



# 1260 SWEETEN CREEK RD TRUCKING / CROSS-DOCKING / WAREHOUSE / LAYDOWN



  
**INDUSTRIAL PROPERTY FOR LEASE**

## 1260 SWEETEN CREEK RD, ASHEVILLE, NC 28803

*Presented By*

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**DEWEY PROPERTY ADVISORS**

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## EXECUTIVE SUMMARY



Lease Rate

**\$20.00 SF/YR**

### OFFERING SUMMARY

Building Size: 7,140 SF  
Lot Size: 3.4 Acres  
Year Built: 1970  
Zoning: CI

### PROPERTY OVERVIEW

Trucking company property on Sweeten Creek Road available for lease. Abundant laydown and parking on-site surrounding the building. This 7,140 SF flex facility features office space in the front, and warehouse space in the back with 19 dock-high doors and 1 drive-in door (ramp on northern side). The interior features 1,440 SF of office space. There are 3 restroom (2 in the office area and 1 in the warehouse area). The warehouse area is 5,700 SF. Currently occupied. Contact listing broker for more information. **DO NOT DISTURB CURRENT TENANTS.**

### PROPERTY HIGHLIGHTS

- 19 Dock High Doors + 1 Drive-In Door
- Abundant laydown, parking and storage area outside
- 3 restrooms (2 in office area and 1 in warehouse)
- Office space: 1,440 sf
- Warehouse: 5,700 sf



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PHOTOS



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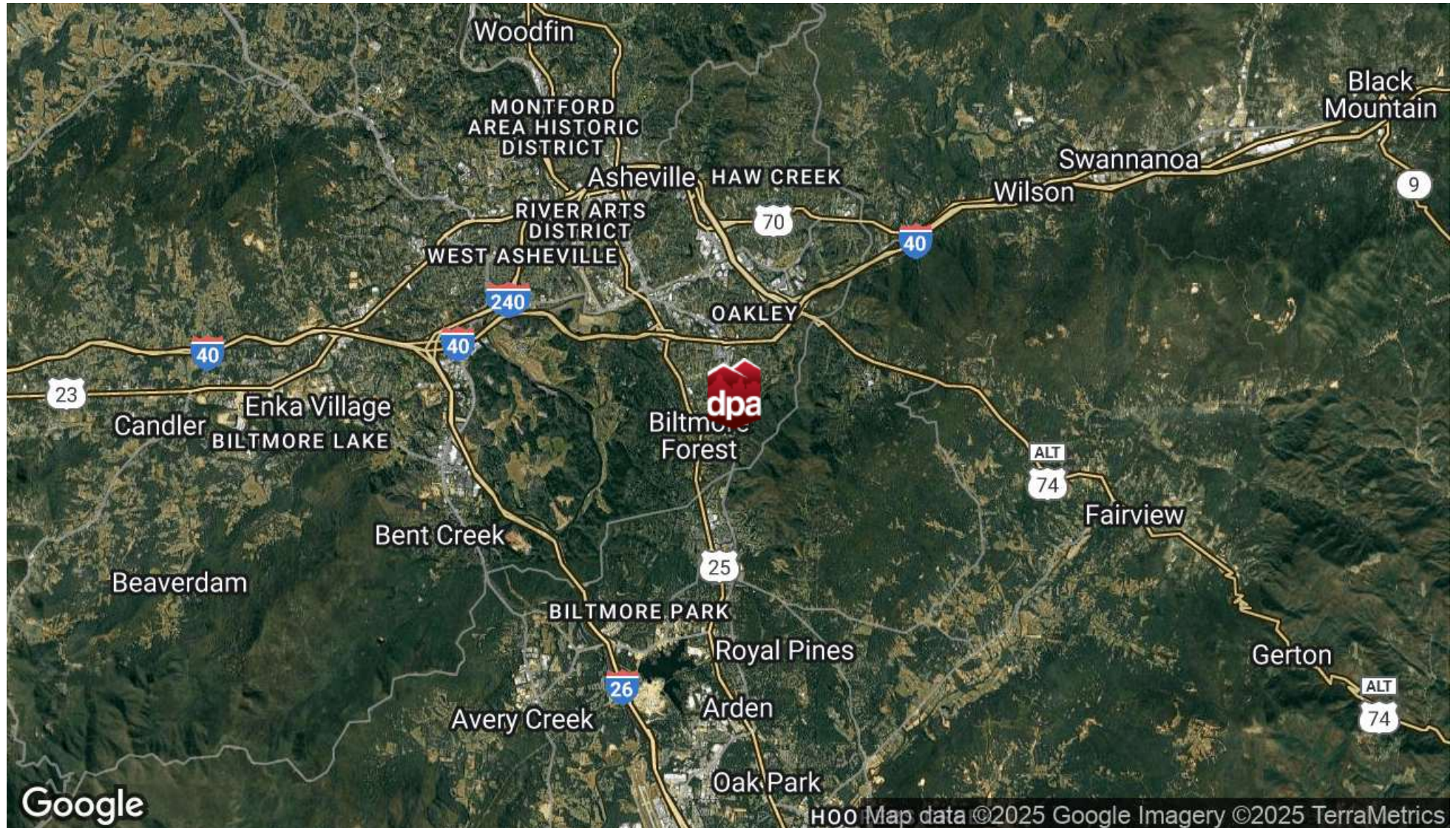
LOCATION MAP



