



PRIMEROCK

**INDUSTRIAL SPACE AVAILABLE FOR LEASE IN ASHEVILLE**

4600 Hendersonville Road, Fletcher NC 28732

# LEASING OVERVIEW

We are pleased to present you with a proposal to lease industrial space with us in Fletcher, NC (Asheville MSA). Our site, conveniently located off I-26 provides a centralized location on a major corridor and within a seven-minute drive to the Asheville airport. The Prime Rock Team has worked closely with growing companies for over 35 years, providing class A customized space to help them thrive.

## SUMMARY OF TERMS

**Rate:** \$7.50 per square foot NNN (\$1.67 CAM)

**Term:** 5 years

**Annual Rent Increase:** CPI or 3% bumps

## PROPERTY HIGHLIGHTS

**Address:** 4600 Hendersonville Rd, Fletcher, NC

**County:** Henderson County

**Power:** Heavy 3 Phase

**Sprinklers:** Wet

**Zoning:** M-1

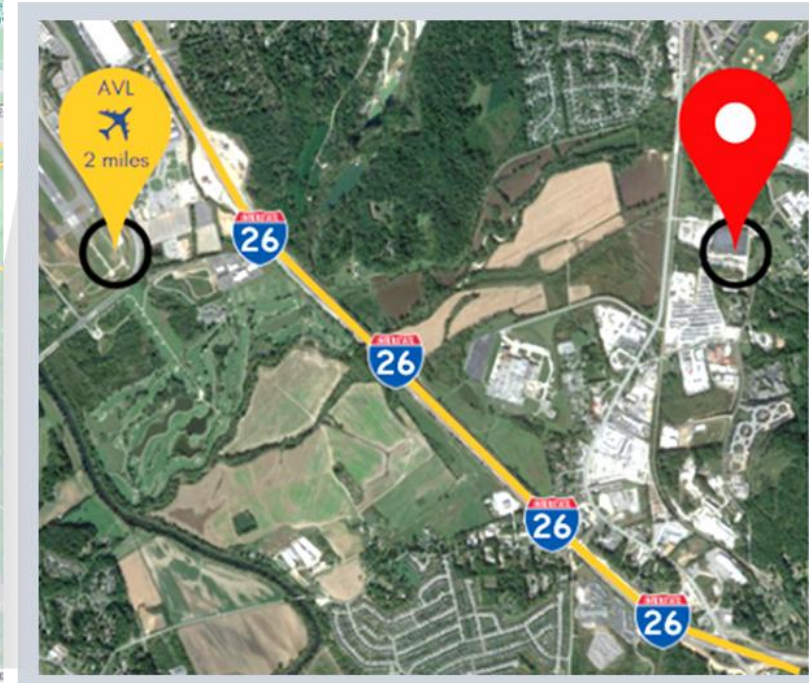
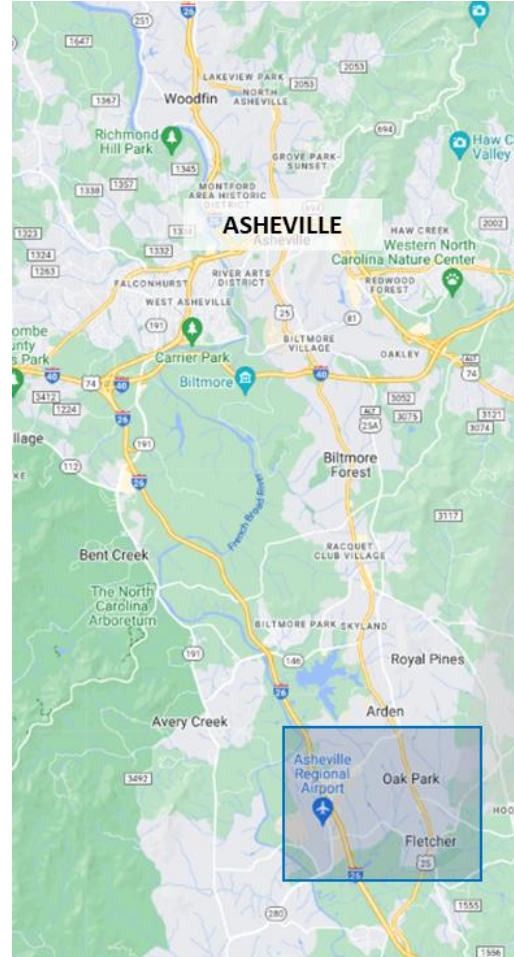
**Loading:** 30 Exterior Dock Doors

