

±171,155 SF CLASS-A INDUSTRIAL FOR SALE OR LEASE

*Banner Farm Road
Mills River, NC 28759*

Delivery Expected Q1 2025



BANNER FARM LOGISTICS CENTER | BUILDING HIGHLIGHTS



BUILDING HIGHLIGHTS

BUILDING SIZE	±171,155 SF
MIN. DIVISIBLE	±27,225 SF
OFFICE SPACE	Build-to-Suit
CLEAR HEIGHT	32'
LOADING CONFIGURATION	Rear Load
DOCK HIGH DOORS	24 (Additional 23 Knockouts Available)
DRIVE IN DOORS	Two (2)
BUILDING DEPTH	246' x 796'
COLUMN SPACING	54' x 53'8"
SPRINKLER SYSTEM	ESFR
FLOOR THICKNESS	6' Slab
EXTERIOR	Concrete Tilt
PARKING	129 Auto

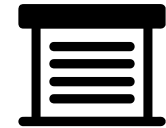


BANNER FARM LOGISTICS CENTER | HIGHLIGHTS

- Well located infill / last mile location
- High profile corporate neighbors
- Multiple ingress / egress points
- Close proximity to Asheville Airport, Interstate 26, & Interstate 40
- Highly skilled labor pool
- Safe environment to attract quality labor
- 32' clear height
- ESFR sprinkler system
- Separate entrance for employees and trucks



