

LARGE WAREHOUSE SPACES IN SWANNANOA



875

WARREN WILSON ROAD

SWANNANOA, NC

FOR LEASE

BUILDING 8 | 64,690 SF \$8/SF/YR
BUILDING 9 | 93,750 SF \$8.5/SF/YR

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Large, Adaptable Warehouse Spaces in Swannanoa Valley

875 Warren Wilson Road is situated on approximately 22.5 acres and is zoned EMP, supporting a wide range of employment, industrial, and commercial uses. The site is largely level well suited for industrial development and operations. The property benefits from multiple points of ingress and egress along Warren Wilson Road, allowing for efficient circulation, flexible site planning, and ease of access for employees, service vehicles, and trucks.

LOCATION DESCRIPTION

875 Warren Wilson Road is located in in the Swannanoa Valley, a broad east-west corridor between Asheville (8 miles to the East) and Black Mountain (3 miles to the West). The property lies south of Interstate 40 and north of U.S. Highway 70, placing it within one of Buncombe County's primary transportation corridors. The property is easily accessible from either Interstate 40 Exit 55 (East Asheville) or Exit 59 (Swannanoa).

HIGHLIGHTS

- METAL INDUSTRIAL STRUCTURE
- DESIGNED FOR WAREHOUSE AND DISTRIBUTION USE.
- +/-28-FOOT CLEAR CEILING HEIGHTS
- SUPPORTED BY A REGULAR COLUMN GRID, ALLOWING FOR PREDICTABLE SPACE PLANNING AND OPERATIONAL FLEXIBILITY.
- STRAIGHTFORWARD, DURABLE INDUSTRIAL LAYOUT
- WELL SUITED FOR LOGISTICS, WAREHOUSING, AND INDUSTRIAL USERS
- LOADING CAPABILITY, AND FUNCTIONAL DESIGN.



BUILDING 8

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- Approximately 64,690 square feet of functional industrial space
- Strong clear heights (approximately 28' at center, 20' at eaves)
- Straightforward, durable layout well suited for racking, storage, production, and logistics operations
- Skylights and LED lighting allow for daylight efficiency
- A regular column grid for efficient space planning (24'x50')

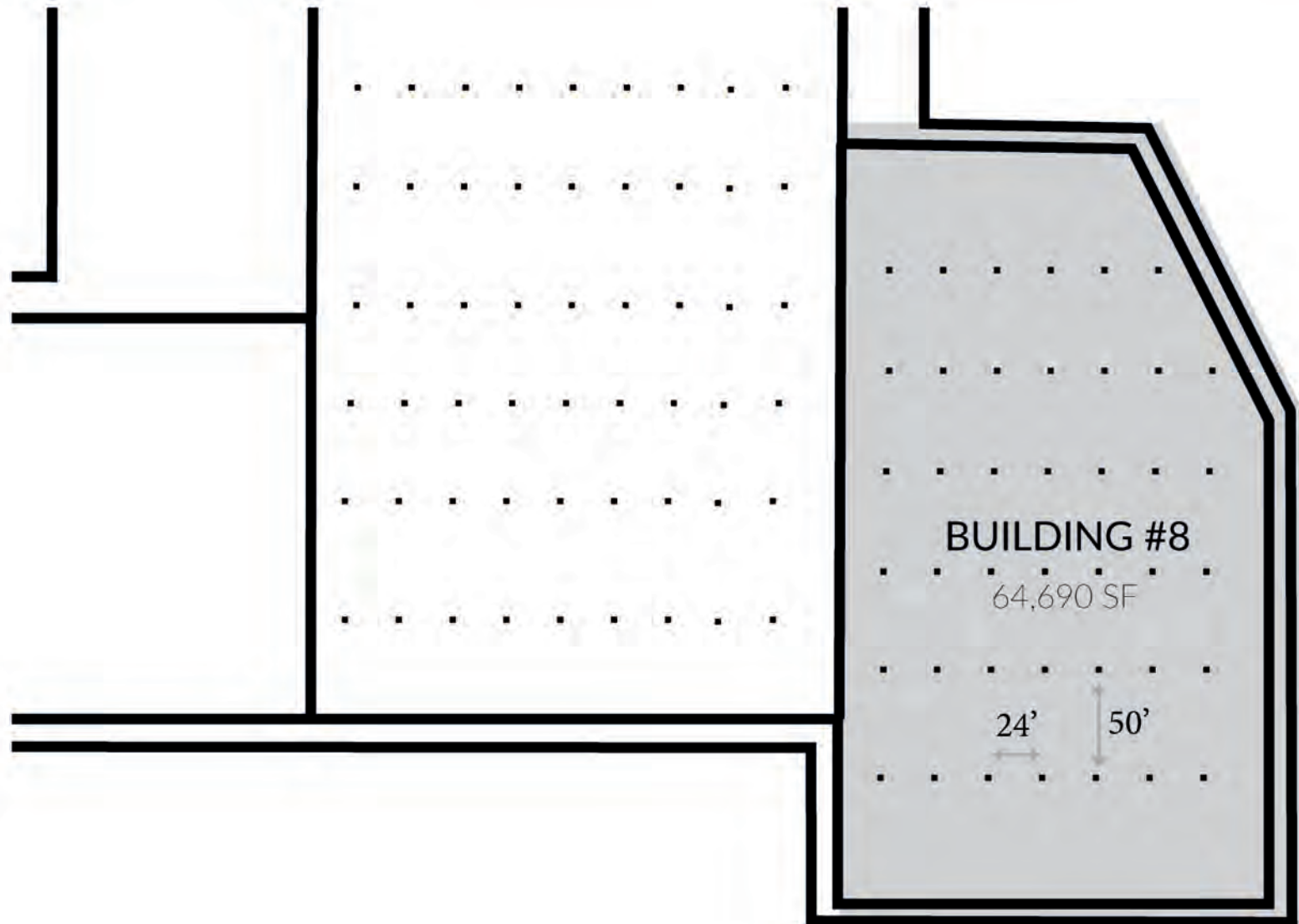
UNIT	SF	RENT/MO.	\$/SF/YR
8	64,690	\$43,126.66	\$8.00