**Highway:** Adjacent to Route 25 and one mile to I-26

**Uses:** Heavy Industrial uses permitted

**Ceiling:** Up to 25'

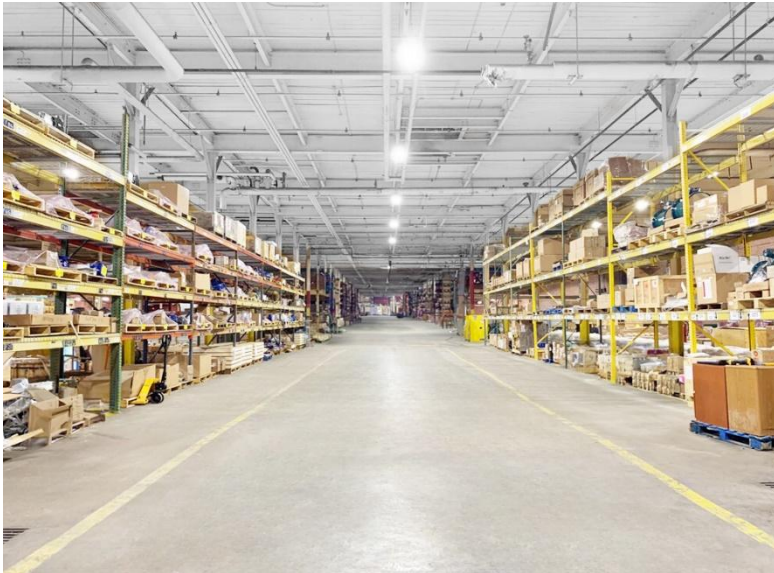
**Spacing:** 40' column spacing



# “CLASS A” FITOUT AVAILABLE

## OPTIONAL SPACE UPGRADES

- Epoxy Floors
- Paint interior walls and ceiling white
- Fully subdivided, private space
- Add new loading docks to tenant spec
- Other upgrades available



