



114 BUCKEYE COVE RD

SWANNANOVA, NC

SALE INFORMATION



PROPERTY DESCRIPTION

Rare opportunity to own a sophisticated warehouse facility in the highly desirable industrial area of Swannanoa, NC. The building is 30,346 SF consisting of 23,018 SF of manufacturing / warehouse space and 7,329 SF of office space, split across two levels. The first floor office area is 3,233 SF, and the second floor office area is 4,096 SF. There is an additional 7,820 SF of solidly built bonus mezzanine storage area, not counted in the total square footage. The building has a 16x12 automatic roll-up garage door and one loading dock for load-in/load-out access. The property is situated on 1.76 acres with a 90 x 90 ft secured outdoor storage area.

PROPERTY HIGHLIGHTS

- 23,018 SF of Warehouse and 7,329 SF finished as Office space
- 7,820 SF mezzanine storage (bonus, not part of total SF)
- Fully Sprinkled
- Ceiling Heights of 26'-32'
- Automatic roll-up door & a loading dock
- 90 x 90 secured outdoor storage area
- +/-35 parking spaces

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	1.76 Acres
Building Size:	30,346 SF

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DESCRIPTION OF IMPROVEMENTS

Gross Area	30,346 SF
	Manufacturing/Warehouse: 23,018 SF
	First Floor Office Area: 3,233 SF
	Second Floor Office Area: 4,096 SF
	Total Office Area: 7,329 SF
Area Breakdown:	Manufacturing: 76% Office: 24%
Stories:	Manufacturing: 1-Story Office: 2-Story

Floor Plan:

	1st Level Office	2nd Level Office
Manufacturing	Lobby	Secretarial Area
Manufacturing Area	Reception	4 Offices
Restroom Access	4 Offices	Breakroom
Loading Dock	Design Area	Conference Area
Drive-In Door	Meeting Room	Archives Area
Mezzanine	2 Restrooms	2 Restrooms
8 Exhaust Fans	Mechanical Room	Archive Area
Office Access		

Interior Finish:

Manufacturing/Warehouse area: Exposed concrete floor with metal/block walls, exposed steel beams, and fully insulated walls and ceilings.

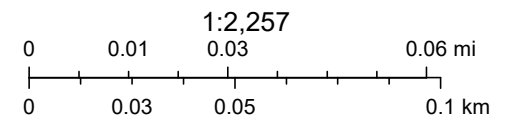
Office area: Includes commercial grade vinyl flooring, painted sheetrock walls, drop tile in metal frame ceiling, fluorescent lighting, wooden doors, brushed stainless steel lever door handles, and wood base boards. Ceramic tile is utilized in the front lobby/foyer and men's restrooms on 1st level.

- **Year Built:** 1997
- **Construction:** Steel frame with masonry and metal siding
- **Column Spacing:** +/- 30' feet x +/- 50' feet in manufacturing / warehouse area
- **Roofing:** Metal standing seam
- **HVAC:** Natural gas forced air heat. There are four (4) suspended gas units in the manufacturing/warehouse area with eight (8) exhaust fans; four each on the north and south sides of the building.
- **Dock Height Doors:** One (1) roll-up door at dock height located at front (10' x 12')
- **Drive-In Doors:** One (1) roll-up door located at rear (12'x16'). There is room for additional doors to be installed by purchaser.
- **Windows/Doors:** Commercial store front windows. Metal frame glass exterior front doors on main entrance lobby. Two (2) standard metal doors on front and one standard metal door on rear that provides direct access to manufacturing/warehouse area. One (1) standard metal door on front provides access to 2nd level emergency exit stairwell. One (1) standard metal frame with security glass exterior door provides direct access to 1st floor reception area.
- **Sprinklers:** Fully Sprinklered Wet System
- **Plumbing:** Building has four (4) restrooms, all of which can be accessed from the manufacturing/warehouse area.

