



980 UPWARD ROAD

FLAT ROCK, NC

LEASING INFORMATION

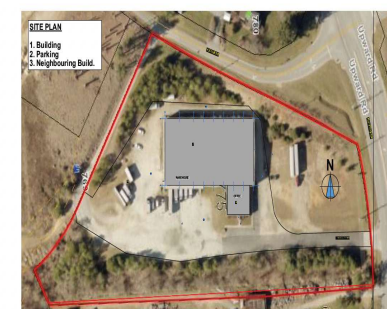
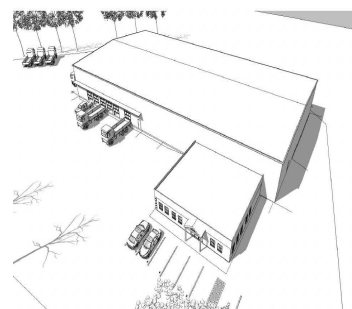
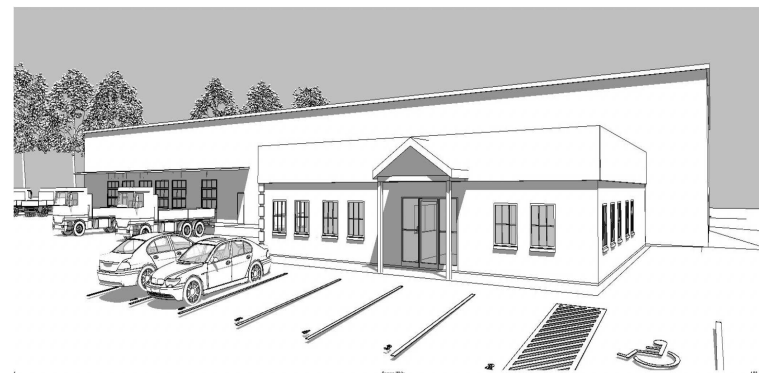
PROPERTY DESCRIPTION

Excellent, multi-tenant industrial facility occupied by multiple food distributors; Hickory Nut Gap Meats and Boars Head to name a couple. Adjoining, yet independently functional, office space is available to support the approx. 5,000 SF of unconditioned warehouse area that is immediately available. Available warehouse space is accessible by common access corridors and is not currently demised. Dedicated cold storage space and USDA-certified food preparation area is available for long-term lease or use on a contracted basis. Facility management offers cold storage (refrigerated and freezer) by the pallet on a monthly-basis that can scale with tenant needs.

- Office includes reception, break/conference room, private offices and multi-occupant restrooms (see floor plan)
- Warehouse (approx. 20-24' clearance; unconditioned) with existing racking available
- Cold Storage: freezer (by the pallet); cooler space (dedicated and by the pallet)
- Additional dry storage and unconditioned office space available
- (6) common docks with possibility of dedicated dock
- Common drive-in roll-up door
- Facility equipped with USDA certified food preparation area

PROPERTY HIGHLIGHTS

- High-clearance warehouse with existing racking
- Adjoining office and dry storage to support warehouse and food production operations
- Cold storage available as dedicated space and by the pallet
- USDA certified food preparation area
- Convenient access to I-26



OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Lease Rate: | \$8.00 - 48.84 SF/yr (Gross) |
| Available SF: | 500 - 5,000 SF |
| Building Size: | 29,865 SF |

