



Dewey Property Advisors

# 1700 TUNNEL ROAD



  
INDUSTRIAL PROPERTY FOR LEASE

## ASHEVILLE, NC 28805

*Presented By*

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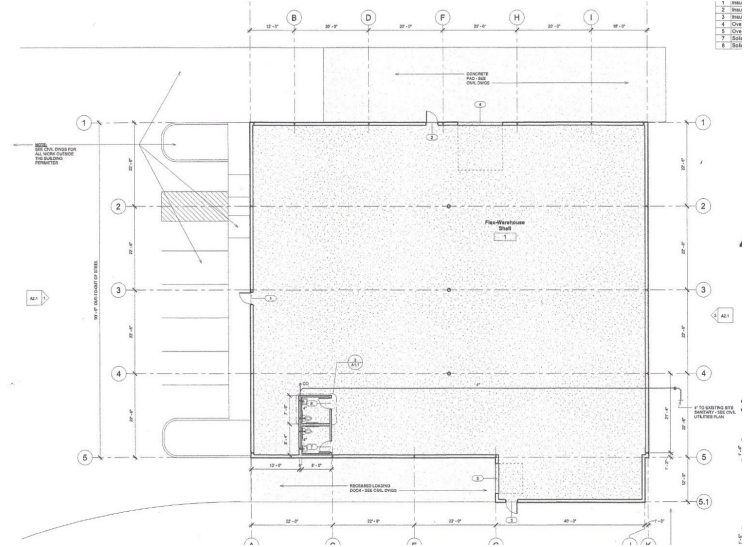
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## EXECUTIVE SUMMARY



