

FLEX / OFFICE SPACE ON 3.43 ACRES DOWNTOWN FOR LEASE & SALE



732

JONESBOROUGH STREET

HENDERSONVILLE, NC

5,109 SF + 3,004 SF WHSE

SALE: \$730,000

SUITE A | 3,236 SF | \$14/SF/YR NNN

SUITE B | 1,873 SF | \$14/SF/YR NNN

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1100 RIDGEFIELD BLVD STE 100 ASHEVILLE, NC 28806

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Adaptable Flex/Office Space + Acreage is Ideal for Owner-Occupant, Landlord, or Tenants

This well-appointed, renovated (2025) commercial opportunity is in downtown Hendersonville, NC, a thriving mountain town in Western North Carolina known for its busy historic Main Street, charming local businesses, vibrant arts scene, award-winning restaurants, and year-round festivals.

This property offers 5,109 total square feet of heated and cooled space which can be divided into two flex suites, providing options for a variety of business operations or expansion. Inside is over 1,400 square feet of refreshed, dedicated office space with 2 expansive warehouse spaces. Each suite has multiple points of ingress/egress, ideal for an owner's business in whole or in part, or as leasing opportunities for one or two tenants.

Adjacent 3,004 square feet of unconditioned warehouse/storage, with seven roll-up doors of varying sizes providing access, and one of the two drive-in/roll-up doors directly accessing the main building. On this lot is also one freestanding covered storage shed. On-site parking ensures convenience for customers, large-scale operations, employees, or tenants. Lot assembly includes 2.36 acres zoned C-2 and 1.07 acres zoned R-15. Whether your vision as an owner or a tenant is of a flagship retail destination, event or performance venue, headquarters, landlord opportunity, or a mixed-use redevelopment, this property places you right in the middle of Hendersonville's momentum.

LOCATION DESCRIPTION

732 Jonesborough Street is located off of White St, between Kanuga St and South Main St. Near Publix, this address is just 0.4 miles south of downtown's Main St. and Church St. intersection, placing owners, tenants, customers, and employees in proximity to all the amenities of Hendersonville. 1.3 miles to Pardee Hospital. Equidistant northern and southern routes to I-26 on-ramps.

FEATURES

FOR SALE

- 5,109 SF building, 3,004 SF adjacent warehouse, on 3.43 Acres
- Main building can be divided into 3,236 SF and 1,873 SF
- 8 Roll-up doors, 2 of which are drive-in, 1 accesses main building
- 4 adjacent lots: 2.86 acres zoned C-2, 1.07 acres zoned R-15
- Total 3.43 Acres appraised for \$1,050,000 (April 2024)

FOR LEASE

- 5,109 SF building with multiple entrances
- 3,236 SF and 1,873 SF available together or separately
- 9'x9' roll-up/drive-in door accesses main building
- Adjacent storage potentially available



MULTIPLE FLEX AREAS



MULTIPLE OFFICE AREAS



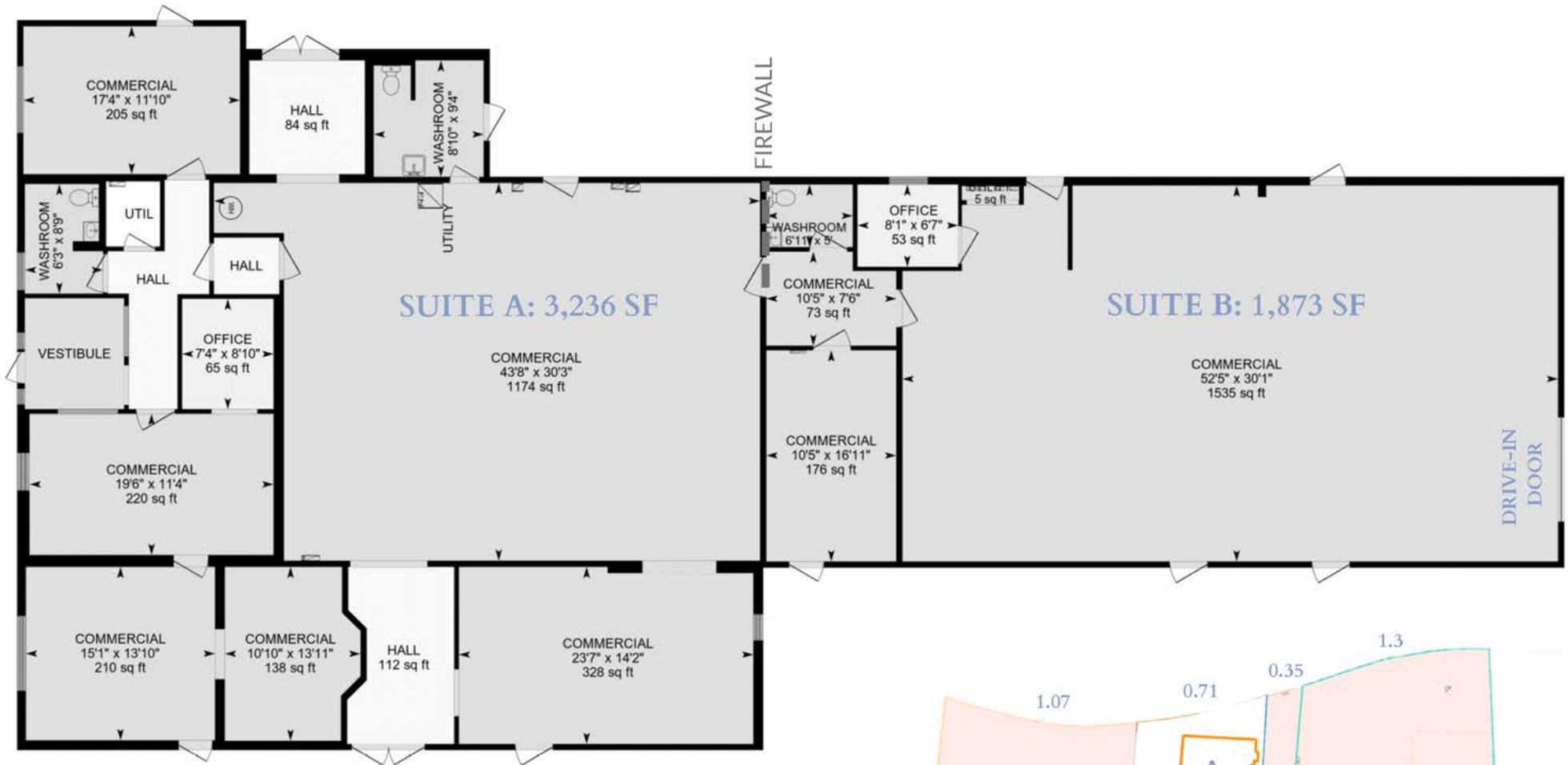
UPGRADED FINISHES



WAREHOUSE WITH ROLL UP DOOR

FLOORPLAN

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MAIN BUILDING (SHOWN ABOVE): 5,109 SF

NOT SHOWN:
3,004 SF UNHEATED STORAGE WITH ROLL-UP/DRIVE-IN DOORS
FREESTANDING OPEN STORAGE SHED

AT RIGHT:
BUILDING POSITIONING ON THE FOUR PARCELS

