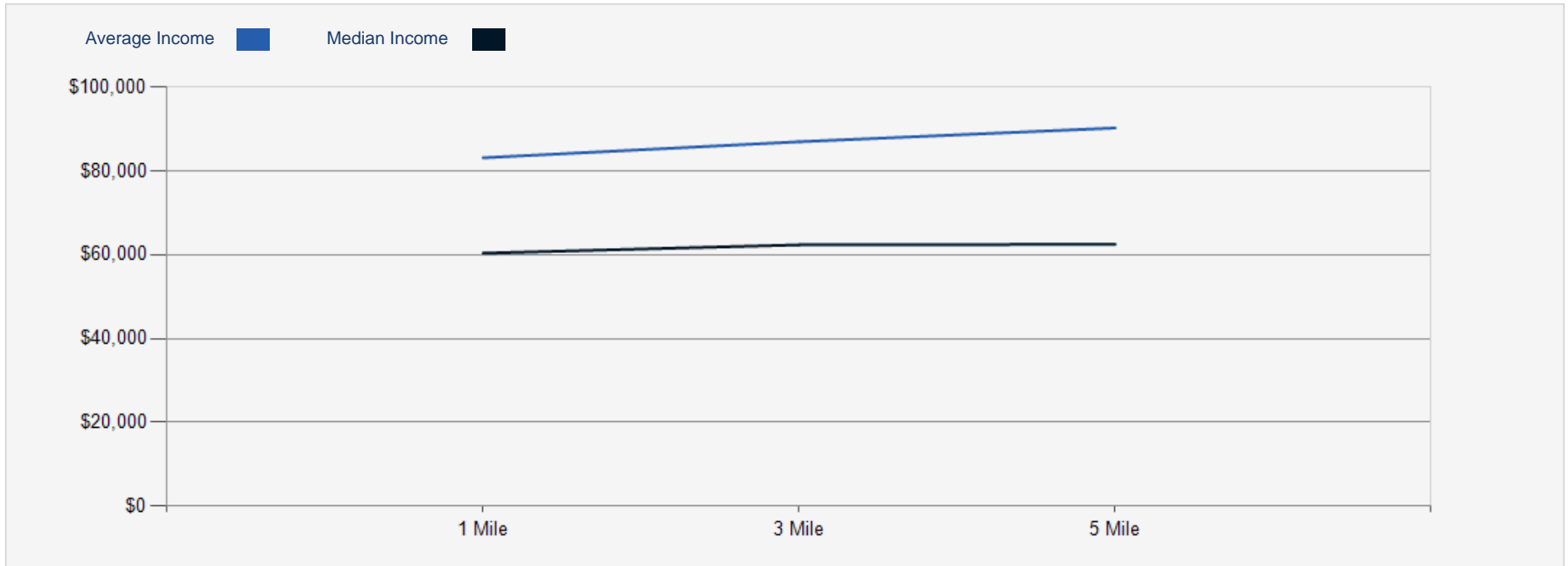




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median





## **TESSIER ASSOCIATES**

Although Tessier was created in 1985 as a development services company to plan, develop, lease, sell and manage commercial investments, our vision for the future is as fresh as ever. We are a multi-faceted, experienced team of real estate professionals. We embrace the team concept of providing a high level of service to our clients.

Unlike many other firms, we can navigate you through whatever real estate transaction or situation you come across.

Our mission at Tessier is to build a long-term relationship with you as we help to professionally guide you through your real estate needs with a high level of client care.

At Tessier, we value relationships. We are all in this together, so we strive to build relationships with our clients, customers, tenants, and vendors with integrity and fairness. We treat all with respect, dignity, and honor. We do not exaggerate or stretch the truth. We give our honest opinions and advice. We always strive for excellence in every way and continually improve our processes and services.

Tessier built a strong base in property management and leasing. Today, the Tessier team manages or exclusively leases over 80 major office, commercial, retail, and multi-family residential properties.

As one of the top brokerage firms in Asheville, Tessier broadened its scope to also help clients build, buy, or lease properties in suburban and other properties throughout Western North Carolina and neighboring states.

Today, the company is represented by a strong group of professionals who combine their talents to make Tessier a leader in building relationships.



**Bill Steigerwald**  
Advisor / Broker

Bill is a seasoned broker having sold multi-million dollar assets, negotiated several professional office leases, contracted a major sale-leaseback with Opportunity Zone benefits, and researched dozens of development land projects. His strengths are communication, negotiation, knowledge of essential service providers, and his proactive approach. His background includes business administration, marketing, and small business management.

Raised in North Carolina, schooled at UNC-Chapel Hill, he set out to see more of the world. He worked for Marriott Hotels in Washington, DC, New Orleans, and New Jersey, then became an entrepreneur in the event production field, creating major private and public events in Houston and winning international recognition. Ultimately he and his wife built a home and moved to their dream location, western NC.

Bill is an avid woodworker, cook, reader, hiker, and traveler, and enjoys kayaking and fishing.



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*Exclusively Marketed by:*

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