### 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



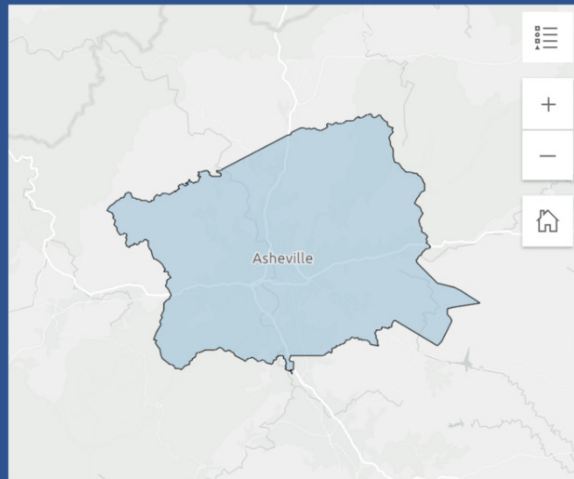
**0.61%**

Group Quarters



**1.47%**

Households



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

#### KEY FACTS

**269,452**  
Total Population

**129,141**  
Housing Units

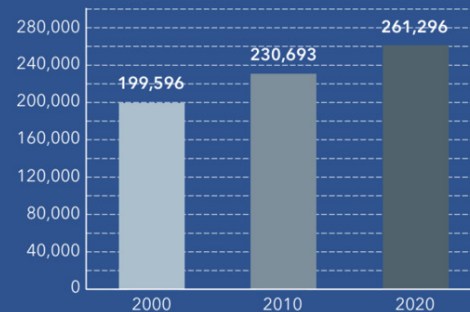
**410.4**  
Population  
Density

**2.25**  
Average  
Household Size

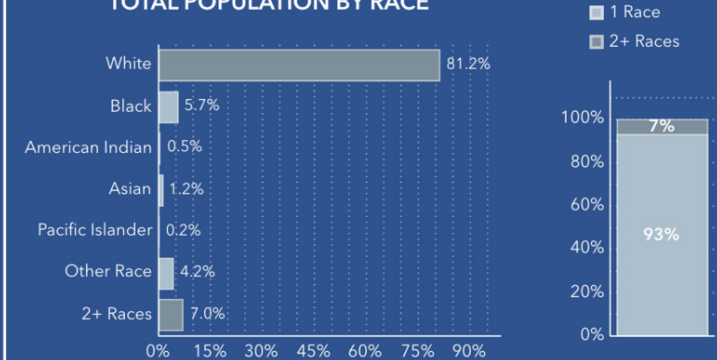
**116,237**  
Total Households

**43.0**  
Diversity Index

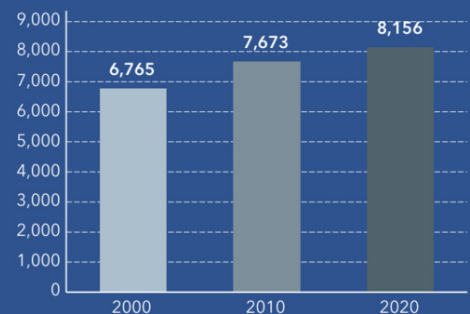
#### HOUSEHOLD POPULATION



#### TOTAL POPULATION BY RACE



#### GROUP QUARTERS



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



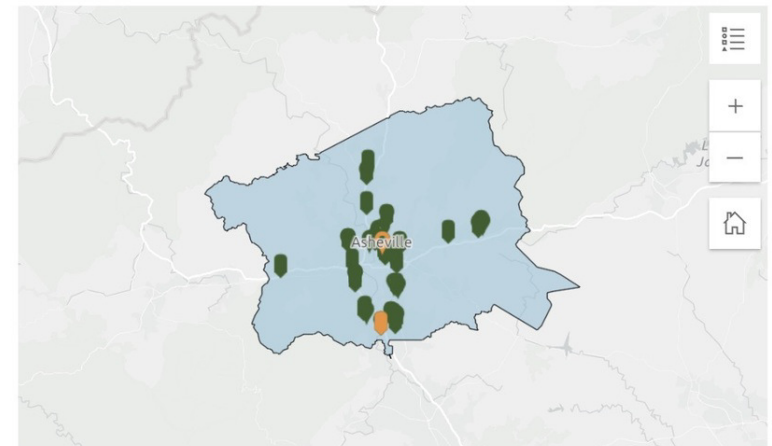
**25\***

100 or More Employees



**25\***

\$10M+ Annual Sales Vol



Highest sales volume

Simply Home	Independent	\$1.34B
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Most Employees

Mission Hospital	Headquarters	6,000
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**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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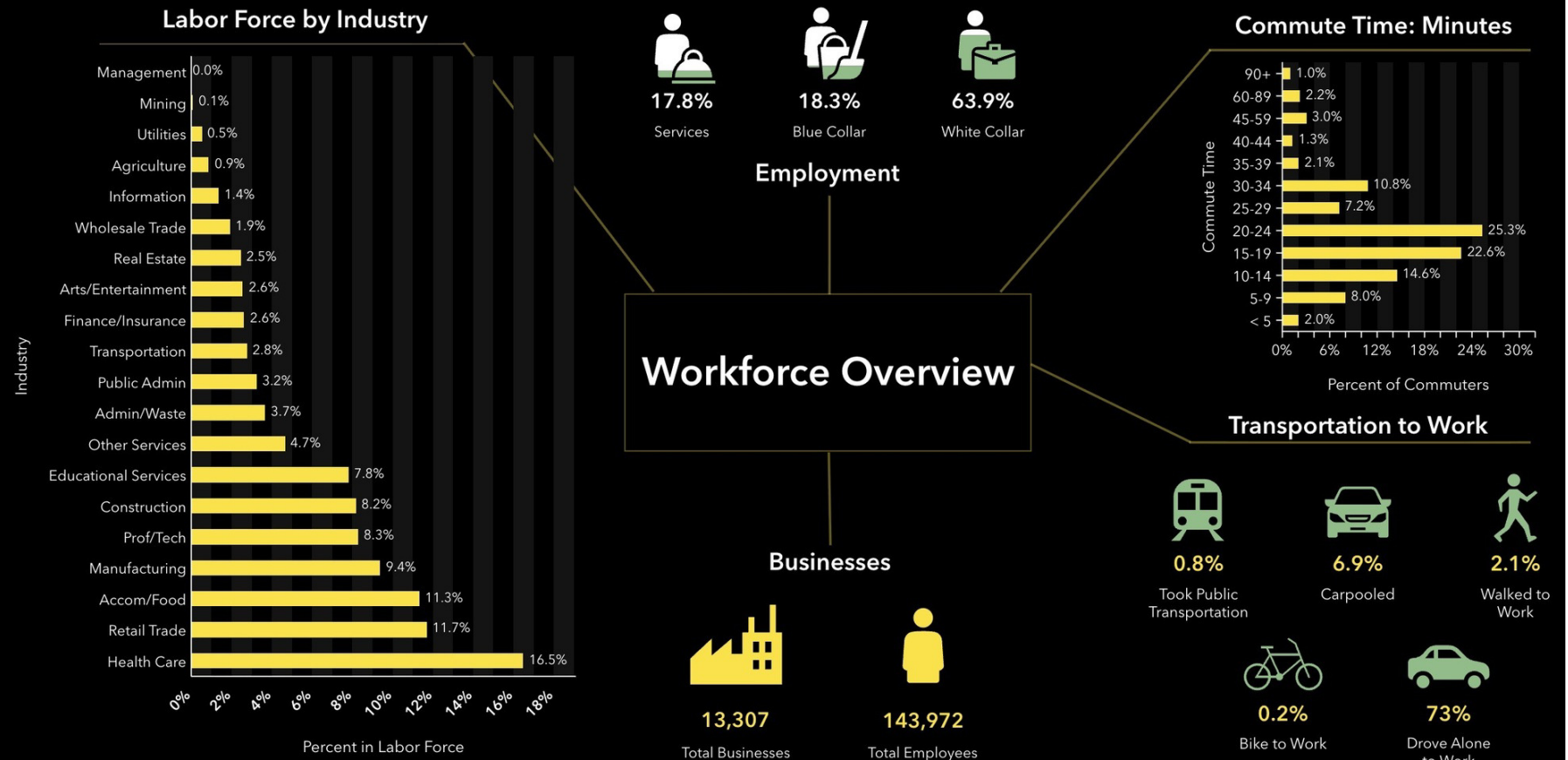
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## ESRI DEMOGRAPHICS

