



## **HOSTESS OFFICE / LAND WAREHOUSE @ I-26**

188 Patton Ave, Asheville, NC 28801

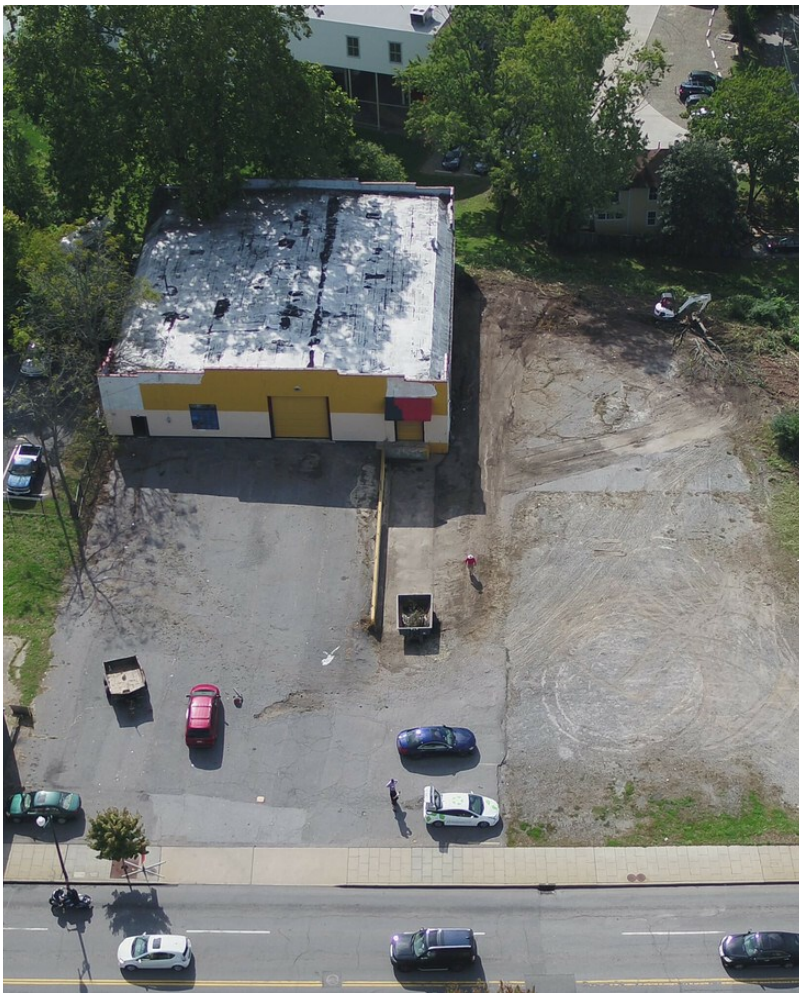
**Shalin Patel**

Shalin Patel

188 Patton Ave, Asheville, NC 28801

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(828) 490-1602



# HOSTESS OFFICE / LAND WAREHOUSE @ I-26

Rate Upon Request

Not for sale. Brokers Welcome! Exceptional CBD 1.18 acre Long Term Lease.  
Contact owner for Warehouse rental with Parking lot for 90+ cars in Downtown Asheville NC near I-26 (turning 8 lanes). 120v - 240v on site.

200 feet of downtown main road frontage. 0.25 mile from highway exit ramp (1 traffic light). Views of Western Range. High Rise -- OK! Zero Setbacks -- OK! Downtown Parking Lot -- OK!

Harrah's Civic Center 0.5 mi., Mission HCA Hospital System, and Biltmore Village 3 mi. County Courthouse 1 mi. New County Health Department Tower 0.5 mi. Full...

