



BUILDING 2
±121,250 SF
CLASS-A
INDUSTRIAL
FOR SALE OR LEASE

BANNER FARM

Delivery Expected
Q2 2026

319 Banner Farm Road
Mills River, NC 28759

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES


SELWYN
PROPERTY GROUP

 **CIP** REAL ESTATE

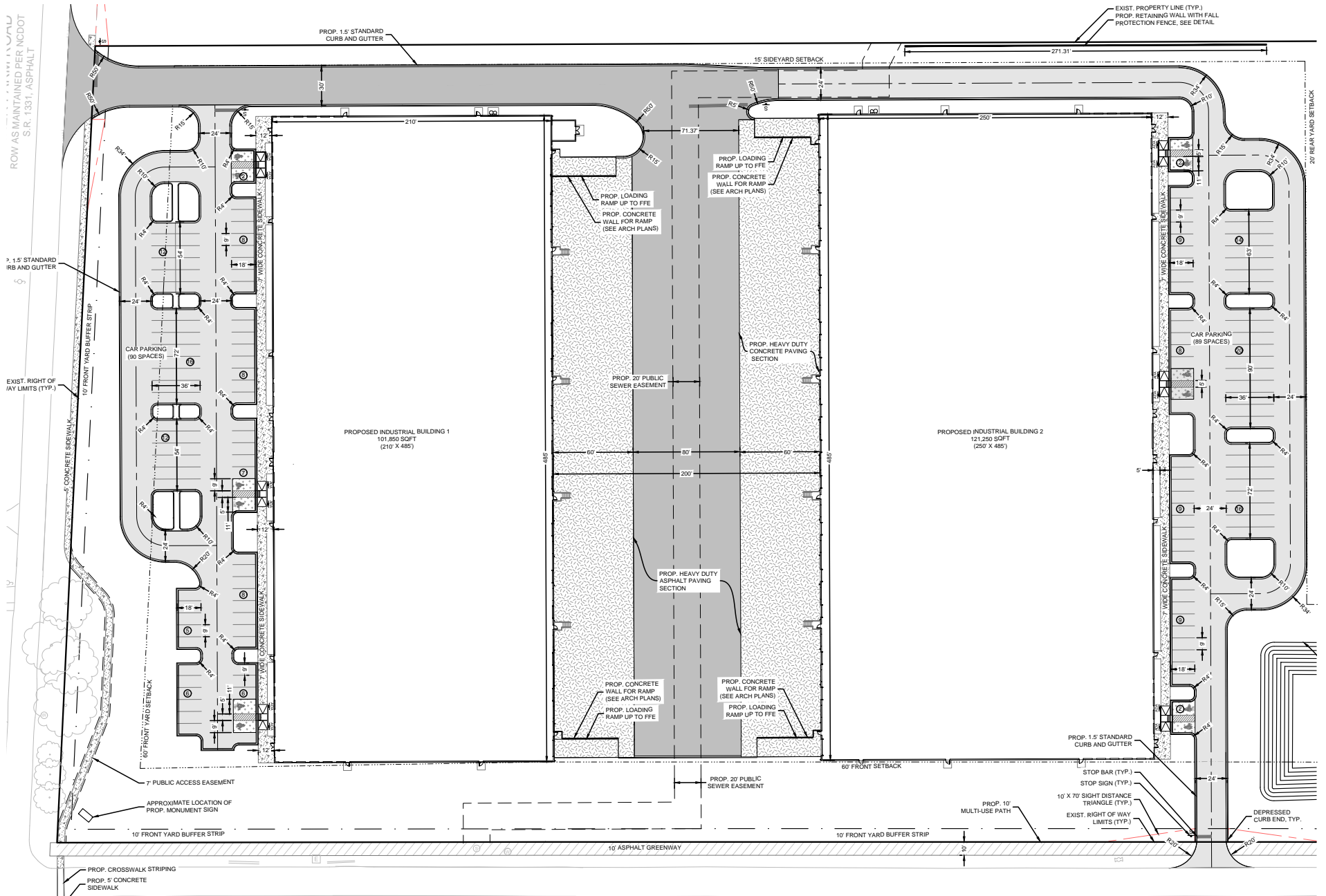
201 W MCBEE AVENUE, SUITE 400, GREENVILLE, SC | 320 E. MAIN ST., SUITE 430, SPARTANBURG, SC | 864.704.1040 | LEEUPSTATE.COM



