

# FOR LEASE OR SALE

±56,744 s.f. on 5.66 acres

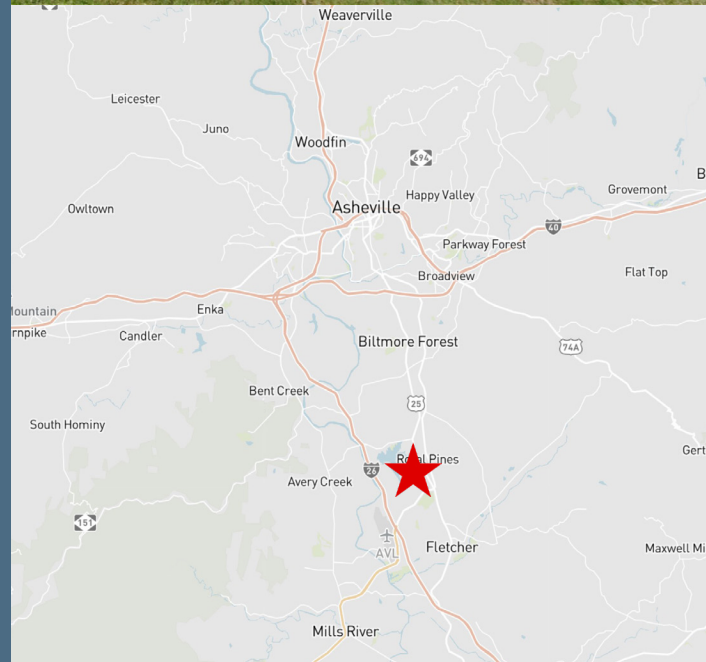


# 150

## Old Shoals Rd.

Arden, NC 28704

**Singe-Tenant Industrial Building  
Recently Under New Ownership**



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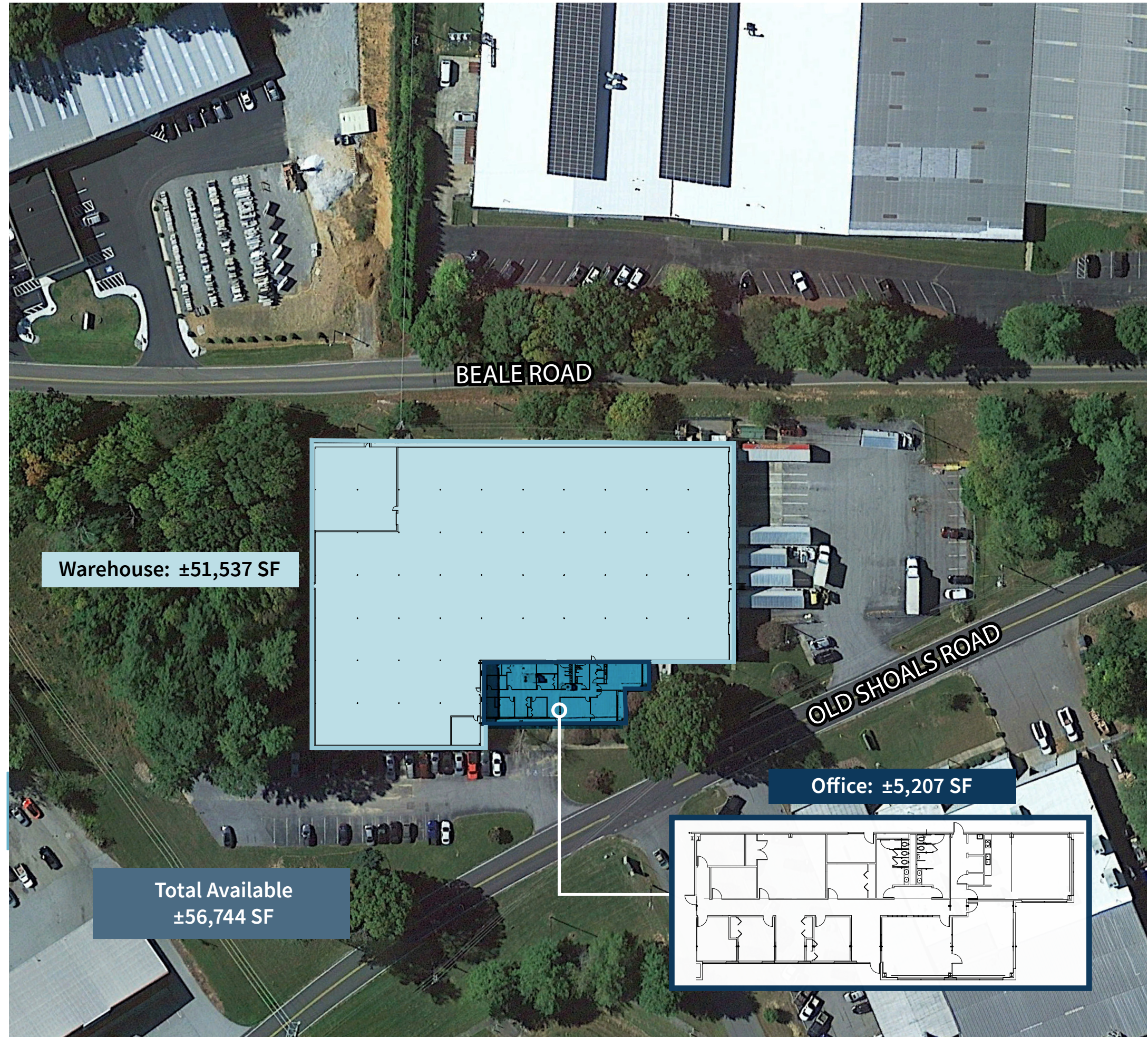
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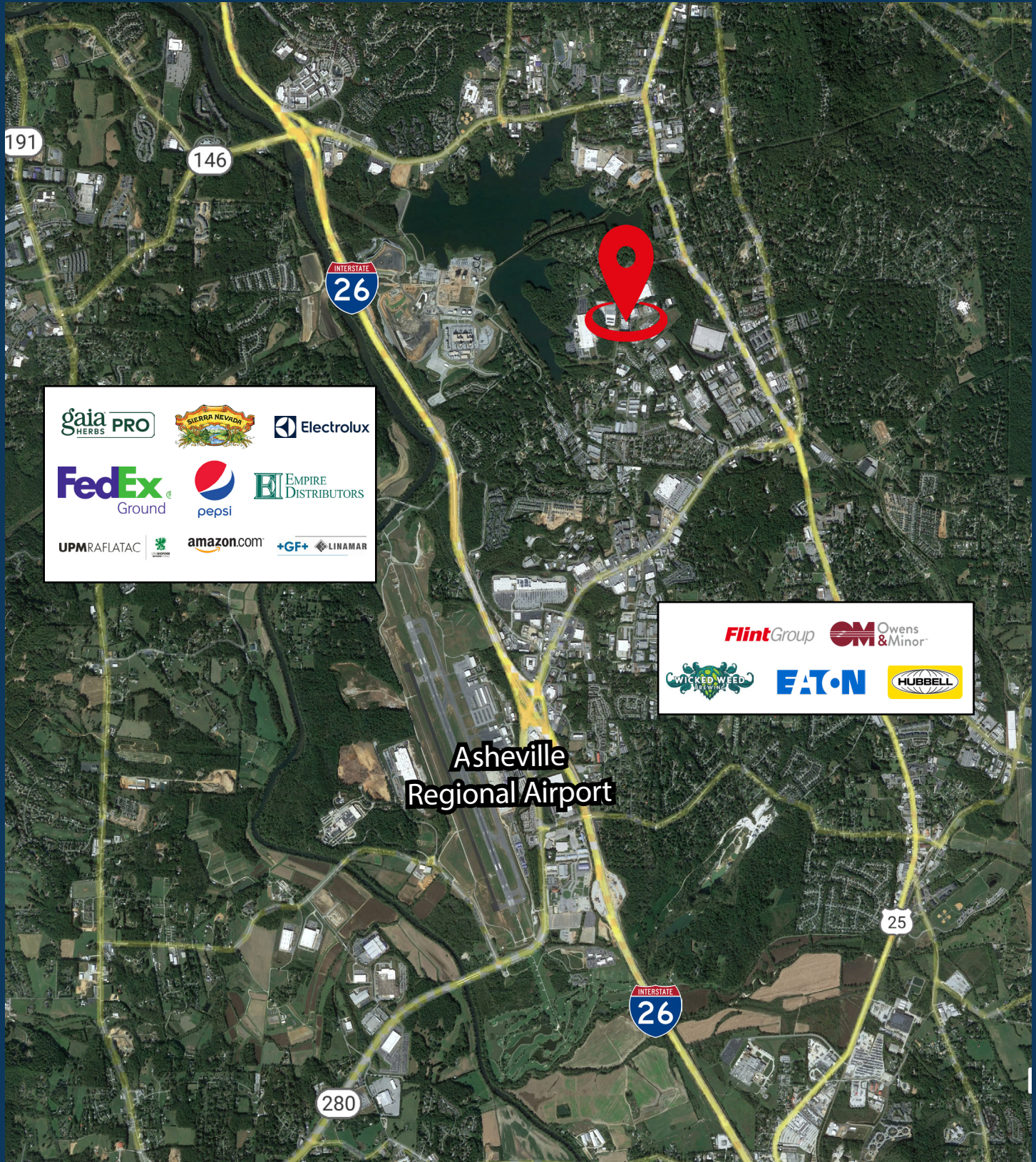


# Property specifications

<b>Building size</b>	±56,744 SF	
<b>Acreage</b>	5.66 AC	
<b>Year Built</b>	1972, expanded 1991	
<b>Building Type</b>	Free standing, single-tenant	
<b>Office s.f.</b>	±5,207 SF	
<b>Column Spacing</b>	30' x 30' (typical)	
<b>Clear Height</b>	18' - 22'	
<b>Dock High Doors</b>	10 dock-high doors (8' x 10') 9 pit levelers, 1 EOD	
<b>Truck Court</b>	120'-deep w/60'-80' concrete apron	
<b>Fire Protection</b>	Wet sprinkler system	
<b>Lighting</b>	LED	
<b>Auto Parking</b>	49 adjacent to building (expandable) 10 within fenced truck court	
<b>Zoning</b>	EMP - Employment	
<b>Features</b>	Fenced truck court Highly functional mezzanine space containing racking and conveyor systems	
<b>Location</b>	Interstate 26	±1.2 miles
	AVL Regional Airport	±3.2 miles
	Interstate 40	±6.7 miles
	Interstate 240	±10 miles



# Location & Nearby Occupiers



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