



# 1700 TUNNEL ROAD



INDUSTRIAL PROPERTY FOR LEASE

ASHEVILLE, NC 28805

*Presented By*

**TIM BRAMLEY, CCIM, SIOR**

828.548.0090

Tim.Bramley@deweypa.com

**DEWEY PROPERTY ADVISORS**

1 Page Avenue

Asheville, NC 28801

828.548.0090

deweypa.com

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

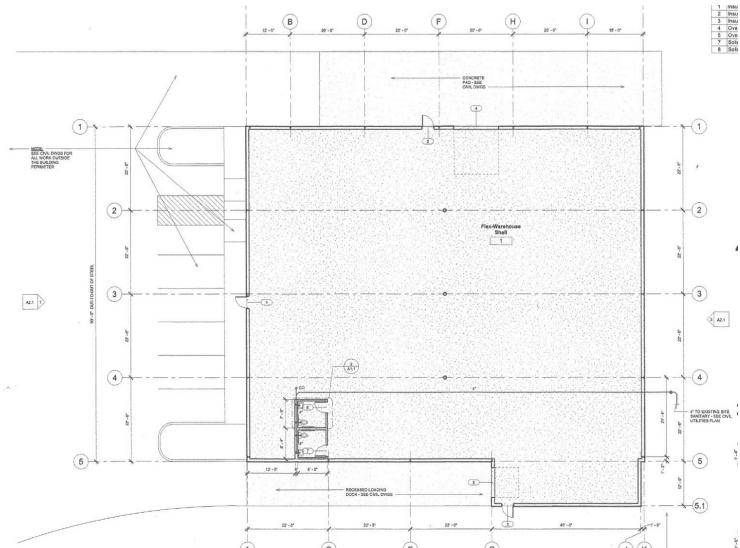
Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	10,110 SF
Building Class:	A
Available SF:	10,110 SF
Year Built:	2026
Zoning:	EMP

### PROPERTY OVERVIEW

New construction industrial/warehouse property delivering in early 2026. The building measures 10,110 square feet with 20-foot ceiling height, and will be equipped with a 12' x 12' overhead door and a loading dock. Call Broker for more information.

### PROPERTY HIGHLIGHTS

- New construction scheduled for early 2026 delivery — allowing tenant input and upfit flexibility.
- 10,110 SF industrial/warehouse space with 20' ceiling height — well suited for light manufacturing, fulfillment, fabrication or regional distribution.
- Overhead door (12'x12') plus loading-dock (dock high) access facilitates easy receivables and shipments.
- Strategic location with strong frontage, immediate proximity to I-40/US-70 interchange — optimizing regional reach and labor access.



