



PRIMEROCK

**Outdoor Storage for Lease in Asheville**  
4600 Hendersonville Road, Fletcher NC 28732

## LEASING OVERVIEW

We are pleased to present you with a proposal to lease outdoor storage 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

**Space:** 5 acres

**Term:** 10 years

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

### PROPERTY HIGHLIGHTS

- **Zoning:** M-1
- **Highway:** Along the main thoroughfare, Hendersonville Road, and only one mile to I-26
- **Proximity:** Less than 10 min from Asheville Airport
- **Security:** Securely Fenced and separated
- **Utilities:** Power and water already on site
- **Uses:** Heavy Industrial uses permitted
- **VPD:** 23,500

**Strong traffic counts along the main thoroughfare,  
Hendersonville Road, and only one mile to I-26**





# AERIAL PLAN





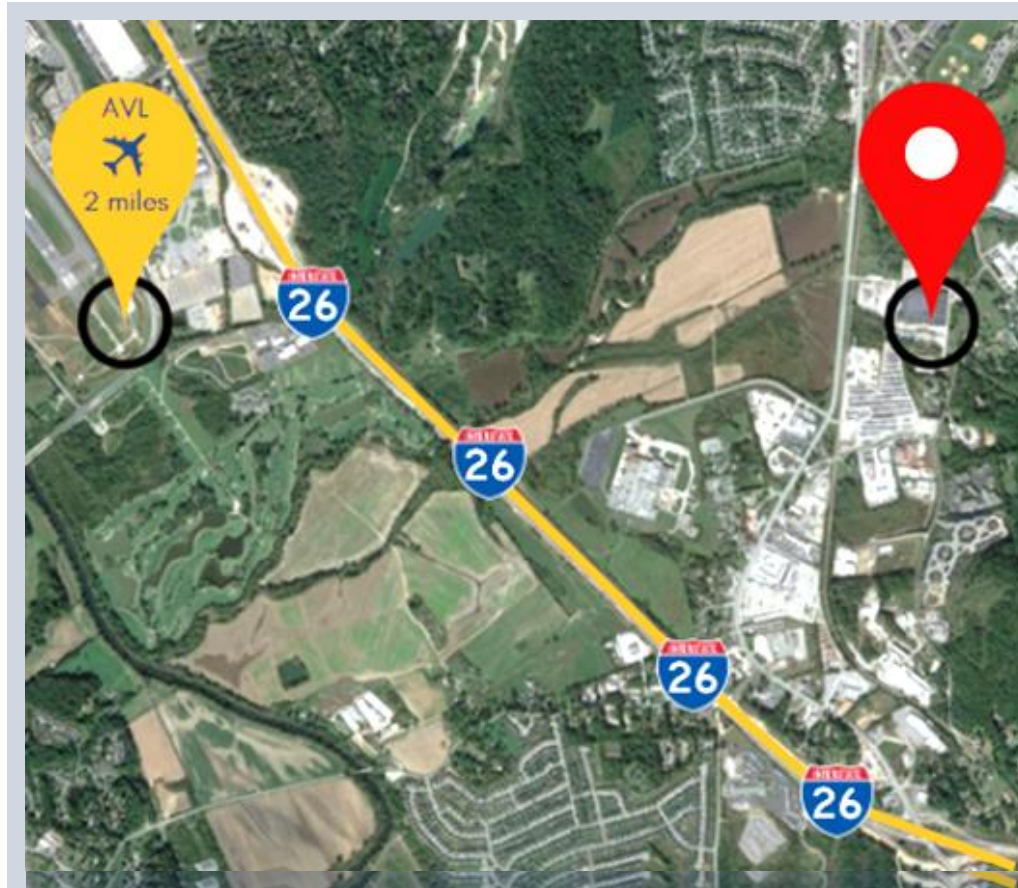
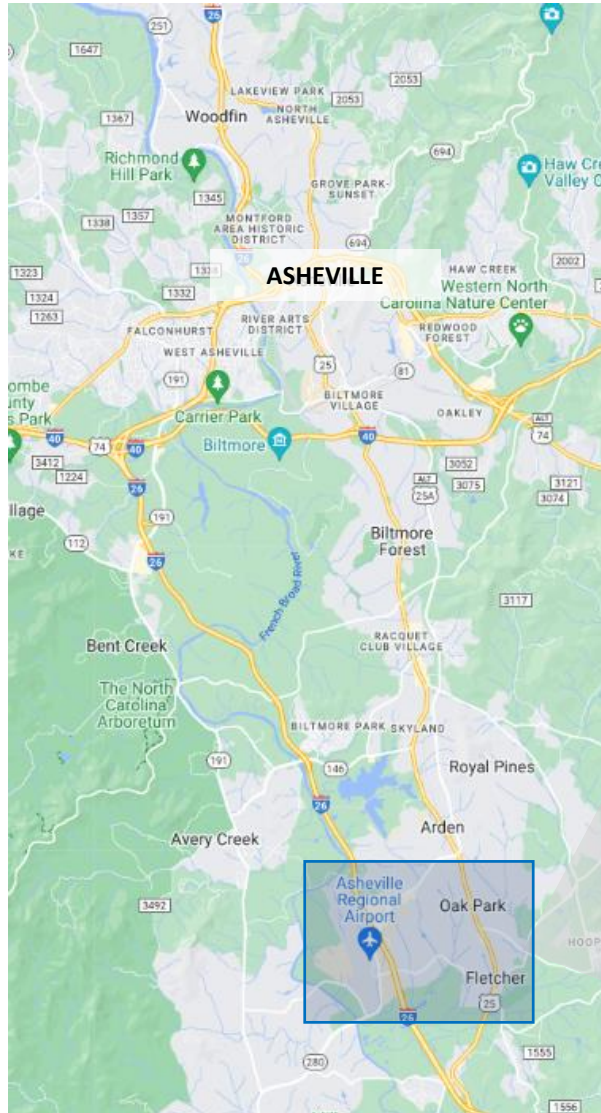
## SITE MAP





## LOCATION OVERVIEW

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





## CONTACT INFORMATION



### CONTACT INFO

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## 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