

232

Brown Ridge Road

COMING SOON!

MILLS RIVER LOGISTICS CENTER

Introducing a New Class A Industrial Development

- Two State-of-the-Art Industrial Buildings
- Mills River, NC | Henderson County | Asheville MSA



LEE & ASSOCIATES

HUGHES
COMMERCIAL PROPERTIES INC.

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PROJECT OVERVIEW

Mills River Logistics Center is a premier Class A speculative industrial development situated on approximately 75 acres in Mills River within Henderson County and the greater Asheville Metropolitan Statistical Area. Strategically positioned directly southwest of Asheville Regional Airport and located less than one mile from the airport, the project offers exceptional regional and national accessibility and connectivity to major Southeast distribution corridors.

The development will deliver approximately 517,860 square feet of modern warehouse and distribution space

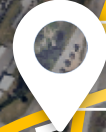
across two state-of-the-art industrial buildings designed to accommodate a wide range of logistics, distribution, manufacturing, and e-commerce operations. Mills River Logistics Center is planned to meet the increasing demand for institutional-quality industrial product within the rapidly expanding Western North Carolina market, offering efficient building design, strategic transportation access, and proximity to the region's growing labor force, manufacturing base, and air cargo infrastructure.



Asheville
Regional Airport



<1 mile to airport



2.8 miles to
I-26 Interchange



Mills River
Logistics Center



SITE LOCATION

Aerial Overview



REGIONAL INDUSTRIES

Tenant Overview



SITE PLAN

75 Acres | Building A (224,640 SF) | Building B (293,220 SF)



BUILDING SPECIFICATIONS

Building A 224,640 SF	
Clear Height	36'
Column Spacing	60' x 60'
Sprinkler System	ESFR
Loading Doors	Dock-High
Doors	Drive-In
Truck Court Depth	185'
Construction	Concrete Tilt-Up
Store Front	Glass
Lighting	LED High-Bay
Suites	Divisible to ± 50,000 SF
Trailer Parking	Potential
Zoning	Light Industrial

Building B 293,220 SF	
Clear Height	36'
Column Spacing	60' x 60'
Sprinkler System	ESFR
Loading Doors	Dock-High
Doors	Drive-In
Truck Court Depth	185'
Construction	Concrete Tilt-Up
Store Front	Glass
Lighting	LED High-Bay
Suites	Divisible to ± 50,000 SF
Trailer Parking	Potential
Zoning	Light Industrial



CAMPUS AERIAL

Buildings A and B



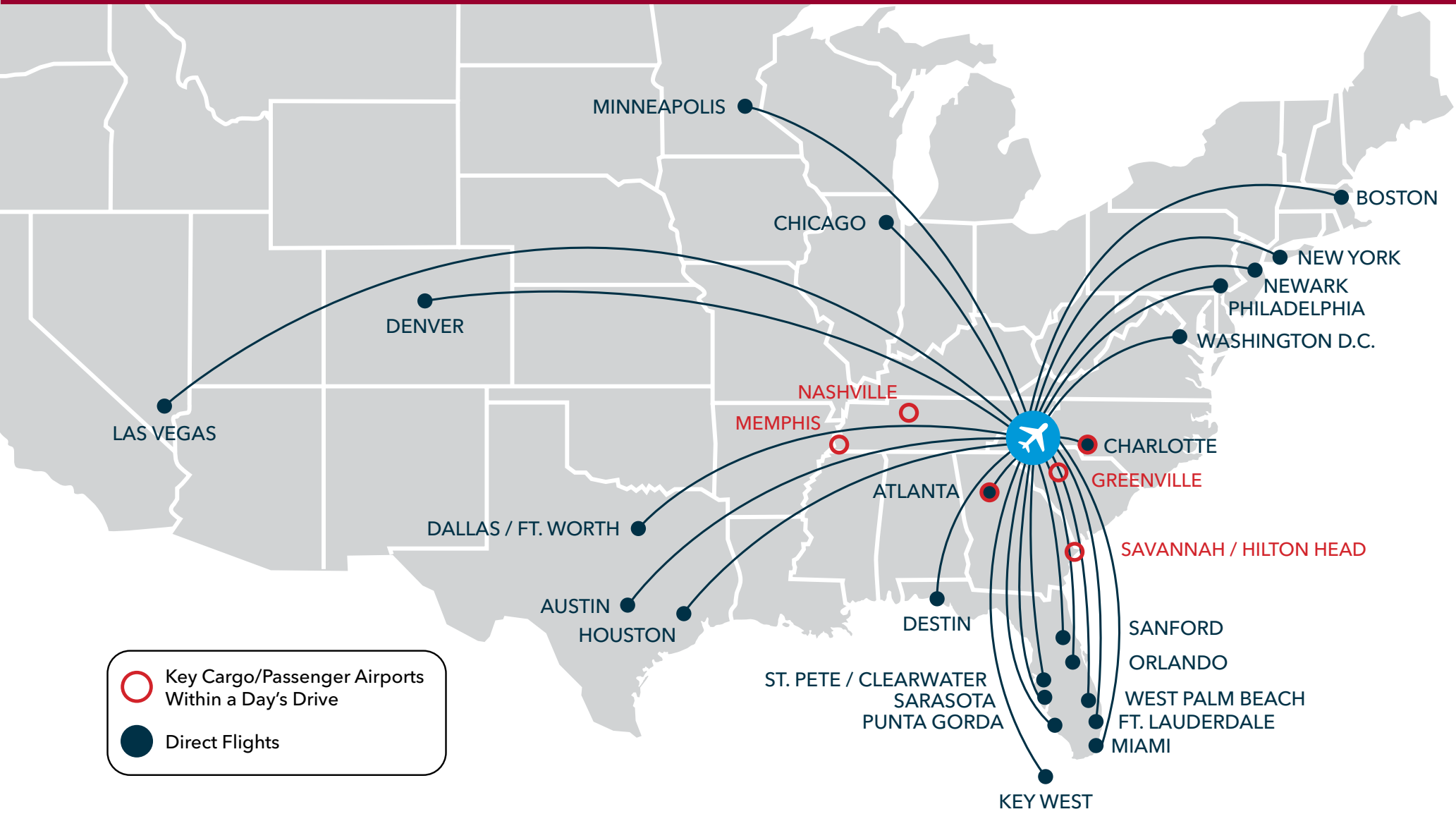
BUILDING ENTRY

Design Renderings



DRIVE TIME

Major Markets Reached Within One Day's Drive



AIR CARGO MAP

Asheville Regional Airport Destinations

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