



OFFICE/WAREHOUSE PROPERTY

FOR LEASE

2 TRIDENT DRIVE

ARDEN, NC 28704



OFFERING SUMMARY

| | |
|---------------|--------------------------|
| Available SF | 2,601 - 20,476 SF |
| Lease Rate | \$12.00 - 16.00 SF (NNN) |
| Property Type | Office, Warehouse |



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PROPERTY DESCRIPTION

This 20,456 SF building, is located in South Asheville's prestigious Vista Industrial Park, just minutes from I-26 and the Asheville Regional Airport.

It can be subdivided into suites ranging from 2,601 SF to 20,456 SF. Features include large, beautiful, partially furnished executive offices, with many, many windows, and an 8,000 SF warehouse with two rollup doors. It also features 54 parking spaces, an air-conditioned assembly area, and a back-up power generator.

PROPERTY HIGHLIGHTS

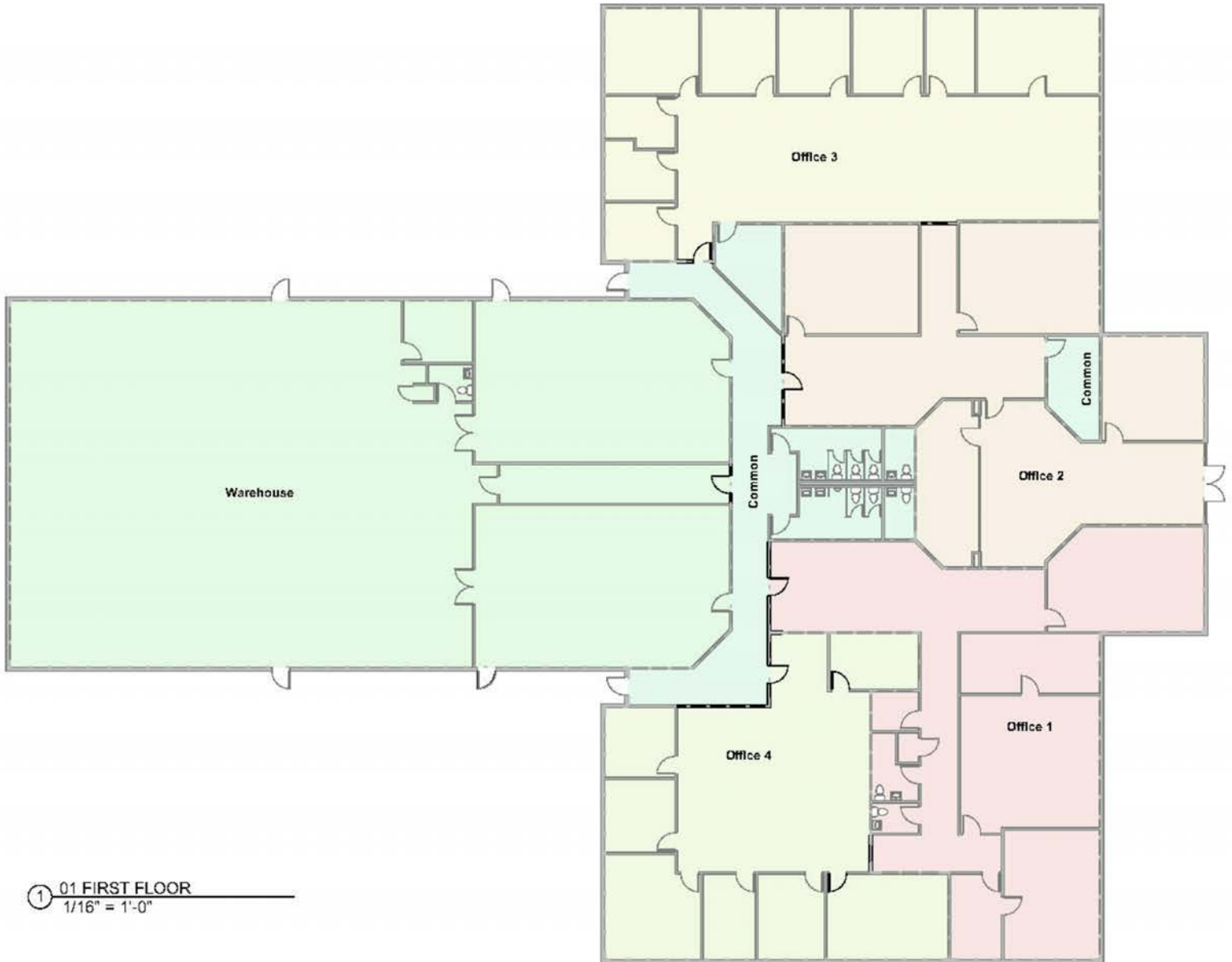
- Office + Warehouse
- South Asheville
- Vista Industrial Park
- 5 Minutes to I-26
- 10 Minutes to Asheville Regional Airport
- Backup Power