- Exclusive Downtown Asheville @ I-26 & I-240 ramp (0.25 miles)
- Warehouse Lease w/ Parking lot (90+ spaces) in Downtown @ I-26. 200 ft. of frontage.
- Online Visit: [Loopnet.com/Listing/188-Patton-Ave-Asheville-NC/27348469/](https://loopnet.com/Listing/188-Patton-Ave-Asheville-NC/27348469/)



Rental Rate:	Contact Owner
Property Type:	Mixed Use Office
Property Subtype:	Warehouse
Rentable Building Area:	9,300 SF
Year Built:	1951
Rental Rate Mo:	Upon Request

## 1st Floor

Space Available	9,300 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

NOT FOR SALE. Get seen easily ! 200 ft. of main road frontage in Downtown Asheville. Views of Western Range. Traffic generator I-26 w/ 8 lanes and downtown Asheville location. 9,300 sq. ft. Warehouse with Offices, and Parking lot for busses and over 90 cars on site. Lease warehouse, offices and parking lot on main road in downtown Asheville NC. Please contact owner for visit and quote to lease space. Please include your desired use and how long you would like to lease warehouse and offices for. Online Visit -- [www.loopnet.com/Listing/188-Patton-Ave-Asheville-NC/27348469](http://www.loopnet.com/Listing/188-Patton-Ave-Asheville-NC/27348469) Moreover, 188/196 Patton Avenue Asheville NC, 28801. 1.18 acre w/ CBD zoning with 200 feet of main road frontage for visibility. Parking included. 120v - 240v on site. Located across the street from the Federal Building in downtown Asheville NC. Near Biltmore, I-26, I-240, Harrah's Civic Center, County Offices, Mission Hospital HCA Health,, and at gateway to River Arts District. Central Business zoning. Zero setbacks. Allows for nearly any business use and vertical development. Warehouse, offices and site may be upgraded to your needs. Parking on site! Warehouse rental includes parking lot, 1 restroom space. 3 office space of 575 sq ft. ,and basement of 1800 sq ft. Total space is 9,300 square feet. Located only 0.25 mile from Interstate 240 and I-26 (being expanded to 8 lanes). Warehouse Includes loading dock and 1 motorized garage door, Truck loading dock. 30 ft. ceiling height on main floor, 8 foot ceiling height in basement. 120v - 240v on site. Shalin Patel - Owner 828-490-1602, 828-280-6580 email is lucknow76@hotmail.com

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Arras Hotel Downtown Asheville	-	
Biltmore Christmas Hallmark Movie	-	
Cleveland Construction	-	
Duke Power & Energy	-	
Hostess Brands (Twinkie Snack Cakes) and Interstat	-	



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Harrah's Civic Center 0.5 mi., Mission HCA Hospital System, and Biltmore Village 3 mi. County Courthouse 1 mi. New County Health Department Tower 0.5 mi. Full Service Grocer, and Pharmacy access is outside Downtown. Many Banks only available outside Asheville CBD.

2 AVAILABLE Long Term Land Lease Lots With Parking Lot  
.68 ac with warehouse, 100 ft. frontage, and parking @ 188 Patton Avenue  
.50 ac corner vacant lot, 100 ft. frontage, side frontage w/ curb cut, and parking, @ 196 Patton & Ann Street.

1 AVAILABLE combined lot with secure concrete warehouse and parking lot for lease in downtown Asheville on 1.18 acre. 188/196 Patton Ave. Asheville NC, 28801. CBD zoning with 200 feet of main road frontage in downtown. High rise zoning OK! Near enough to Interstate to secure DOT directional signs -- providing exposure to millions of highway travelers yearly, and thousands daily. To rent warehouse contact owner with your needs for a quote.

Listed below are long term land lease opportunities to demolish warehouse and build new bldg. Renting warehouse and parking to use as is, is also available, contact owner for quote, with details on what you would like to do and term.

188 Patton - 0.68 acre warehouse and parking lot in downtown Asheville @ \$TBD Monthly  
196 Patton - 0.50 acre corner vacant lot with parking in downtown Asheville @ \$TBD Monthly  
Warehouse rental available -- Single day, weekly, & imonth to month short term rental prices are discounted. Contact owner for availability and reduced rental rate quote for short term rental, festival needs, or event parking.

# Property Photos



Building Photo



Building Photo

## Property Photos



Building Photo