TURN-KEY FLEX OPPORTUNITY

6 CELTIC DRIVE

ARDEN, NC

FOR LEASE

1,500 SF

$2,400/MONTH

JAMES HARRISON | CCIM
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WHITNEY COMMERCIAL REAL ESTATE SERVICES
Brokerage • Management • Construction

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Warehouse/Flex Space in Arden, NC.

Unit B3 offers 1,500 square feet of clean, heated, flex warehouse space (no office) and a bathroom (with shower). Ceiling heights range from 14' to 20', with LED lighting and electrical drops throughout.

The property also includes a 12' drive-in door, shared loading dock, on-site parking (3 dedicated spaces), and EMP zoning that accommodates a wide range of flex and industrial uses. Lease includes utilities, trash removal, and landscaping.

LOCATION DESCRIPTION

Prime location along NC-191, minutes to both I-26 and the Asheville Regional Airport. Located approximately 3 miles from I-26 Exit 37 (Long Shoals Road, Biltmore Park), the property offers easy access to Arden, Asheville, Mills River, and Hendersonville. Property is surrounded by distribution, manufacturing, and service businesses.

FEATURES

- 1,500 SF of clean, heated flex warehouse space
- Open warehouse
- Ideal for storage, light industrial, service, or flex users
- Private bathroom with shower
- 14'–20' ceiling heights
- 12' drive-in door for easy loading and access
- Shared loading dock
- LED lighting throughout
- Electrical drops throughout

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GALLERY

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DEMOGRAPHICS

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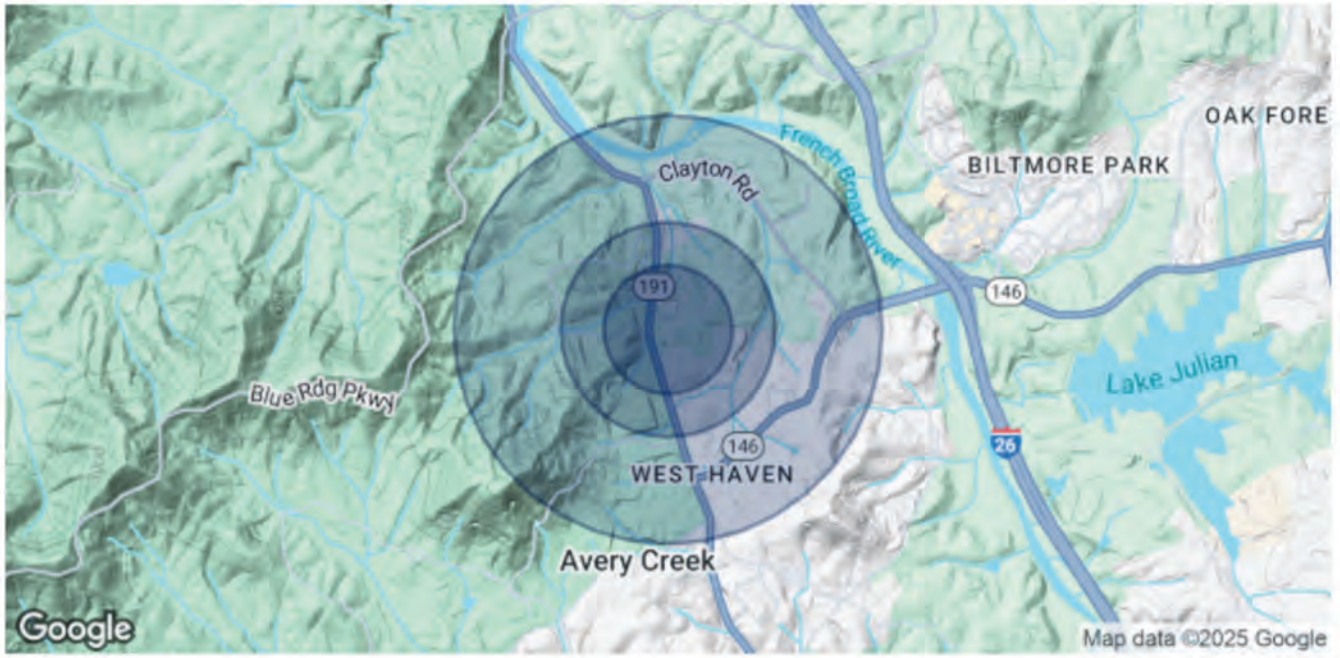

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	82	1,140	3,967
Average Age	42	39	39
Average Age (Male)	42	39	38
Average Age (Female)	42	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	532	1,855
# of Persons per HH	2.3	2.1	2.1
Average HH Income	$164,447	$146,742	$141,035
Average House Value	$657,953	$574,167	$538,014

Demographics data derived from AlphaMap

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COMMERCIAL BROKER

james harrison

CCIM

Commercial Real Estate Broker

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James Harrison, CCIM, has been with Whitney Commercial since 2014, advising clients across a wide range of commercial property types throughout Asheville, Buncombe County, and Western North Carolina. Guided by a client-first philosophy, James brings knowledge and expertise to each engagement so clients can make decisions with clarity and confidence.

A seventh-generation Asheville native and second-generation commercial broker, James has seen firsthand how Commercial Real Estate can shape and strengthen a community. He enjoys assignments where solutions allow parties on all sides of a transaction to flourish and thrive.

Over his career, James has completed more than 250 commercial real estate sales and leases, representing more than $100 million in total transaction volume. He brings a disciplined approach to each assignment, paired with professionalism, responsiveness and warmth.

James has represented owner-operators, private investors, institutional users, local governments, family offices, and startup businesses. Clients who have entrusted him with their Commercial Real Estate needs include The City of Asheville, Mission Health, Mountain Housing Opportunities, ALFIE, Aeroflow Healthcare, The North Carolina Arboretum, The Blood Connection, Momentum Art Gallery and Atomic Furnishing & Design.

James is a member of the Asheville Board of Realtors, and is also a member of Asheville's Commercial Investment Realty Association (CIRA), serving as President from 2016 to 2020.

He earned his designation as a Certified Commercial Investment Member (CCIM) in 2022.

James is a graduate of Covenant College, where he earned a bachelor's degree in Community Development in 2010. He and his wife, Helen, live in East West Asheville with their three daughters. They are members of City Church Asheville. Outside of work, James enjoys spending time in the Blue Ridge Mountains, music, baseball, and everything else Asheville has to offer.

TRANSACTION HIGHLIGHTS

- $8.475M sale of 1 Haywood Street, 105,000 SF office building in Downtown Asheville
- $8.1M sale of 108 Monticello Road, 416,500 SF industrial facility in Buncombe County
- $6.55M sale of 6 Commerce Way, 51,271 SF industrial facility in Buncombe County
- $5.8M sale of 220 Merrimon Avenue, 110,572 SF industrial facility in Buncombe County
- $4.47M sale of 52 Broadway, 21,000 SF mixed-use property in Downtown Asheville
- $2.35M sale of 35-37 Loop Road, 17,500 SF flex property in Buncombe County
- $2.7M lease of 155 Jacob Holm Way, 31,567 SF industrial facility in Buncombe County
- Lease of 176 & 178 Broadway in Asheville (CoStar Group's 2024 "Lease of the Year")

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