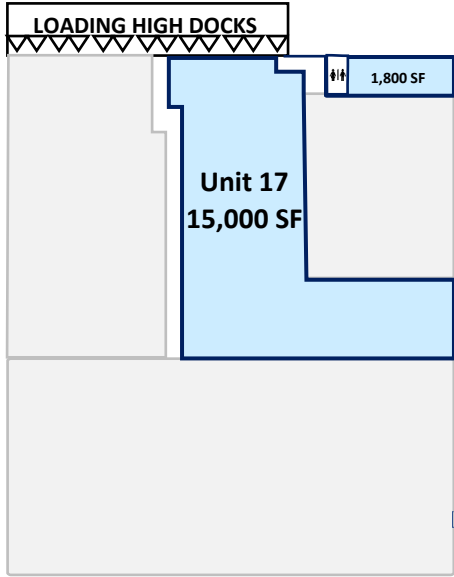
\*Current space



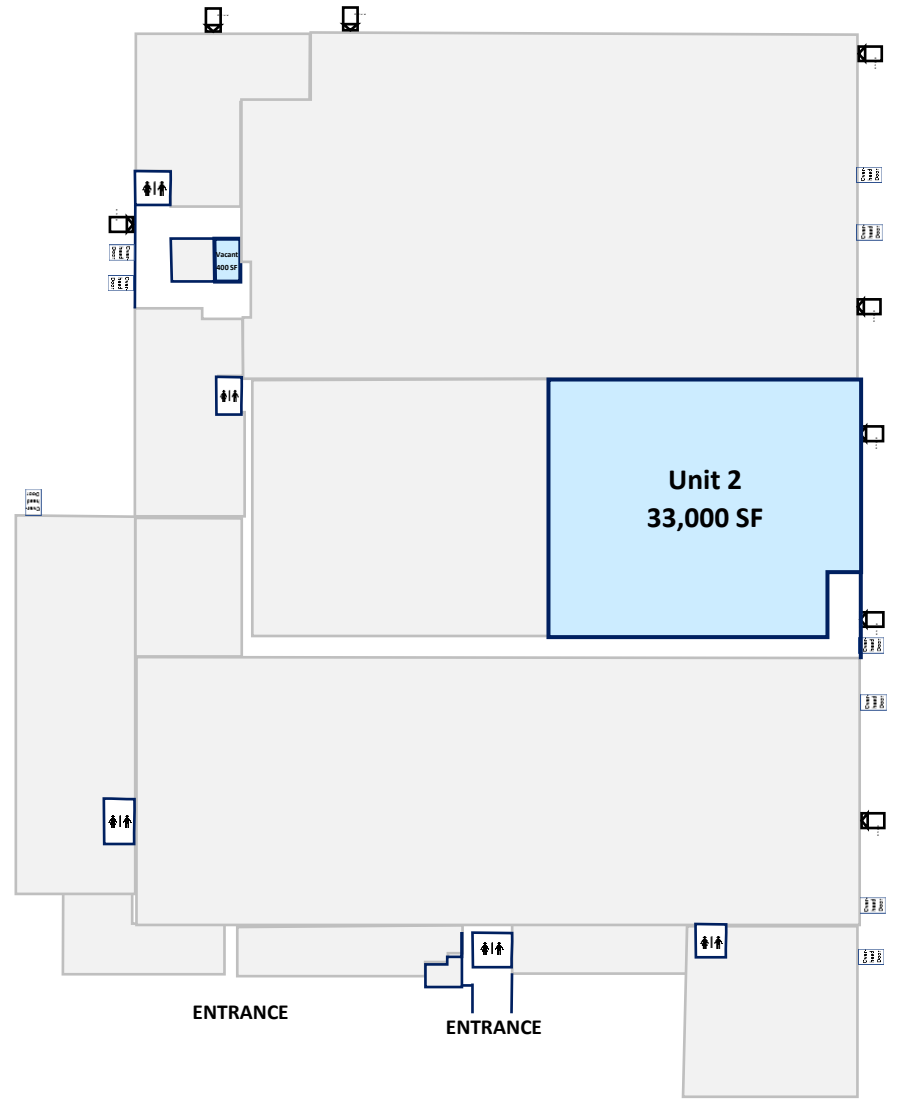
\*Conceptual upgrades after landlord work