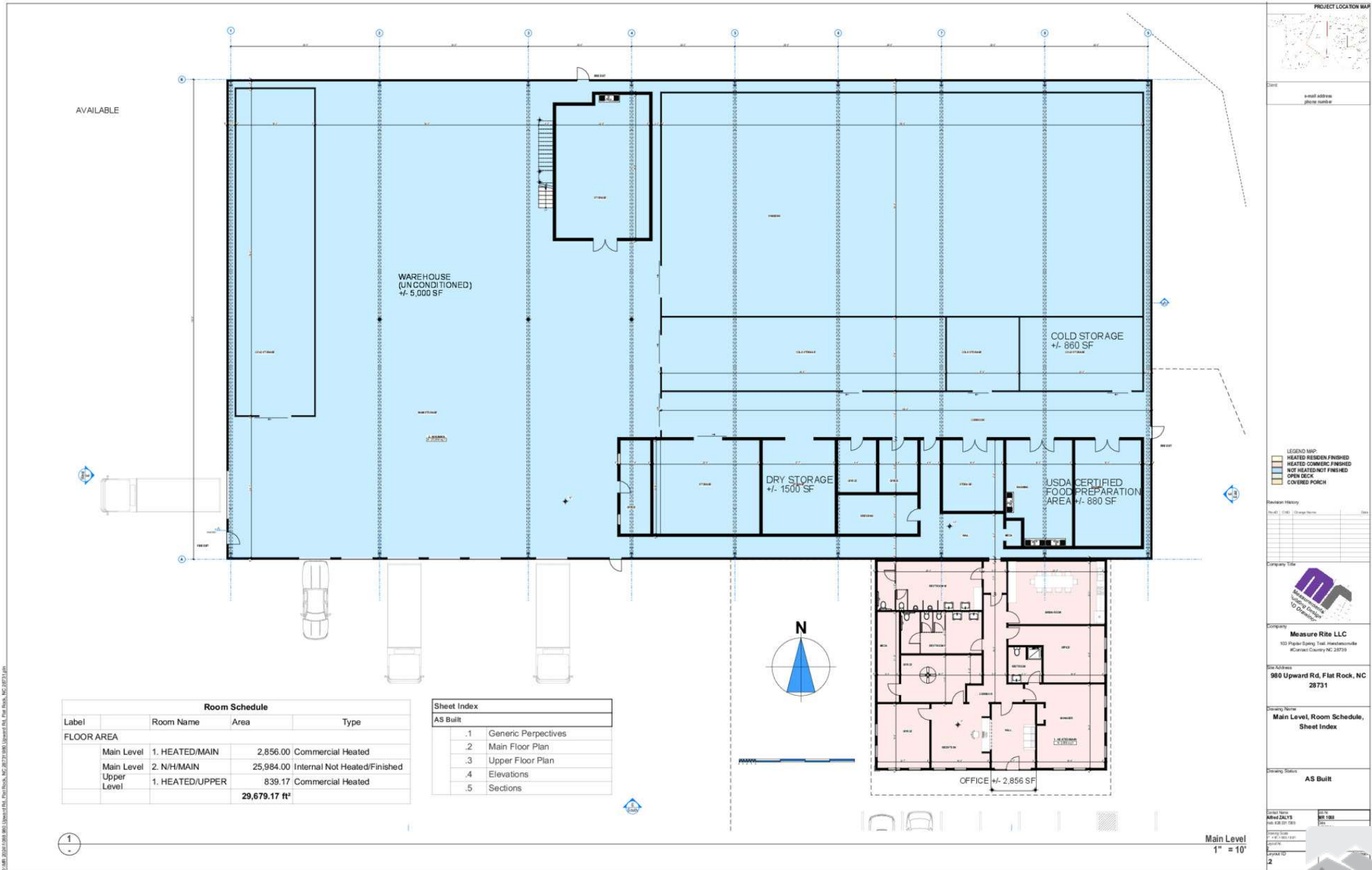
| SPACES | LEASE RATE | SPACE SIZE |
|--------------------------------------|---------------------------|----------------|
| OFFICE | \$12.00 SF/yr | 500 - 2,856 SF |
| WAREHOUSE (UNCONDITONED) | \$8.00 SF/yr | 5,000 SF |
| USDA CERTIFIED FOOD PREPARATION AREA | \$1,250 - 1,750 per month | 880 SF |
| COLD STORAGE (COOLER) | \$2,000 - 3,500 per month | 860 SF |
| DRY STORAGE | \$10.00 SF/yr | 1,500 SF |