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July 16, 2024





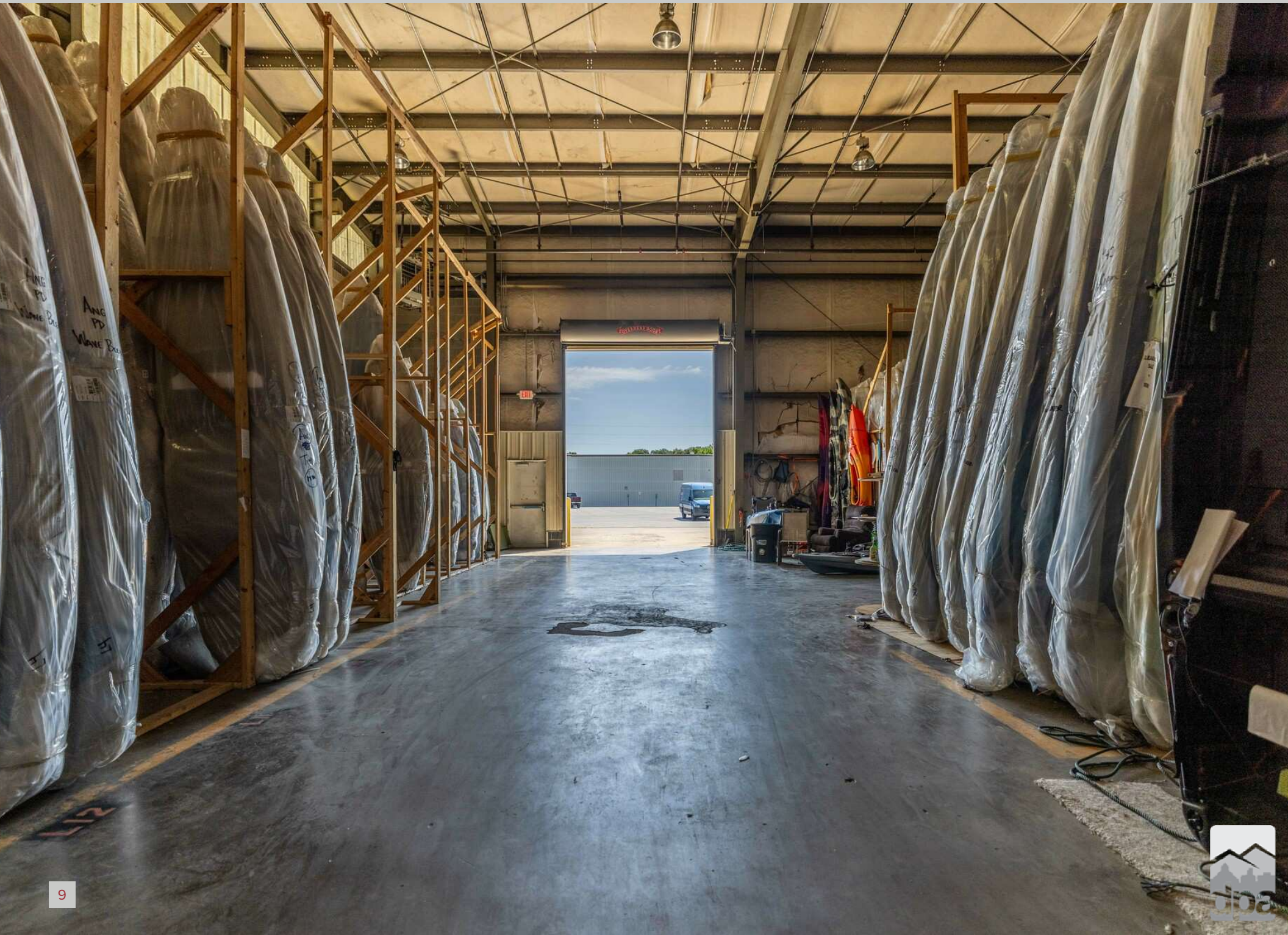


*Lines are approximate



ADDITIONAL PHOTOS





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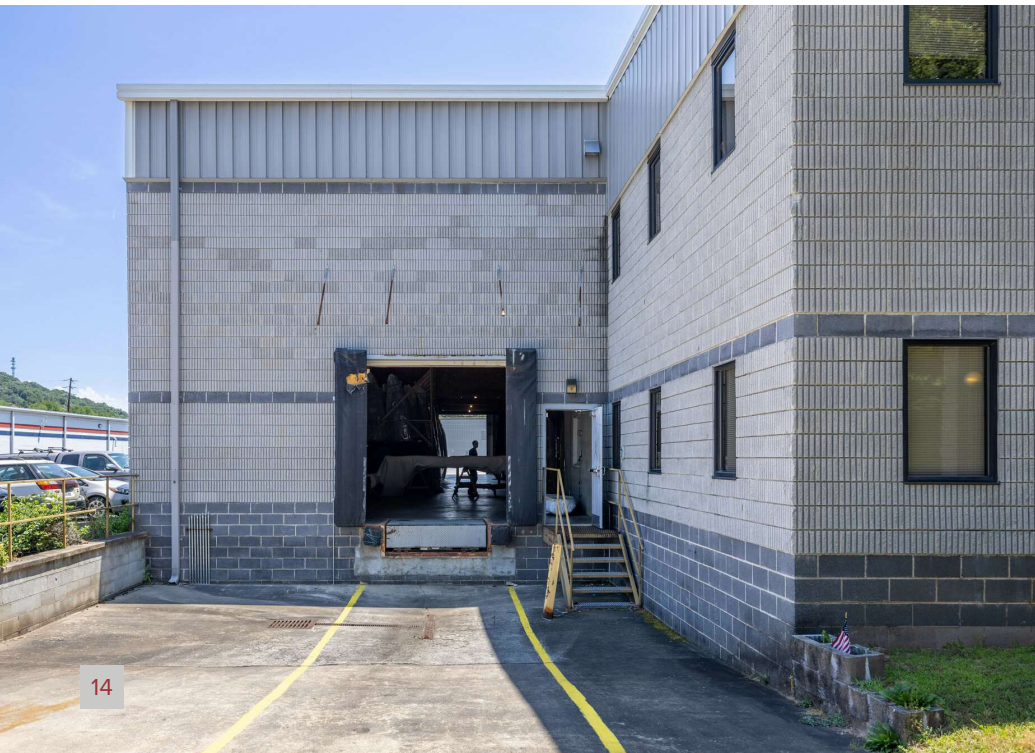