# AVAILABILITY



Available Now



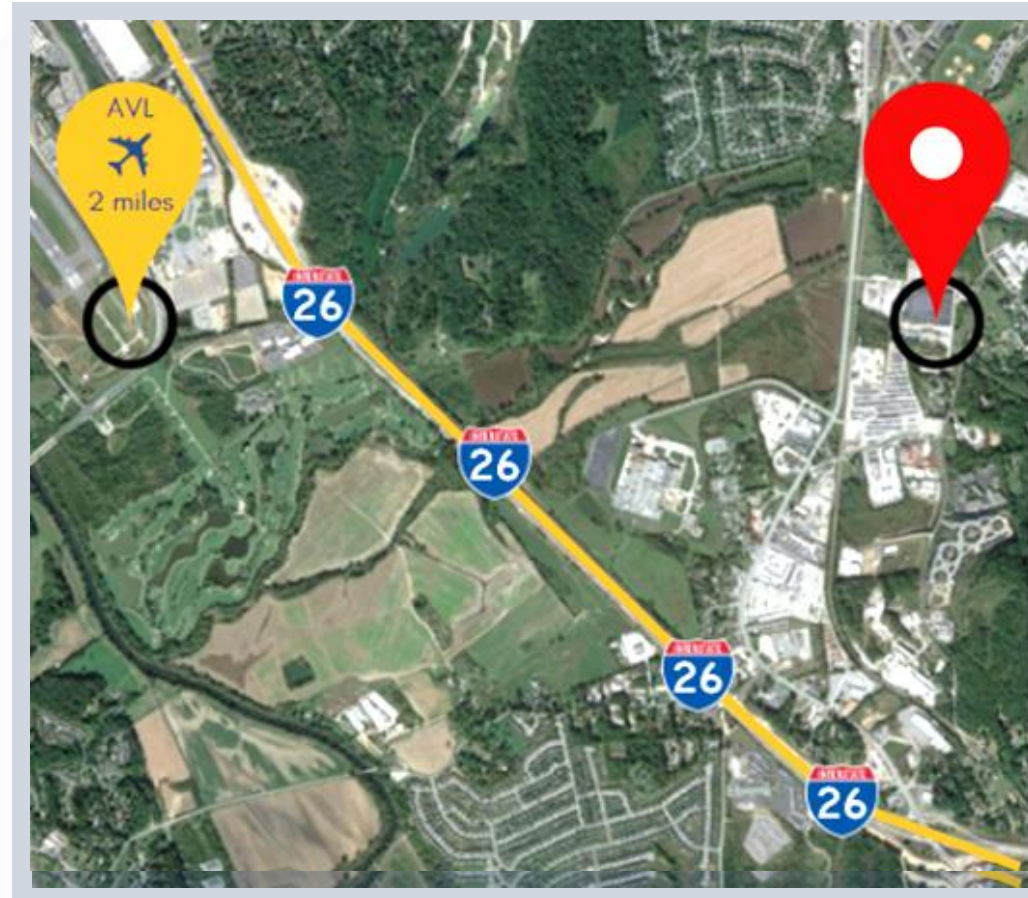
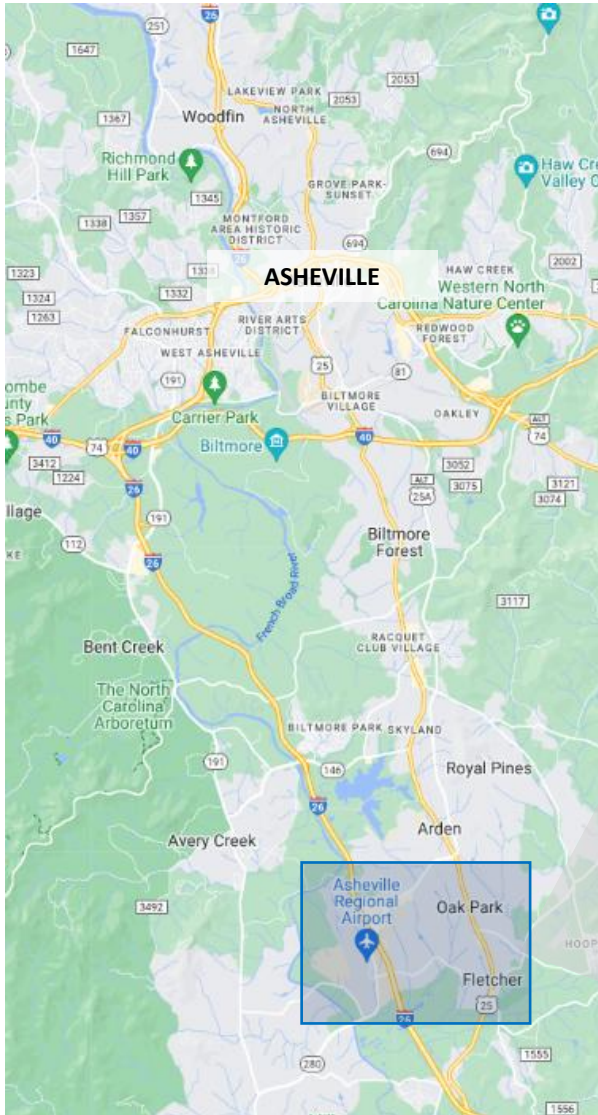
Additional  
docks can be added

Standalone  
Contractor/Storage  
Building w/ Electric  
& Drive-in Door

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## LOCATION OVERVIEW

- Adjacent to Route 25 and one mile to I-26
- Seven-minute drive to the Asheville airport