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OVERALL FLOOR PLAN



OFFICE FLOOR PLAN



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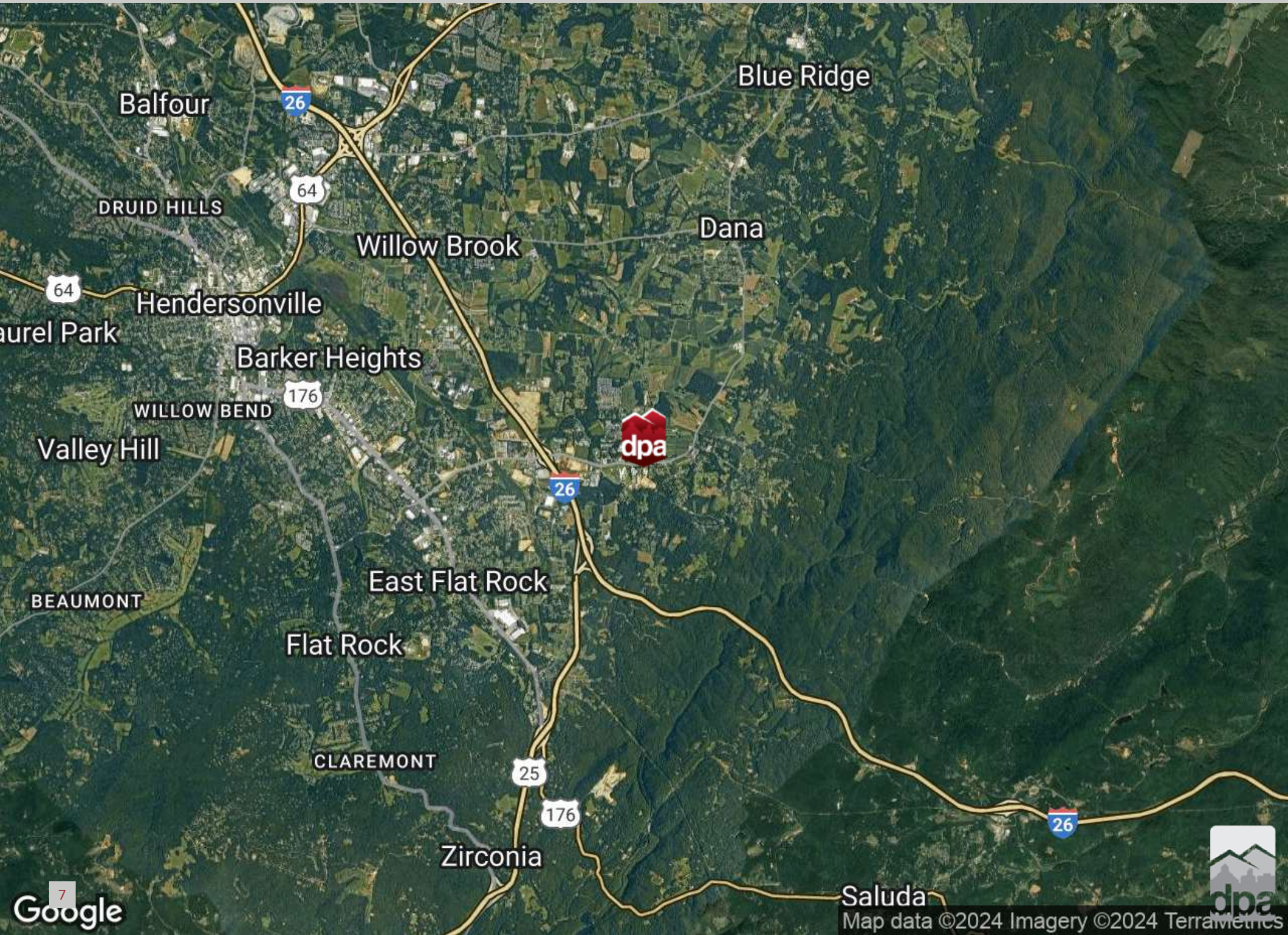
WAREHOUSE PHOTOS



