WAREHOUSE SPACE IN CONVENIENT LOCATION

3

MULVANEY STREET

ASHEVILLE, NC

FOR LEASE

8,280 SF

$9.00/SF/YR (NNN)

JAMES HARRISON | CCIM
COMMERCIAL BROKER
C: 828.279.0090
JHARRISON@WHITNEYCRE.COM

WHITNEY COMMERCIAL REAL ESTATE SERVICES
Brokerage • Management • Construction

WHITNEY COMMERCIAL REAL ESTATE
1100 RIDGEFIELD BLVD STE 100 ASHEVILLE, NC 28806

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Highly-functional, ±8,280 SF Open-Warehouse Layout

Welcome to 3 Mulvaney Street—a working warehouse for tenants who need their space to perform. The 8,280 SF clear-span interior rises to 19.5' at center and 16' at the eave, flooded with daylight from 14 skylights and full LED lighting. Loading is handled with ease: an exterior ramp and dedicated loading dock both serve a 12' roll-up door, with a secondary 10'x6' mini roll-up at the street front for fresh air, ventilation, and added flow. Power runs deep with 3-phase, 400-amp service, while four gas heaters and two newly built bathrooms round out a comfortable, turnkey environment. On-site gravel parking provides approximately 14 spaces. Ideal for warehouse, storage, light manufacturing, trades, and maker or creative-industrial users, 3 Mulvaney Street sits in one of Asheville's most active growth corridors—steps from Hellbender, the Orange Peel's new outdoor music venue, and neighbors to AVLClay and Altamont Vintage. Available now.

LOCATION DESCRIPTION

Located less than 1 mile to I-240 and approximately 2 miles to I-40. Easy access to Biltmore Village, East Asheville, and Oakley. Traditionally, Glendale Avenue and Swannanoa River Road have been one of Asheville's primary industrial and manufacturing districts. Excellent accessibility and connectivity. RIVER zoning. Property is located within a floodplain; prospective tenants should factor floodplain considerations into their insurance and operational planning accordingly.

FEATURES

- 19.5' ceiling heights (16' to the eave)
- 12' roll-up door with access to ramp/dock area
- Floor raised 4' above surface grade
- Loading dock
- Drive-in ramp
- 3 phase power, 400-amp service
- LED lighting throughout
- 14 skylights for natural light
- 10'x6' mini-roll-up door
- 2 new bathrooms
- 4 gas heaters
- Outdoor covered shed area
- Gravel parking lot (14 spaces estimated)
- Walkable to Orange Peel's new Hellbender Outdoor Music Venue

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GALLERY

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