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## SITE PLAN



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## GIS - AERIAL

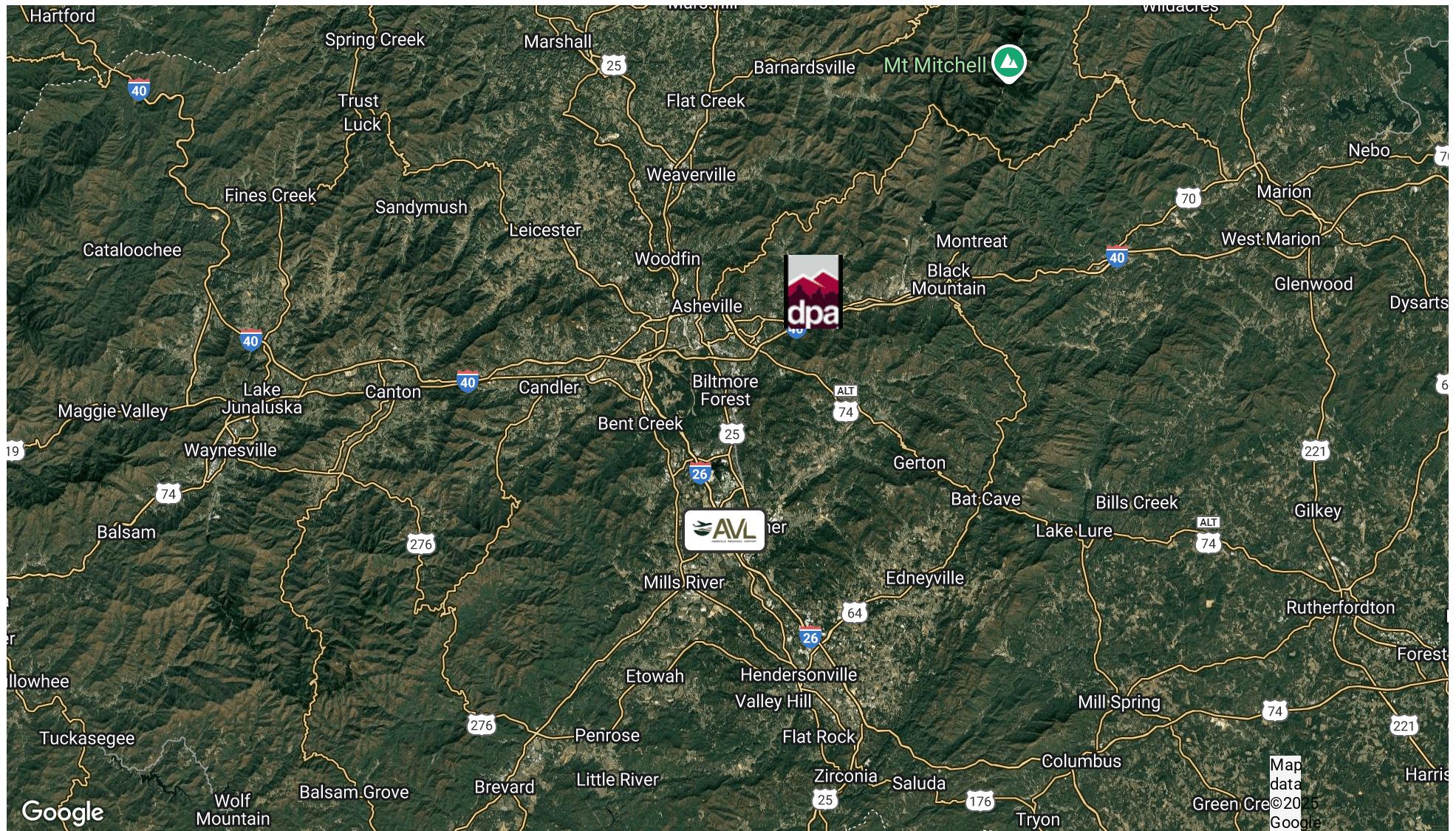


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## PROXIMITY TO HIGHWAYS AND AIRPORT