OFFICE PHOTOS



LOCATION MAP



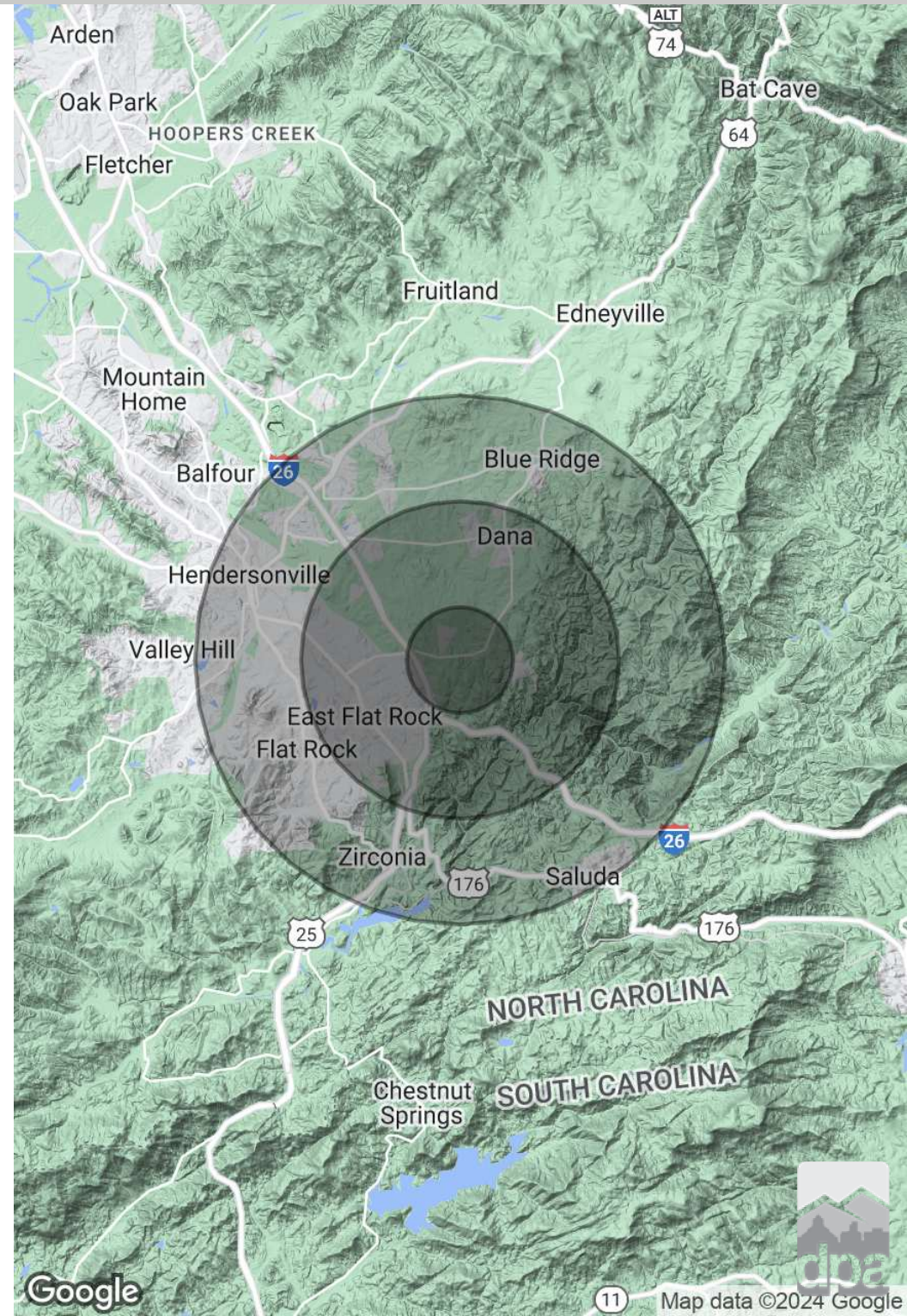
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,110 | 14,288 | 37,441 |
| Average Age | 48.0 | 40.4 | 44.1 |
| Average Age (Male) | 48.9 | 40.2 | 42.3 |
| Average Age (Female) | 46.6 | 39.3 | 45.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 509 | 6,206 | 18,729 |
| # of Persons per HH | 2.2 | 2.3 | 2.0 |
| Average HH Income | \$55,485 | \$50,779 | \$52,094 |
| Average House Value | \$139,763 | \$163,548 | \$207,212 |

2020 American Community Survey (ACS)



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