

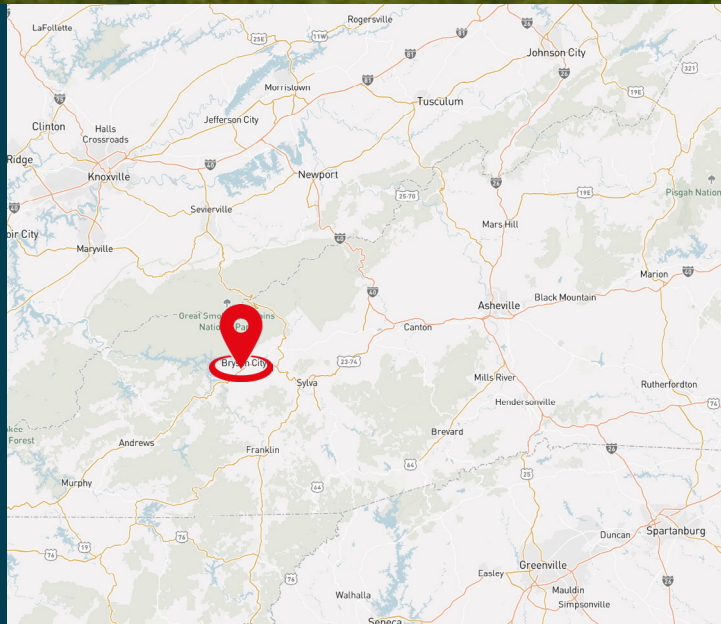
For Sale

275,000 SF



1821 Highway 19 S Bryson City, NC

Manufacturing or Distribution Facility with Heavy Infrastructure



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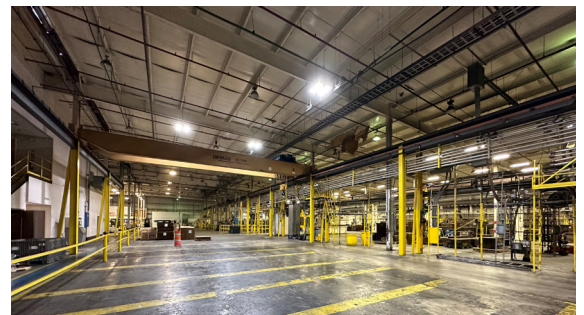
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Property specifications