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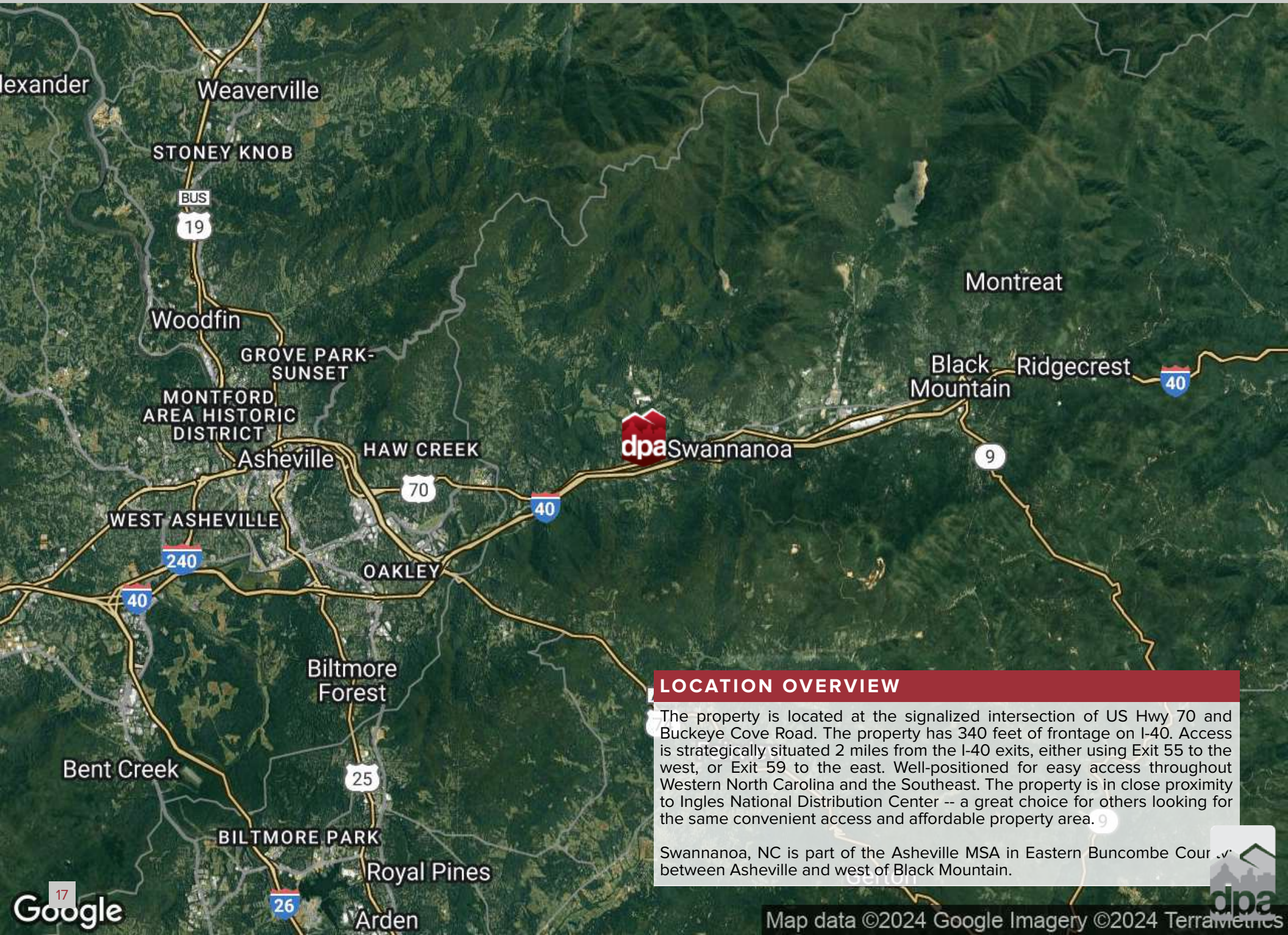
ADDITIONAL PHOTOS