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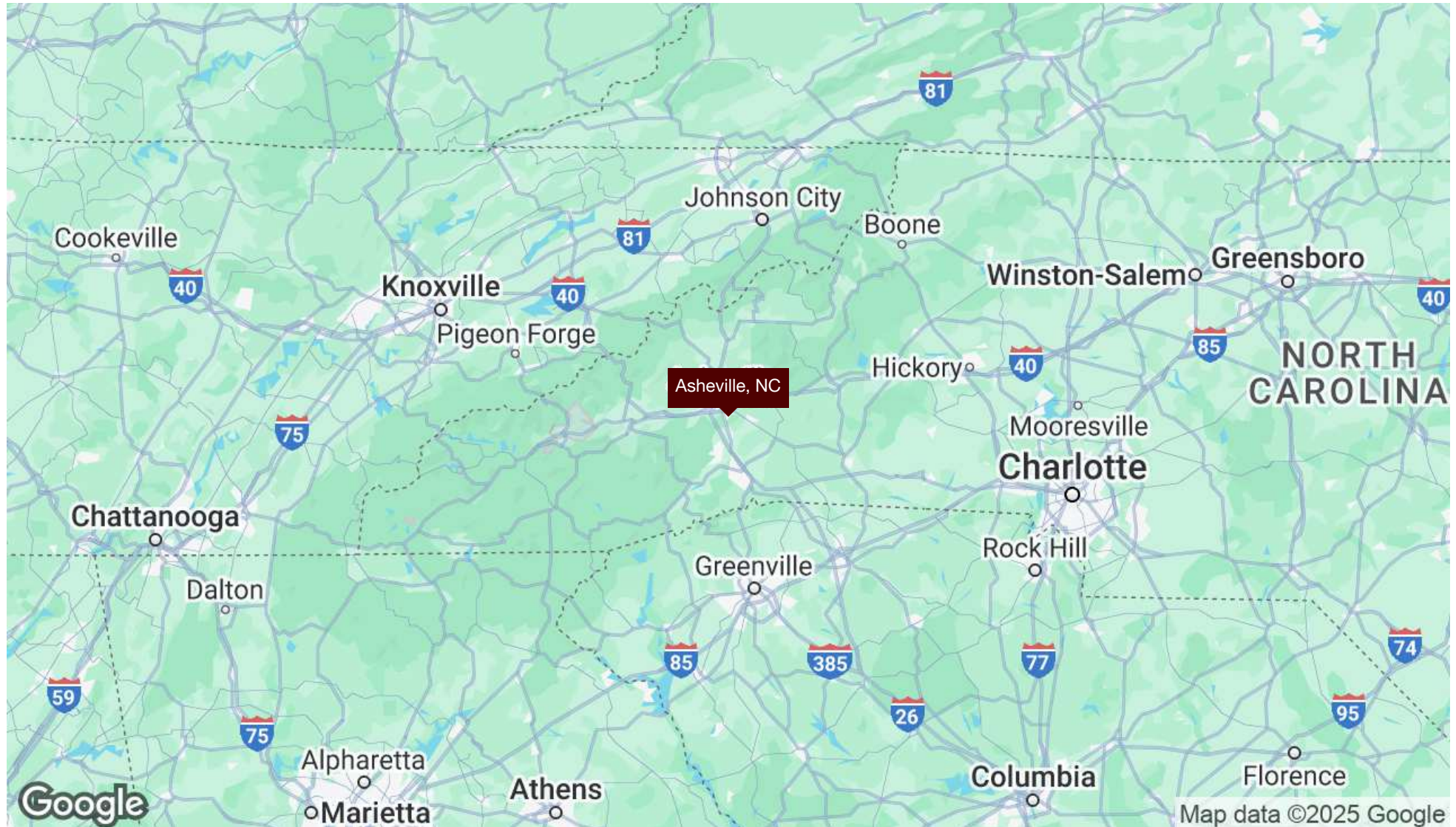
AREA MAP



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REGIONAL MAP



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