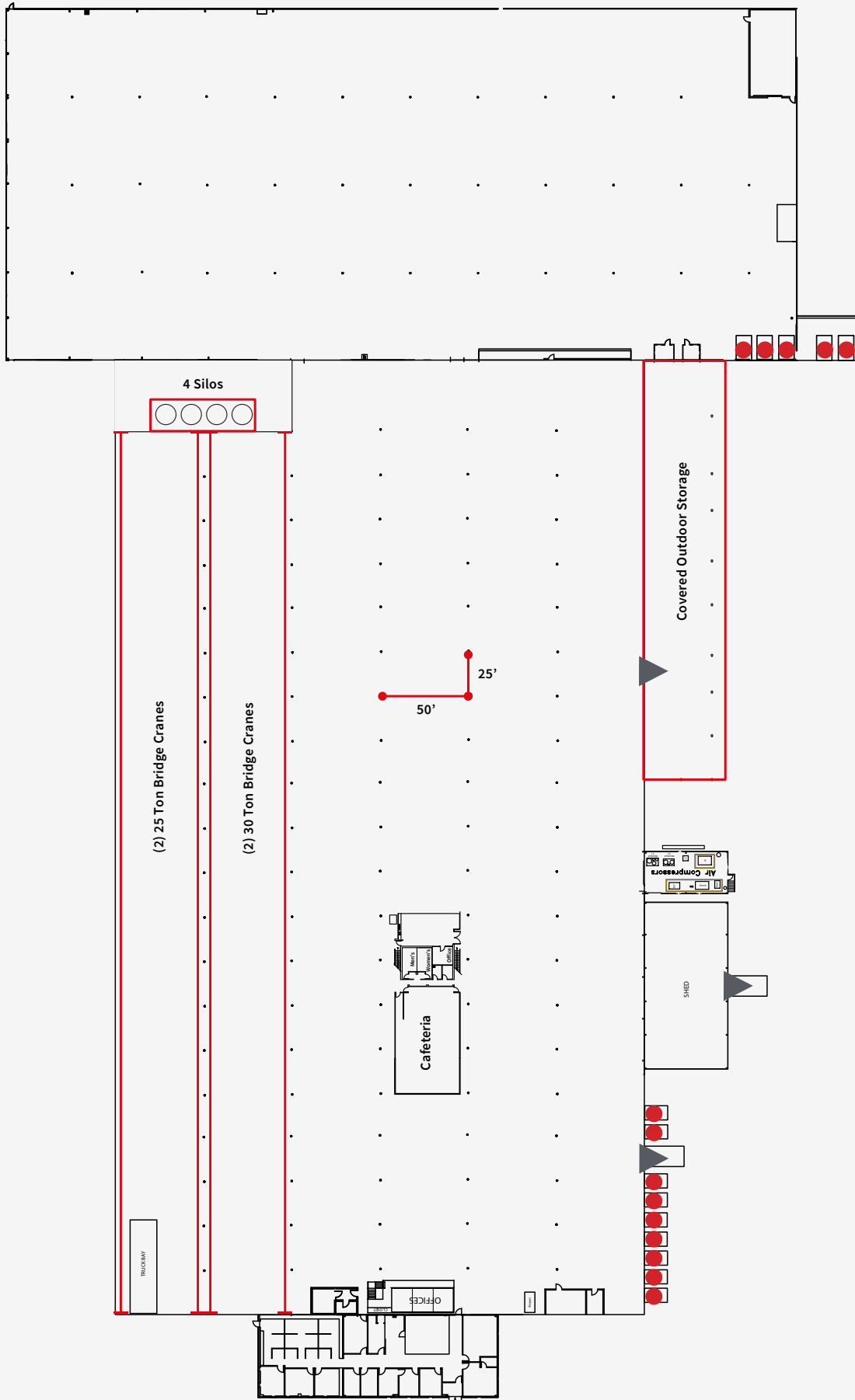
Total SF	± 275,000 SF
Main Facility SF	±260,000 SF
Office SF & Cafeteria	±10,000 SF two story
Covered Shed	±15,000 SF
Acreage	±20.49 Acres
Year Built	1977, expansion in rear built in 2005
Clear Height	22' - 28' (typical)
Sprinkler System	Wet
Loading	14 Dock High Doors, 3 Drive In doors
Column Spacing	25' x 50'
Additional Features	4 Silos on property
Bridge Cranes Convey	(2) 25 ton (1) 30 ton (1) 10 ton
County	Swain
Power	8,000 Amps
Asking Price	\$5,995,000 (\$21.80/SF)