### 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).

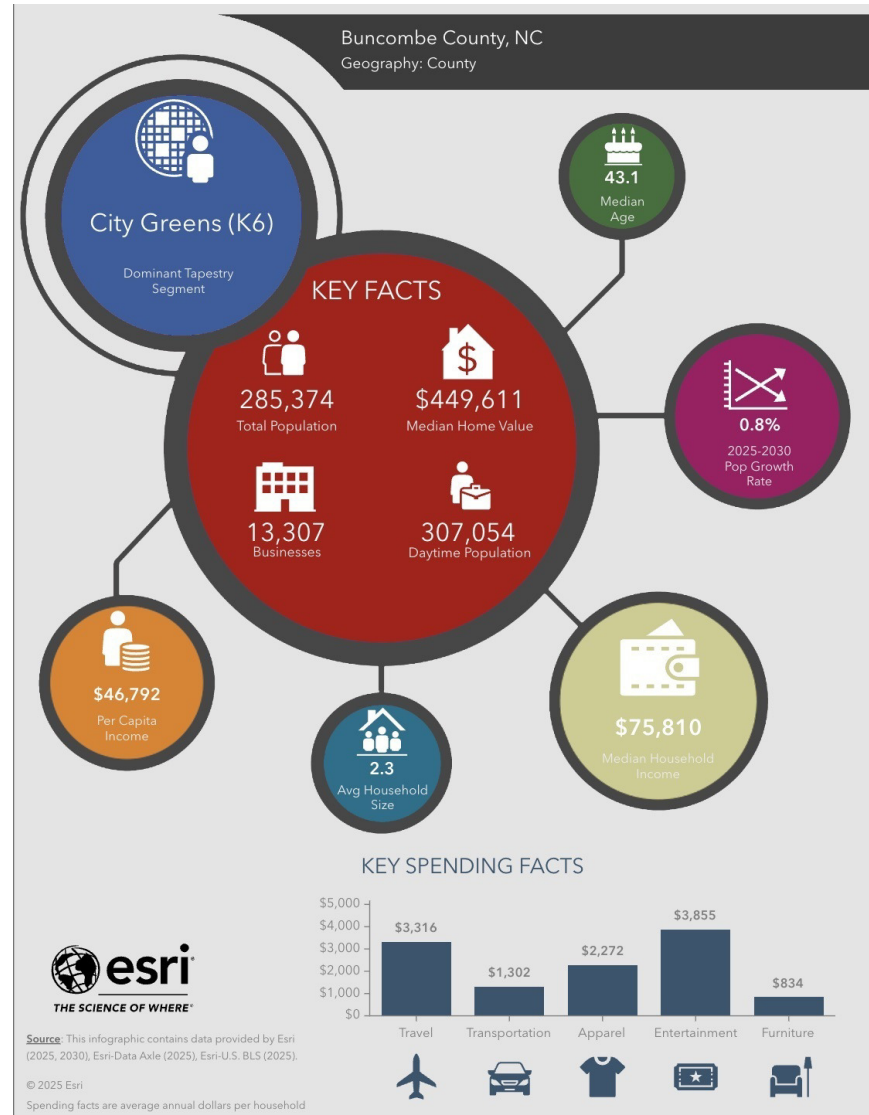


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