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## ESRI DEMOGRAPHICS

### 2020 Census Summary

Buncombe County, NC  
Geography: County



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

#### 2010-2020 ANNUAL GROWTH RATE



**1.23%**

Population



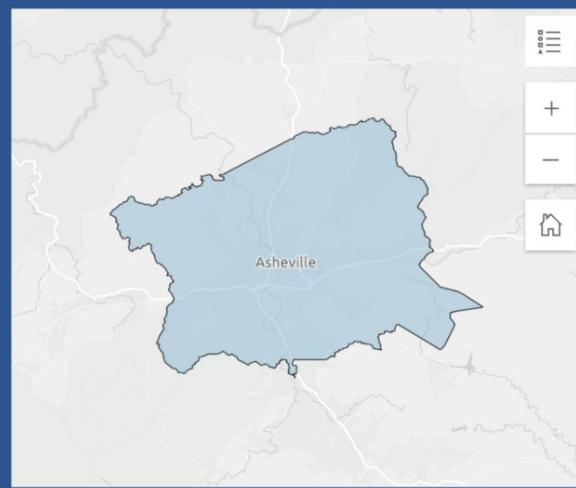
**0.61%**

Group Quarters



**1.47%**

Households



**Source:** This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

**269,452**  
Total Population

**129,141**  
Housing Units

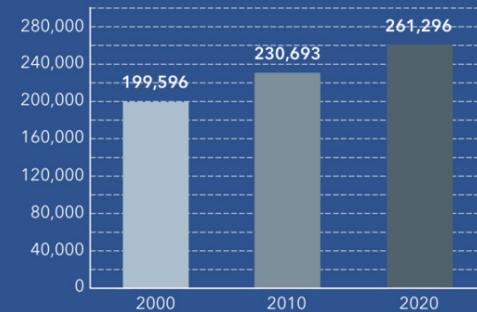
**410.4**  
Population Density

**2.25**  
Average Household Size

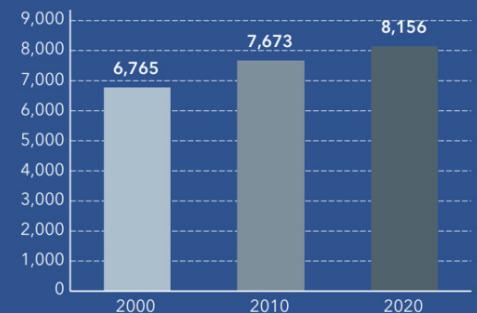
**116,237**  
Total Households

**43.0**  
Diversity Index

#### HOUSEHOLD POPULATION

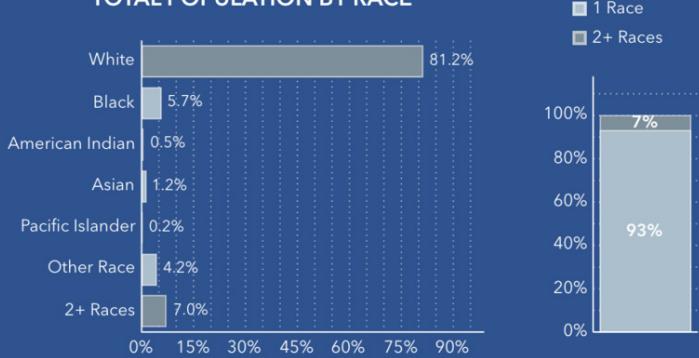


#### GROUP QUARTERS



#### KEY FACTS

#### TOTAL POPULATION BY RACE



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	49,578	219,874
1 Race	43,136	207,352
White	35,081	183,786
Black	3,400	11,911
American Indian/Alaska Native	266	977
Asian	601	2,721
Pacific Islander	173	323
Some Other Race	3,615	7,634
2 or More Races	6,442	12,522



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## ESRI DEMOGRAPHICS

### Business Key Facts

Buncombe County, NC | Geography: County



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

#### Key Statistics

**13.3K**

Total Businesses

**144K**

Total Employees

**\$22.3B**

Total Sales

**5.6%**

Unemployment Rate

#### Daytime Population



**285,374**

Total Population



**307,054**

Total Daytime Population

Ratio of daytime to total population:

**1.08**

Values > 1.0 mean that more people come to the area during the day than live there.