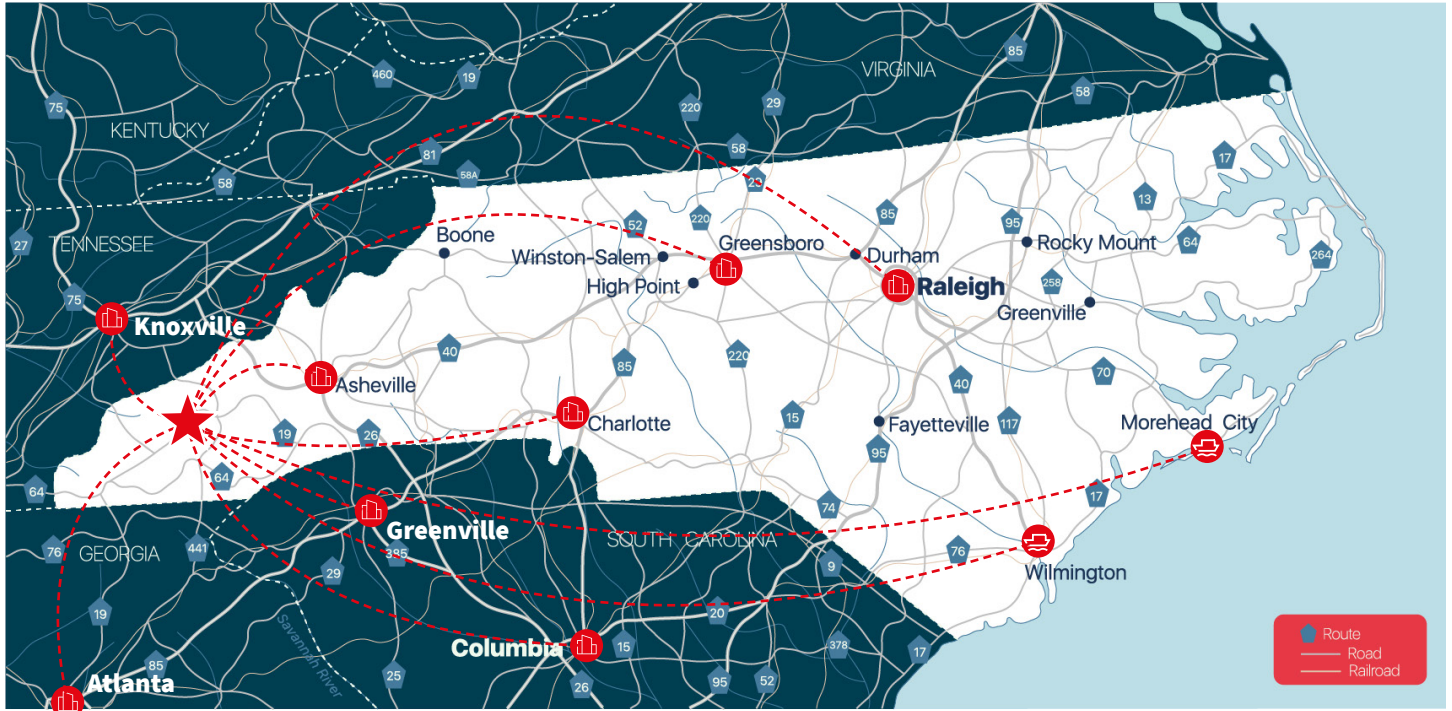
Floor Plan

● Dock High Door

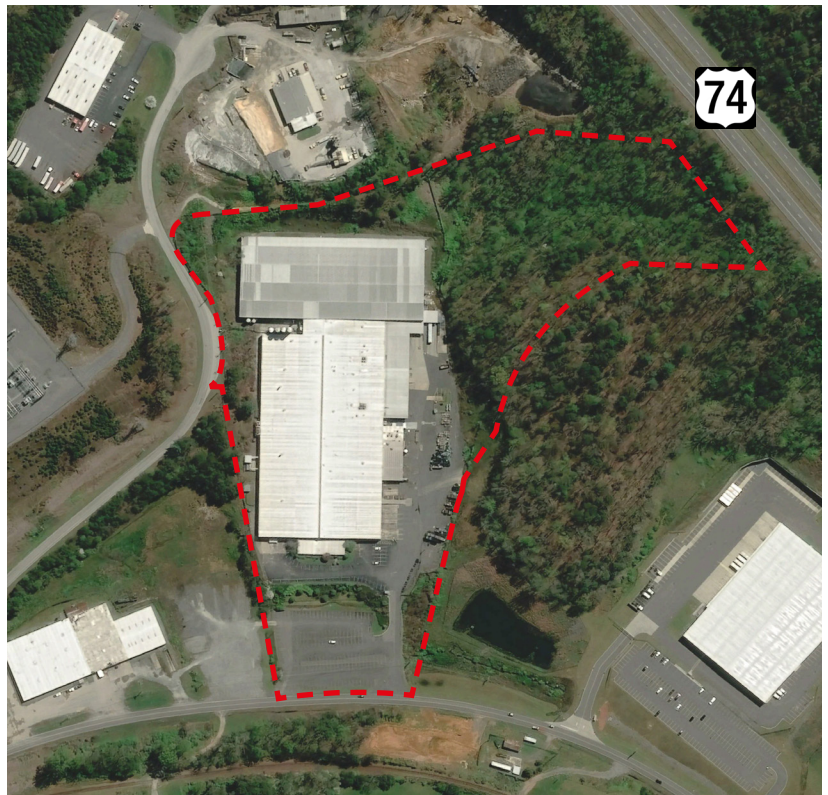
▲ Drive In Door



Connectivity



CITY	MILES
ASHEVILLE	67 mi
KNOXVILLE	89 mi
GREENVILLE SPARTANBURG	106 mi
ATLANTA	164 mi
CHARLOTTE	180 mi
COLUMBIA	209 mi
GREENSBORO	244 mi
RALEIGH	311 mi
WILMINGTON PORT	385 mi
MOREHEAD CITY PORT	460 mi



JLL SEE A BRIGHTER WAY

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