| Suite | Rentable SF | \$/SF | Monthly Base Rent |
|------------------|-------------|---------|-------------------|
| Office/Warehouse | 20,456 | \$12.00 | \$20,456.00 |
| All Office 1 & 4 | 12,366 | \$16.00 | \$16,487.81 |
| Warehouse | 8,090 | \$14.00 | \$9,438.50 |
| Office 2 & 3 | 6,578 | \$16.00 | \$8,770.48 |
| Office 1 & 4 | 5,788 | \$16.00 | \$7,717.33 |
| Office 3 | 3,396 | \$16.00 | \$4,527.40 |
| Office 1 | 3,187 | \$16.00 | \$4,248.88 |
| Office 2 | 3,182 | \$16.00 | \$4,243.08 |
| Office 4 | 2,601 | \$16.00 | \$3,468.45 |



SPECIFICATIONS & LAYOUT

2 Trident Drive Arden, NC 28704



Proposed Floor Plan



GALLERY

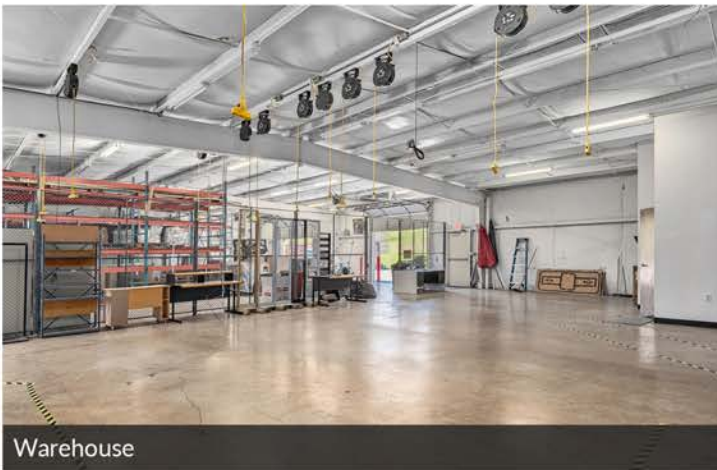
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Conference Room



Private Exterior Backyard



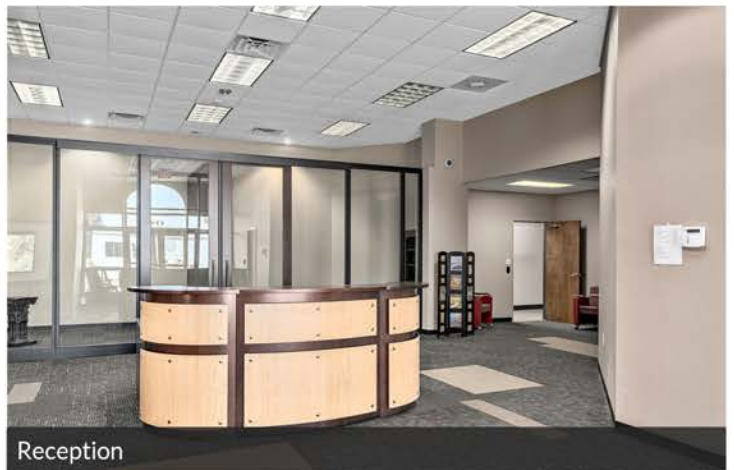
Warehouse



Rear Drive in Doors



Executive Office



Reception