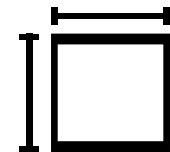
OFFICE SPACE
BUILD-TO-SUIT



DOCK EQUIPMENT
BUMPERS PROVIDED
WITH SHELL



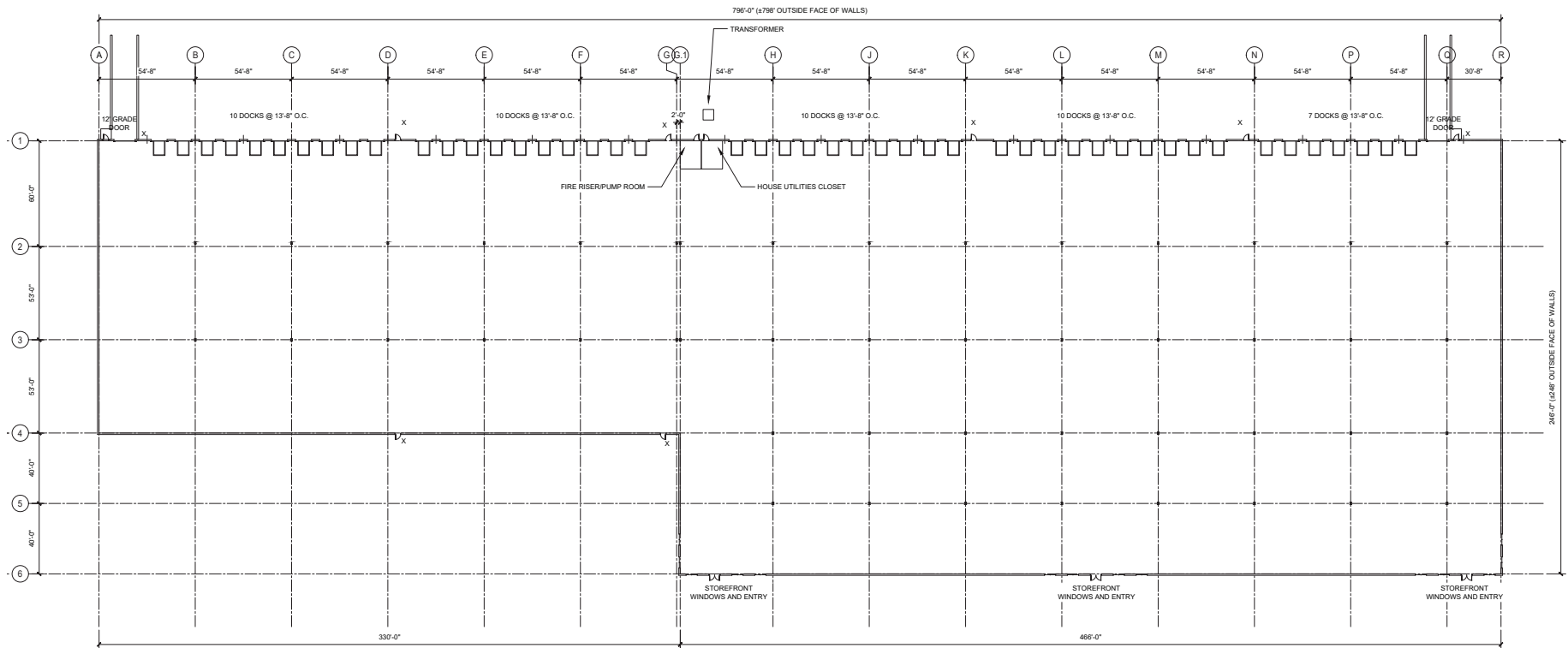
LED LIGHTING
WAREHOUSE



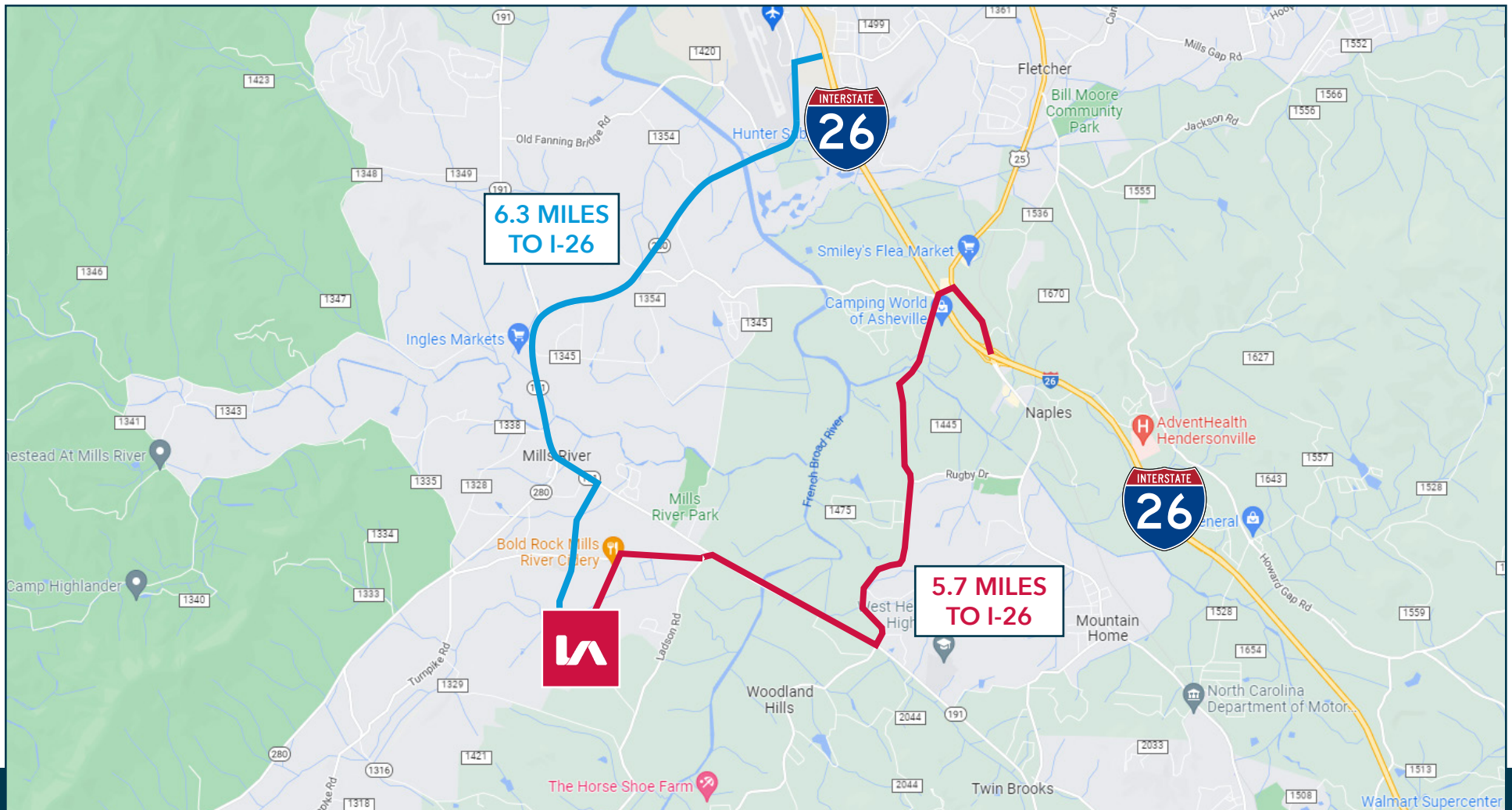
24 DOCK DOORS
ADDITIONAL 23
KNOCKOUTS AVAILABLE