BUILDING 8 | FLOORPLAN

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BUILDING 9

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- 93,750 square feet of functional industrial space designed for warehouse, distribution, and light manufacturing use
- Strong clear heights (approximately 29.5' at center, 20' at eaves)
- Regular column grid for efficient space planning (46'x24')
- Straightforward, durable layout well suited for racking, storage, production, and logistics operations
- Multiple dock-high loading doors support efficient shipping and receiving
- Heavy power availability (240V and 480V) accommodates a range of industrial users
- Skylights and LED lighting allow for daylight efficiency

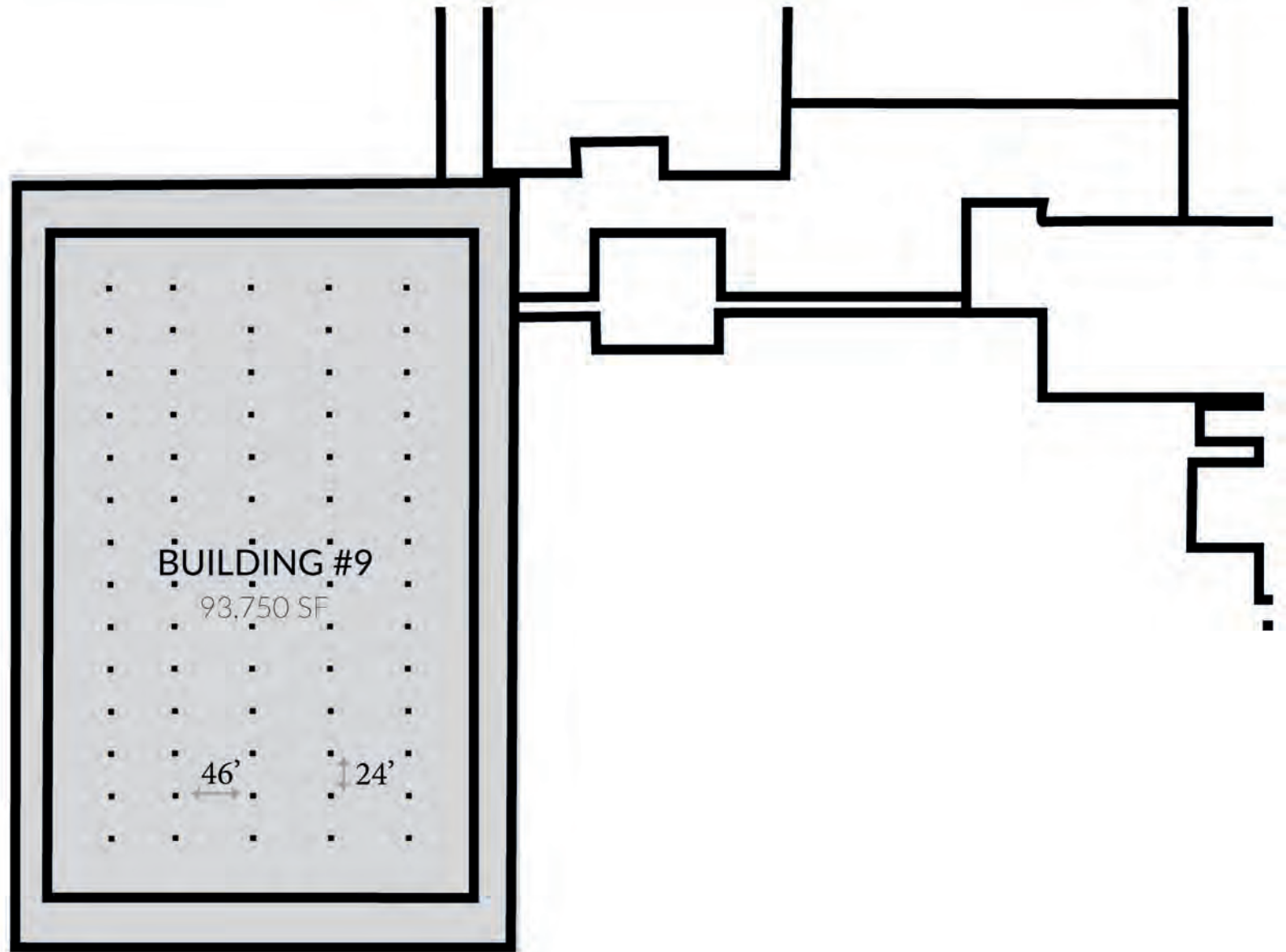
UNIT	SF	RENT/MO.	\$/SF/YR
9	93,750	\$66,406.25	\$8.50



BUILDING 9 | FLOORPLAN

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LOCATION MAP

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