**Suburb**

Dominant Urbanicity Type



**11.2**

Avg Number of Employees



**20.2**

Comparison data is not available

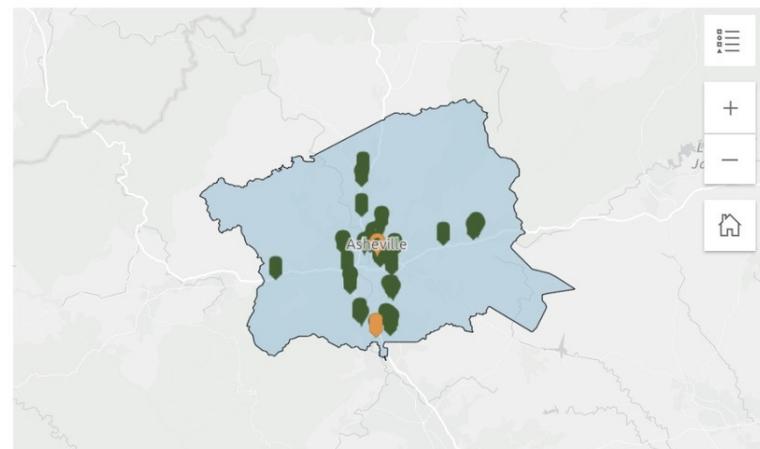
#### Top 25 Largest Businesses in Area

**25\***

100 or More Employees

**25\***

\$10M+ Annual Sales Vol



Highest sales volume

Simply Home

Independent

\$1.34B

Most Employees

Mission Hospital

Headquarters

6,000

**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. \* Indicates the number of locations has reached the maximum.



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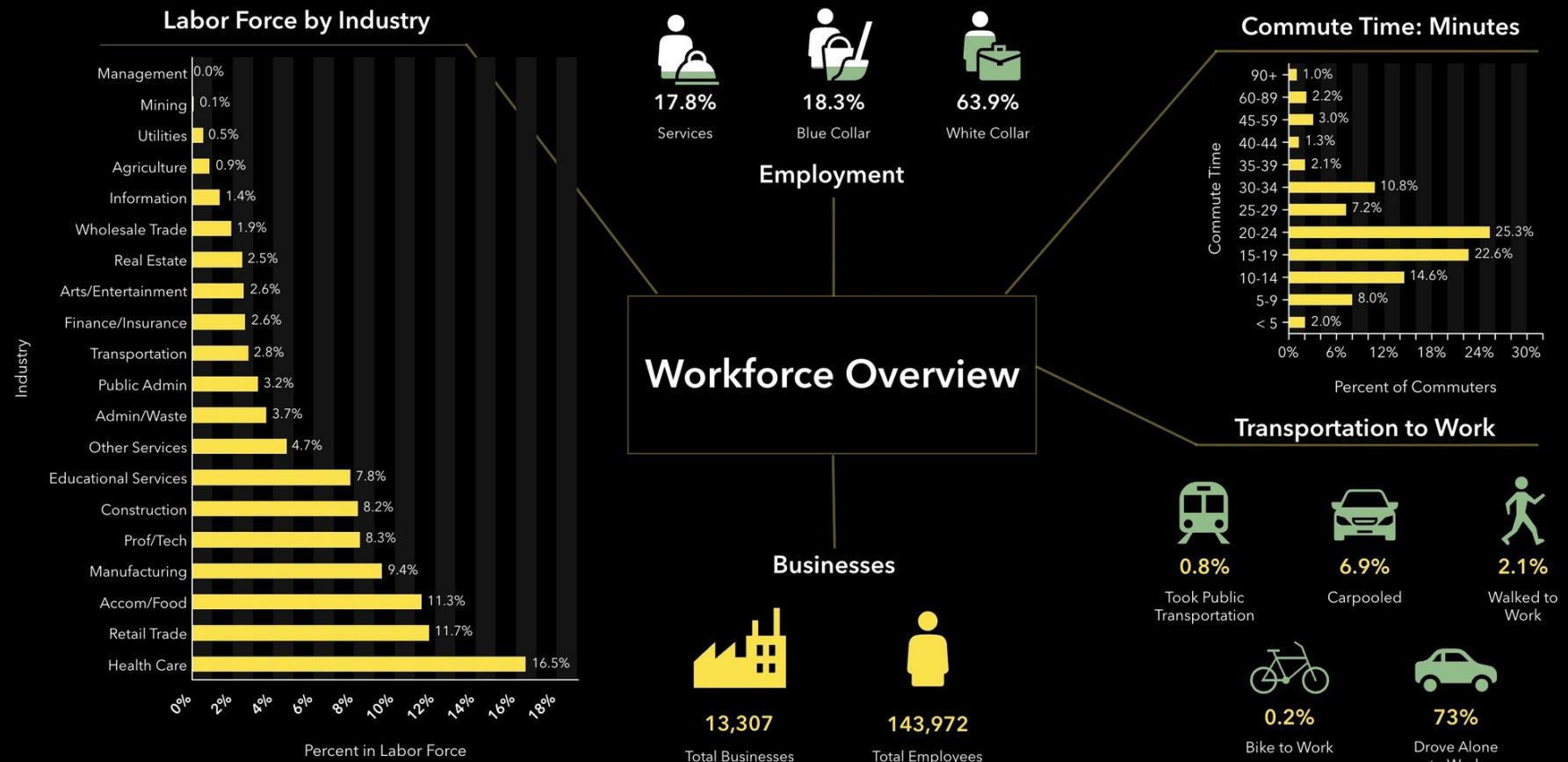
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## ESRI DEMOGRAPHICS