## CONTACT INFORMATION



### CONTACT INFO

**David Ellis**  
Prime Rock  
317.250.6633  
[dellis@primerockencap.com](mailto:dellis@primerockencap.com)

**Alex Bannerman**  
Prime Rock  
860.605.0701  
[abannerman@primerockencap.com](mailto:abannerman@primerockencap.com)

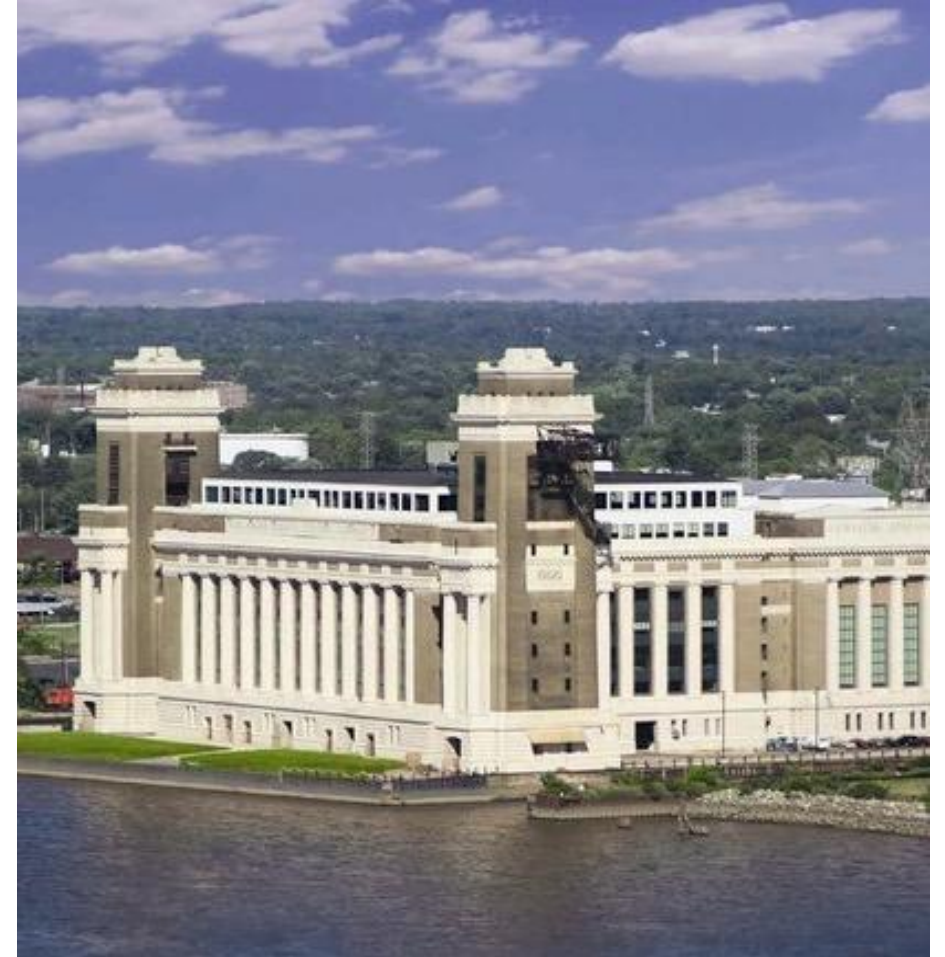
**Islam Tareq**  
Prime Rock  
954.836.9106  
[itareq@primerockencap.com](mailto:itareq@primerockencap.com)

# WORLD CLASS DEVELOPER

OVER 13 MILLION SQUARE FEET REDEVELOPED COMMERCIAL REAL ESTATE



PRIMEROCK





## AWARDS AND RECOGNITION

The Philadelphia Business Journal "Best Real Estate Deals  
Suburban Office Lease Winner - The Wharf at Rivertown, Chester, PA

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The Philadelphia Business Journal "Best Real Estate Deals  
Urban Office Lease Winner - 801 Market Street Philadelphia, PA

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Coalition of Commercial Real Estate Associations (CCREA) Lighting Rod Award

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Distinguished Performance in Management Award, Widener University

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Montgomery County Planning Commission  
Outstanding Land Development - River Park 1 & 2, Conshohocken, PA

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The Baltimore Business Journal "Commercial Real Estate Heavy Hitters"  
Office Medical 2nd Place - Renaissance @ Columbia Gateway, Columbia, MD

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Montgomery County Chamber of Commerce "Economic Development Award

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The Delaware County Outstanding Achievement Award  
Baldwin Tower, Eddystone, PA

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National Economic Development Award  
Baldwin Tower, Eddystone, PA

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Montgomery County Planning Commission  
Outstanding Land Development - Lee Park, Conshohocken, PA