BANNER FARM LOGISTICS CENTER | FLOOR PLAN



BANNER FARM LOGISTICS CENTER | INTERSTATE PROXIMITY



**POPULATION
WITHIN 10 MILES**
138,888



**HOUSEHOLDS
WITHIN 10 MILES**
60,001



**DISTANCE TO
DOWNTOWN ASHEVILLE**
21.1 Miles



**DISTANCE TO
ASHEVILLE REGIONAL AIRPORT**
6.1 Miles



BANNER FARM LOGISTICS CENTER | CORPORATE NEIGHBORS



BANNER FARM LOGISTICS CENTER | AERIAL OVERVIEW



MARKET ANALYSIS | ASHEVILLE MARKET OVERVIEW

227+ LOGISTICS COMPANIES

71+ MANUFACTURING COMPANIES

1 DAY DRIVE TO REACH OVER 100M PEOPLE

MARKET NOTES

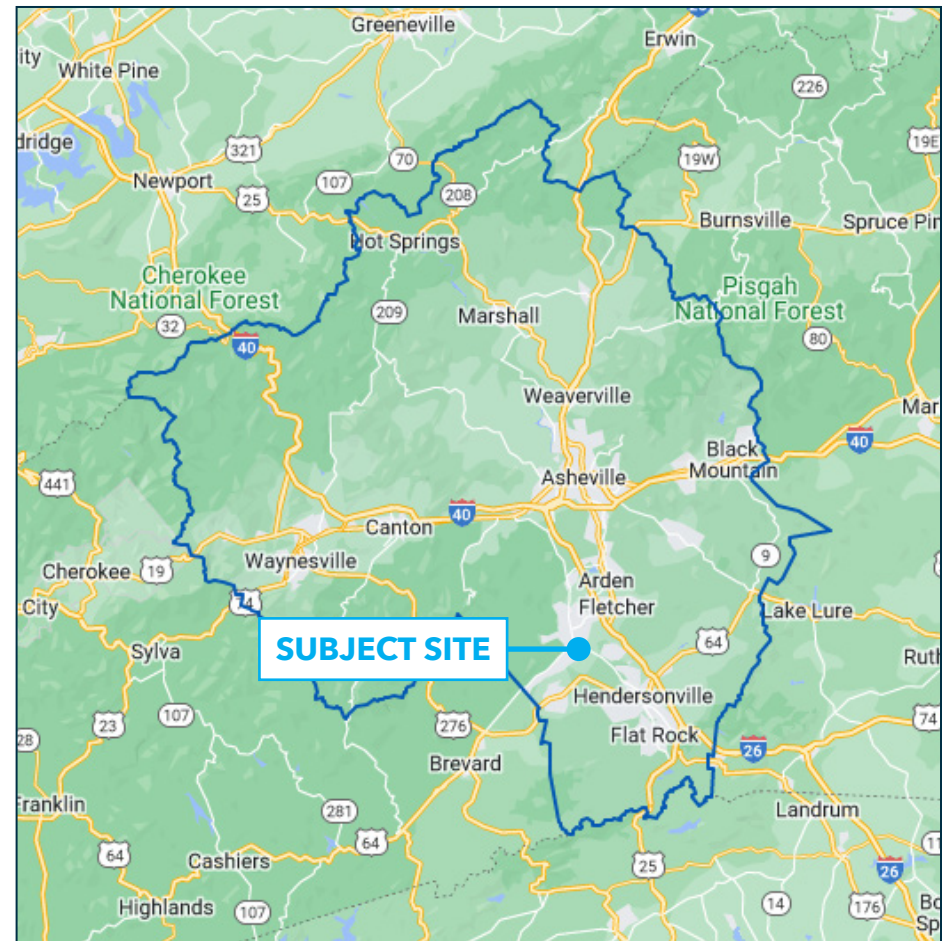
The Asheville region is a diverse \$24 billion economy. Key economic drivers include steady population growth, manufacturing, healthcare, and hospitality. The region is well-educated with nationally recognized schools, close proximity to most major cities, and the Asheville Regional Airport with direct flights to Washington and New York among others.

Banner Farm Logistics Center is located right off I-26 in Henderson County, providing easy access to markets along the east coast. This strategic location offers direct interstate access to I-81, I-85, I-77, and I-95. The Port of Charleston, Port of Savannah, and Inland Port Greer can also be utilized with direct interstate or rail connections.

SELECT CORPORATE NEIGHBORS



ASHEVILLE MARKET MAP





Learn More. Give Us A Call.
864.704.1040



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