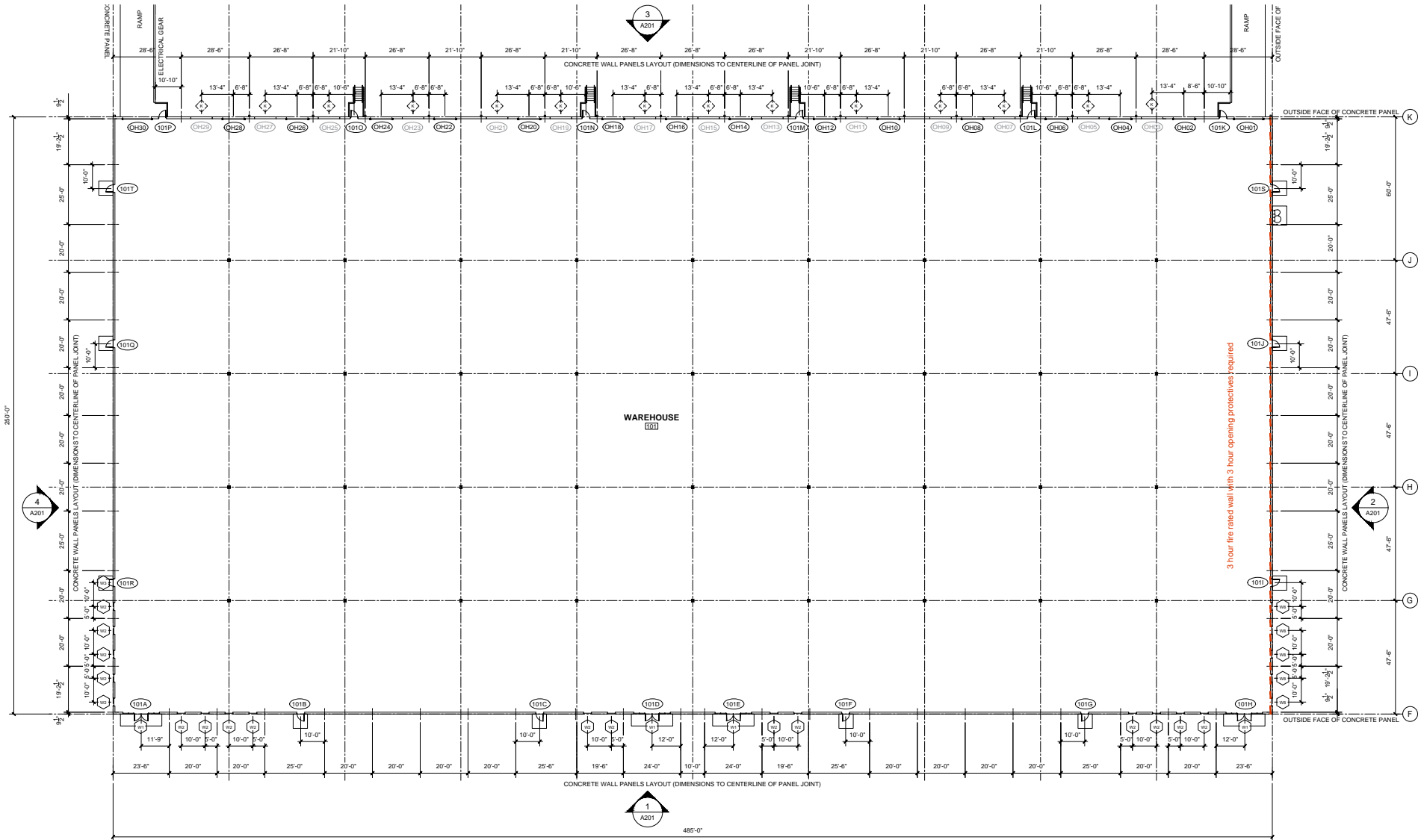
BUILDING SIZE	±121,250 SF
MIN. DIVISIBLE	±24,250 SF
SPEC OFFICE	±1,600 SF
CLEAR HEIGHT	32'
LOADING CONFIGURATION	Rear Load
DOCK HIGH DOORS	28
DRIVE IN DOORS	Two (2) 12'x14'
SPRINKLER SYSTEM	ESFR
FLOOR THICKNESS	6' Slab
LIGHTING	LED
POWER	1,600 Amps
EXTERIOR	Tilt-Up Concrete Panels
ROOFING	TPO Membrane
PARKING	89 Auto