### Economic Development Profile

Buncombe County, NC

Geography: County

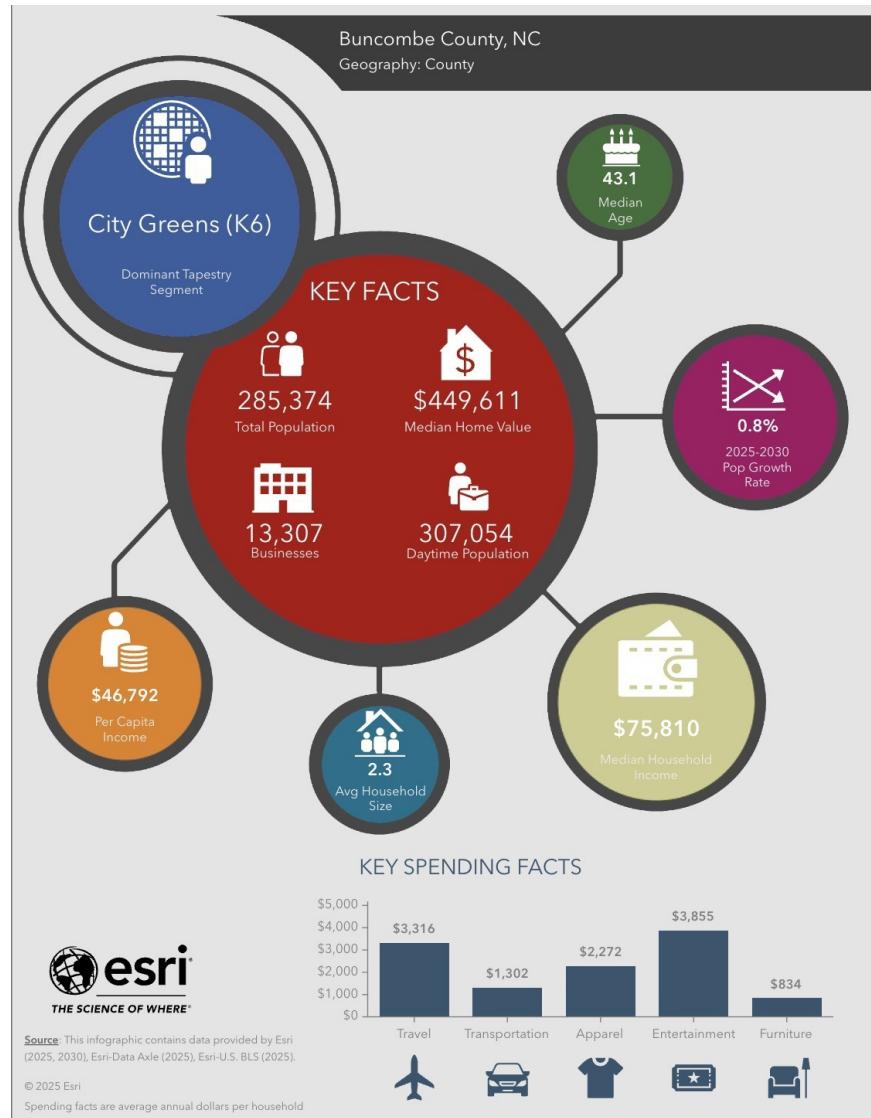


Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

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