



2109 Spartanburg Highway

East Flat Rock, North Carolina 28726

Property Highlights

- Large open warehouse / work area with drive-in access.
- Dedicated office / reception area.
- Suited for service, warehouse, distribution, manufacturing, machining, assembly & production operations

Property Overview

2109 Spartanburg Highway offers ±3,750 SF of versatile flex / light industrial space in East Flat Rock. The property features a large open warehouse area with drive-in access, dedicated office and reception space, and two restrooms. Currently configured for automotive service, the space can accommodate a variety of non-automotive users including contractors, trades, service businesses, warehouse/distribution, manufacturing, machining, assembly & production operations. Prominent Spartanburg Highway frontage and convenient access to I-26 provide strong visibility and connectivity throughout the Hendersonville market.

Offering Summary

Lease Price:	\$14/SF/NNN
Available:	January 2027
Unit Size:	+/-3,750 SF
Type:	Flex / Light Industrial
Zoning:	CC
Notes:	3 Phase power & compressed air on site.

Demographics 0.25 Miles 0.5 Miles 1 Mile

Total Households	138	523	1,787
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For More Information

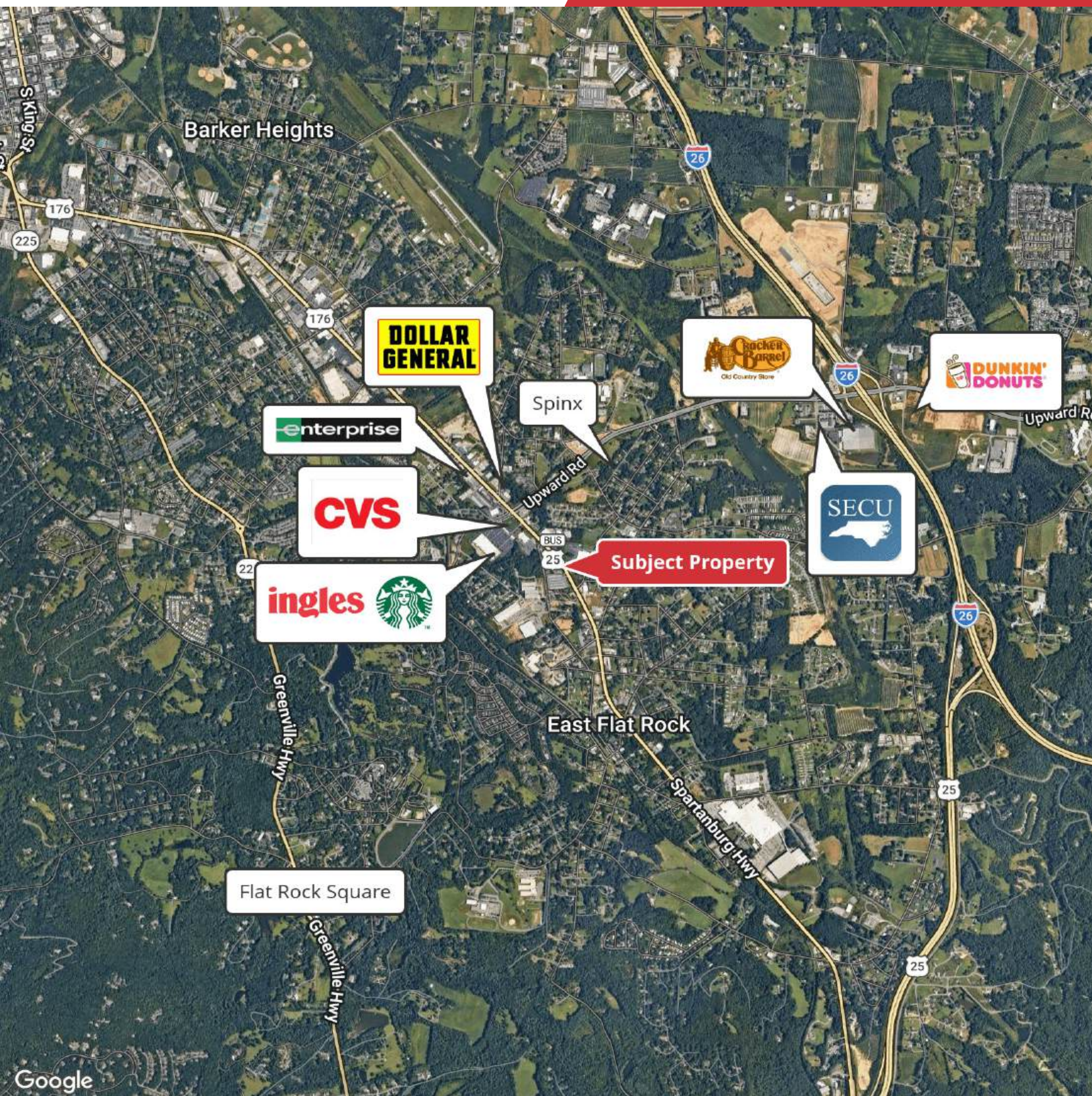


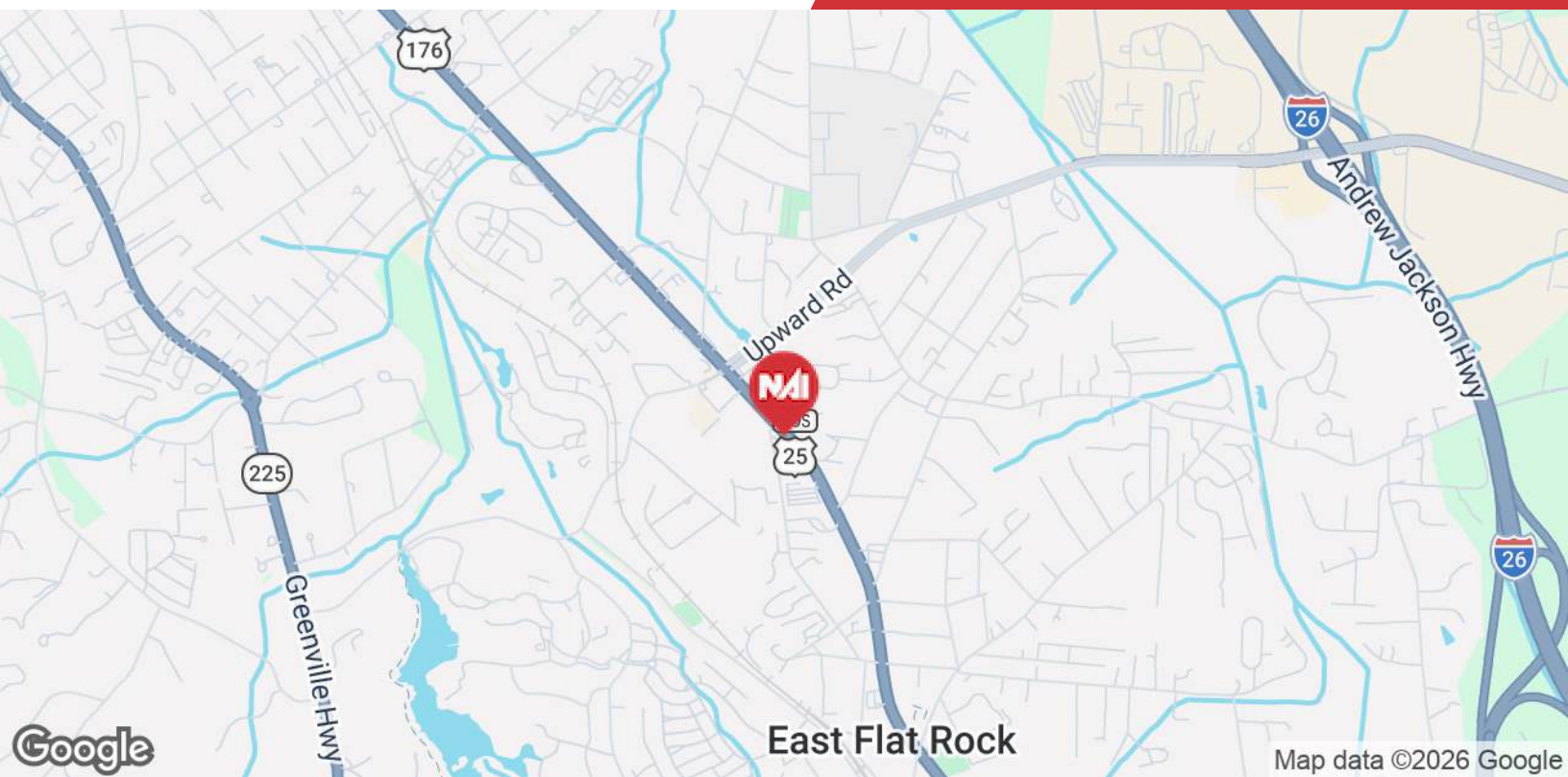
Chris Mansfield

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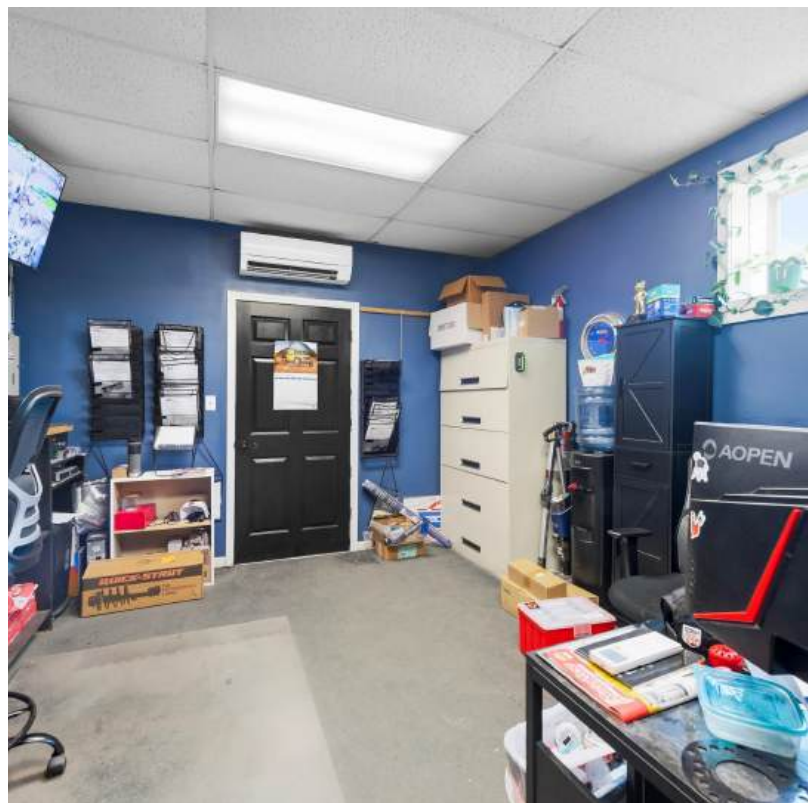