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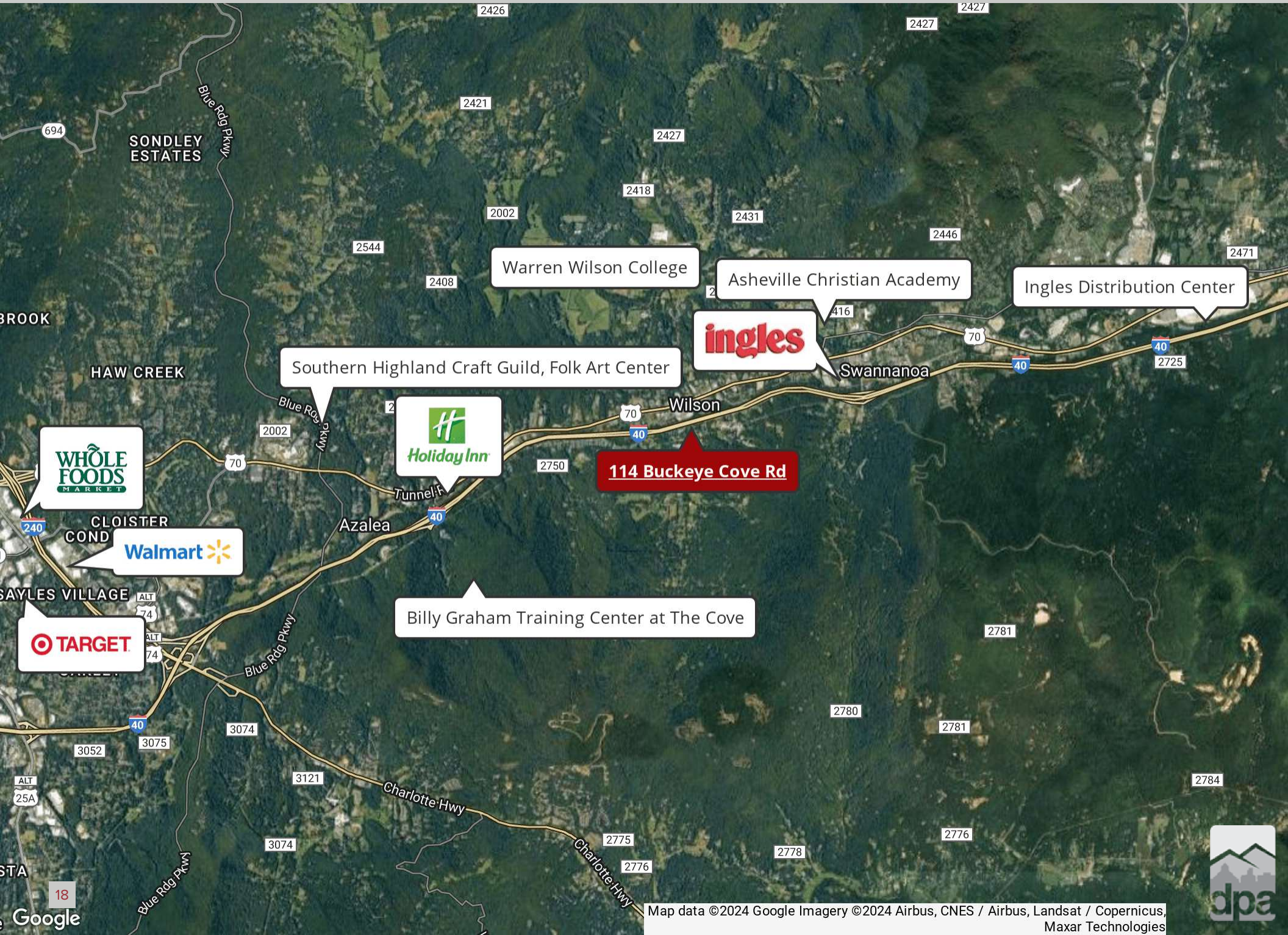
LOCATION OVERVIEW

The property is located at the signalized intersection of US Hwy 70 and Buckeye Cove Road. The property has 340 feet of frontage on I-40. Access is strategically situated 2 miles from the I-40 exits, either using Exit 55 to the west, or Exit 59 to the east. Well-positioned for easy access throughout Western North Carolina and the Southeast. The property is in close proximity to Ingles National Distribution Center -- a great choice for others looking for the same convenient access and affordable property area.