BANNER FARM | SITE PLAN

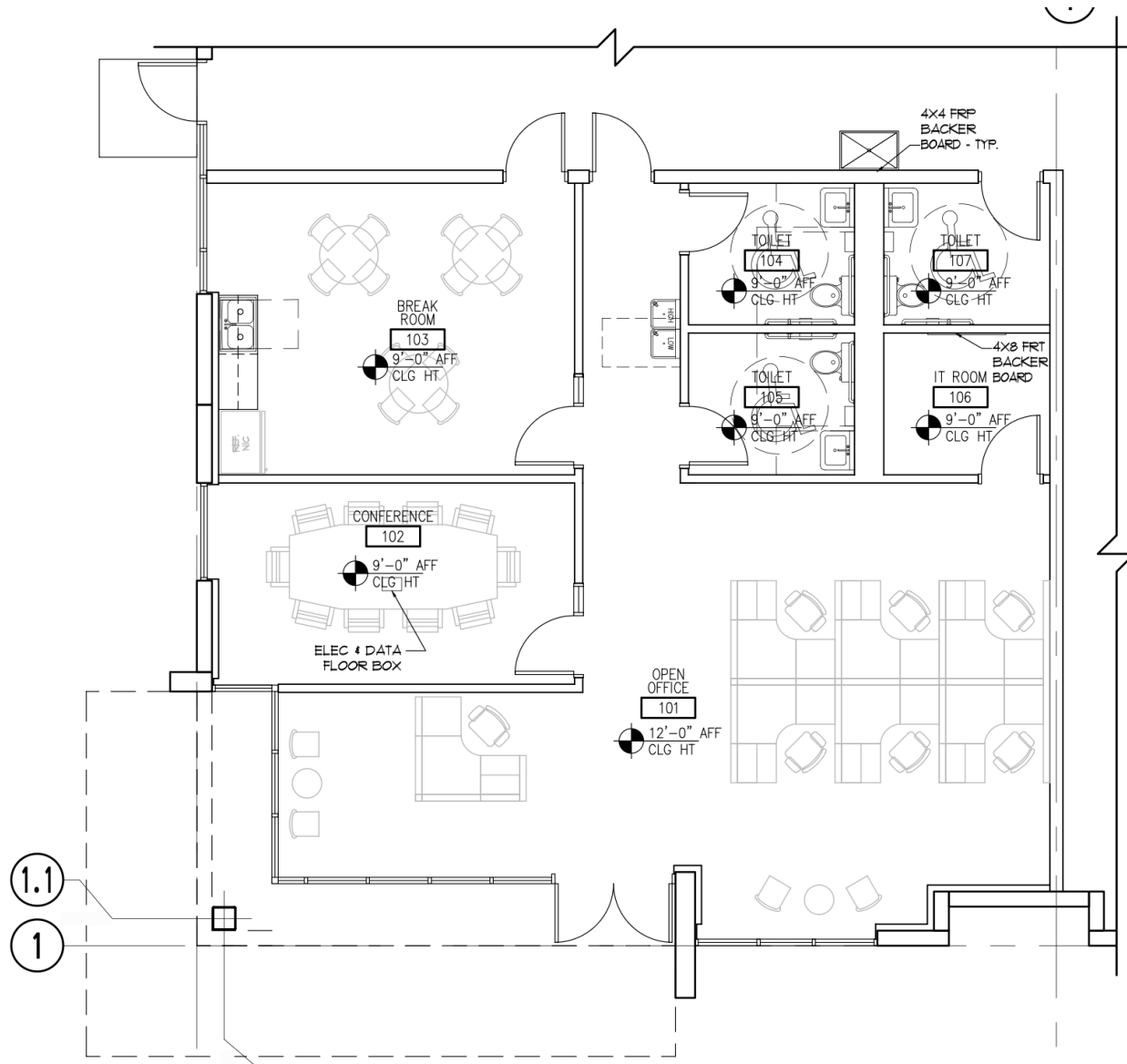


BANNER FARM | FLOOR PLAN

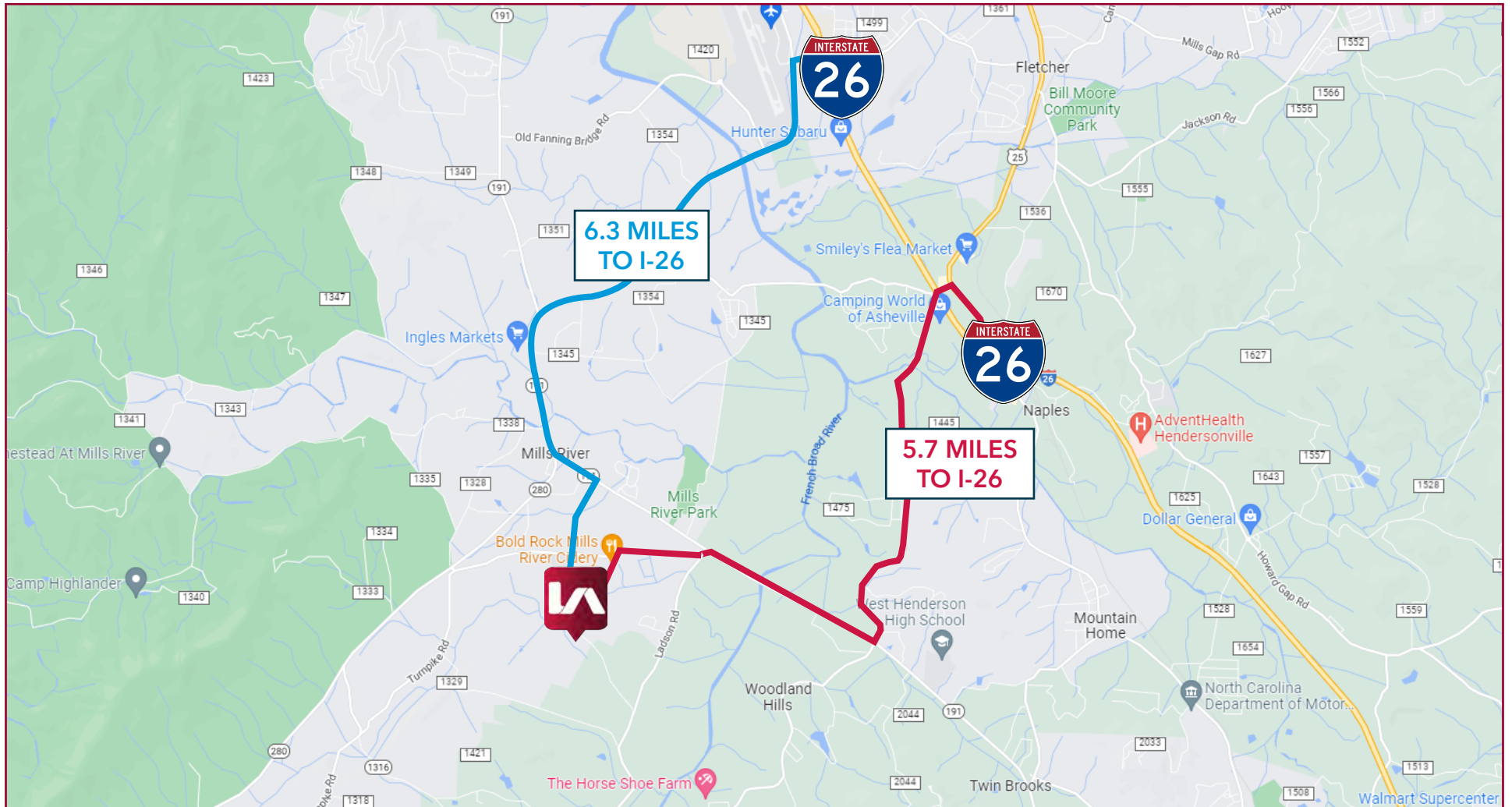


Total: ±121,250 SF | Minimum Divisible: ±24,250 SF | Spec Office: ±1,600 SF





BANNER FARM | I-26 PROXIMITY



**POPULATION
WITHIN 10 MILES**
138,888



**HOUSEHOLDS
WITHIN 10 MILES**
60,001



**DISTANCE TO
DOWNTOWN ASHEVILLE**
21.1 Miles



**DISTANCE TO
ASHEVILLE REGIONAL AIRPORT**
6.1 Miles



BANNER FARM | CORPORATE NEIGHBORS





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