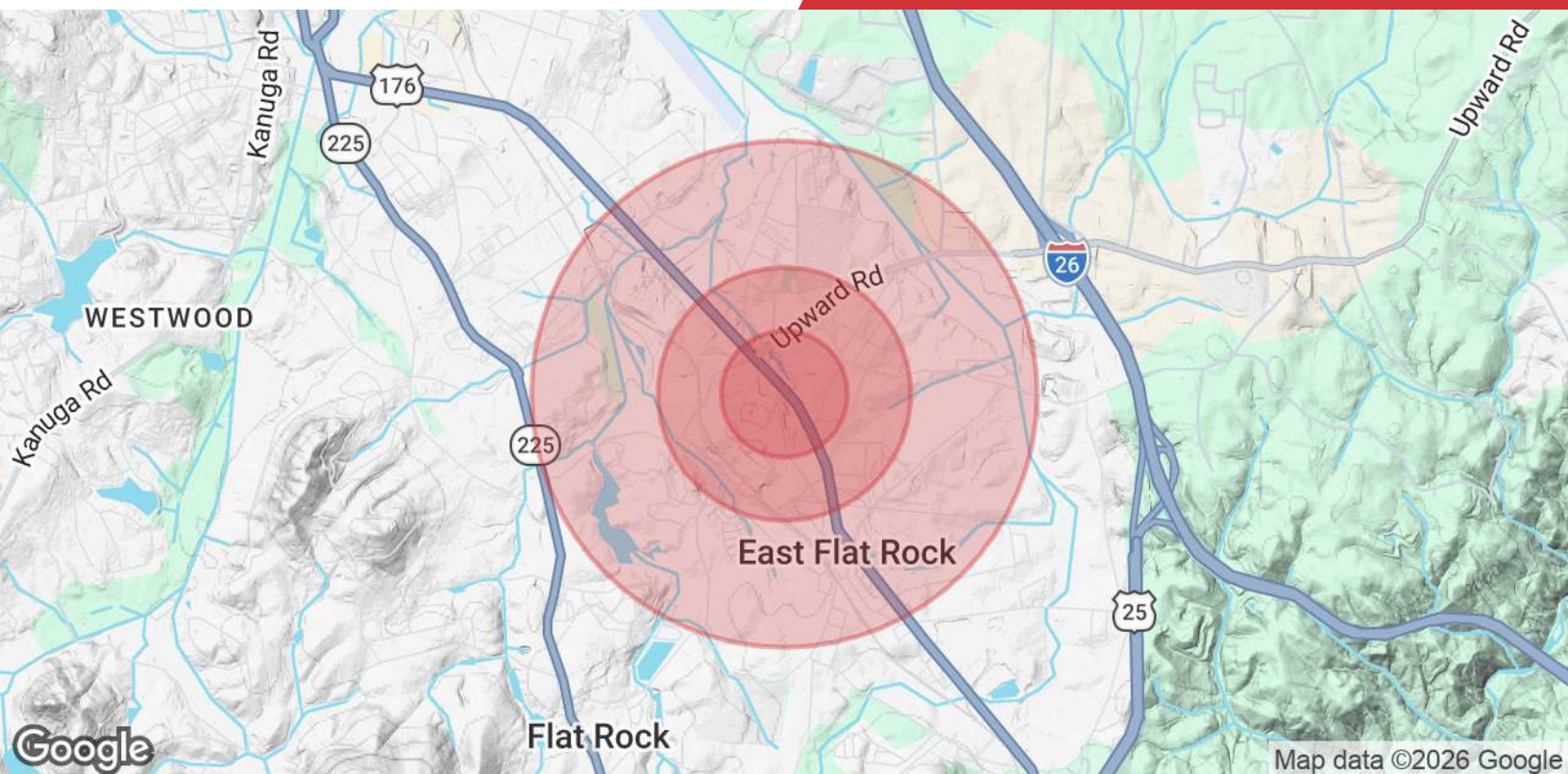


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.









Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	372	1,398	4,526
Average Age	30.3	31.0	33.9
Average Age (Male)	29.8	30.3	33.1
Average Age (Female)	30.8	31.7	34.7

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	138	523	1,787
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$66,948	\$69,303	\$68,743
Average House Value	\$263,839	\$267,924	\$281,927

2023 American Community Survey (ACS)



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Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Sheepdog Pancho, and riding his motorcycle through the mountains.

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