Swannanoa, NC is part of the Asheville MSA in Eastern Buncombe County, located between Asheville and west of Black Mountain.



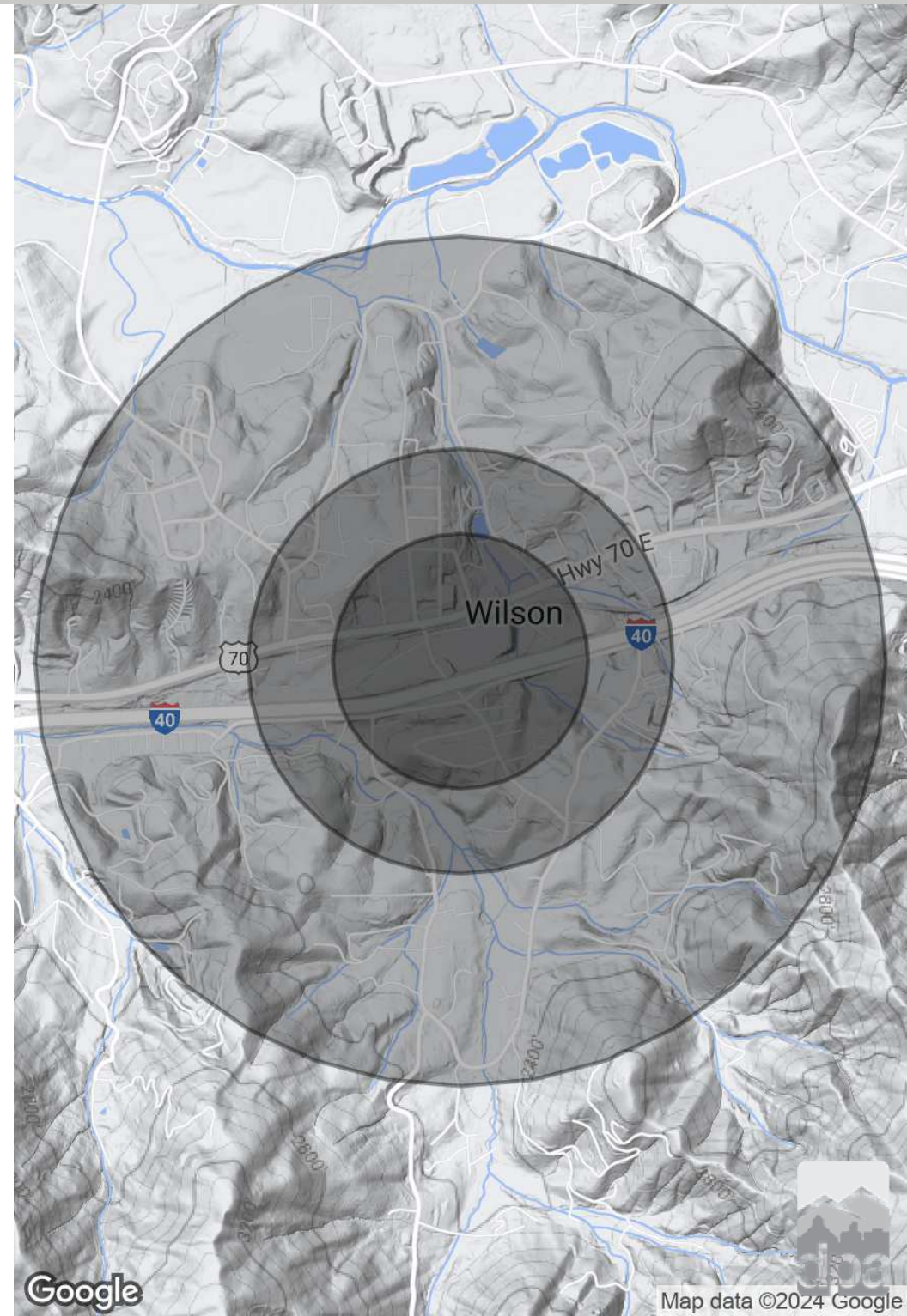
RETAILER MAP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	257	730	2,264
Average Age	44	45	45
Average Age (Male)	44	44	44
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	109	311	966
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$80,959	\$81,233	\$81,364
Average House Value	\$323,367	\$326,649	\$329,114

Demographics data derived from AlphaMap



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Dewey
Property
Advisors

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