



Dewey Property Advisors



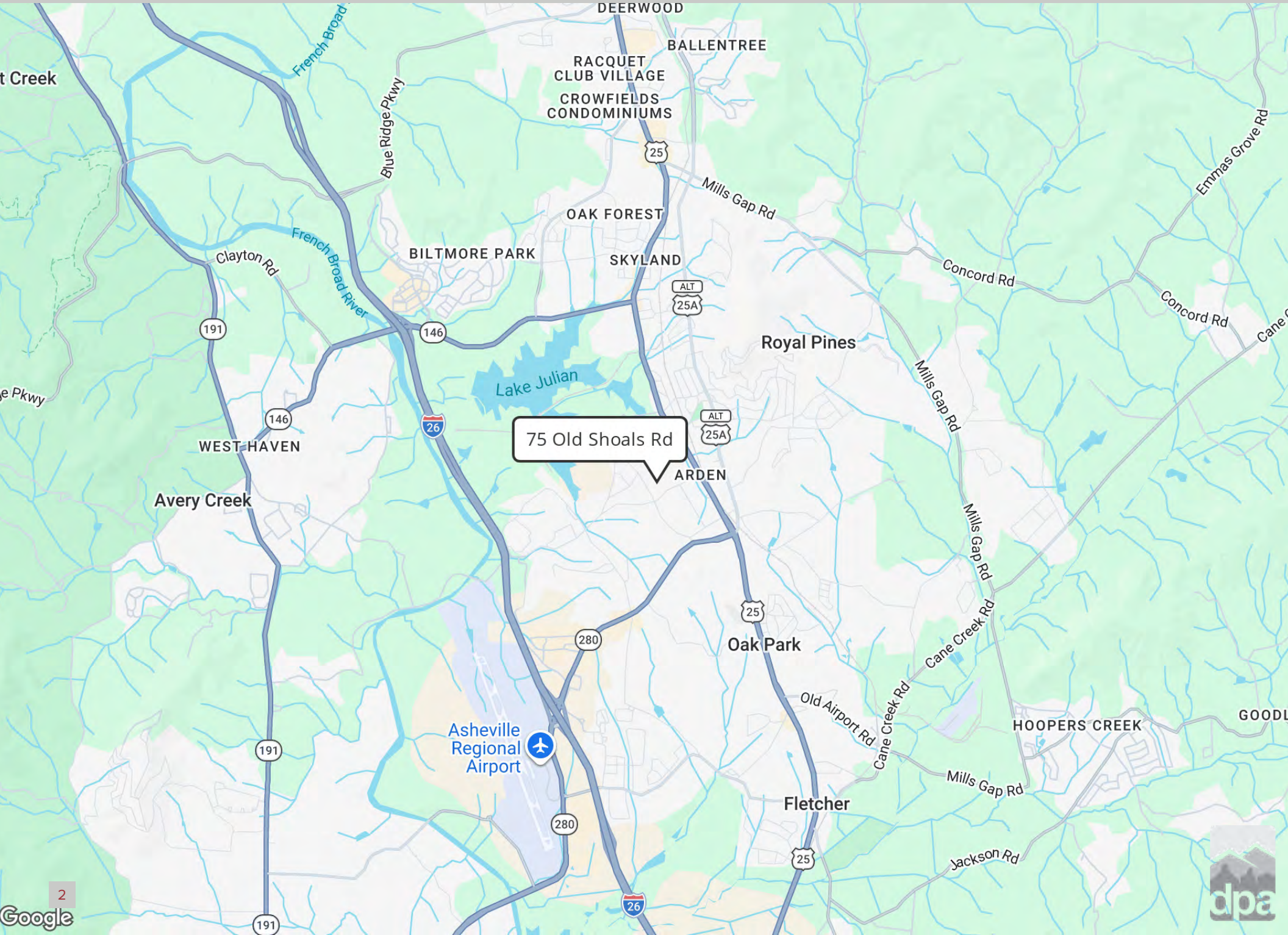
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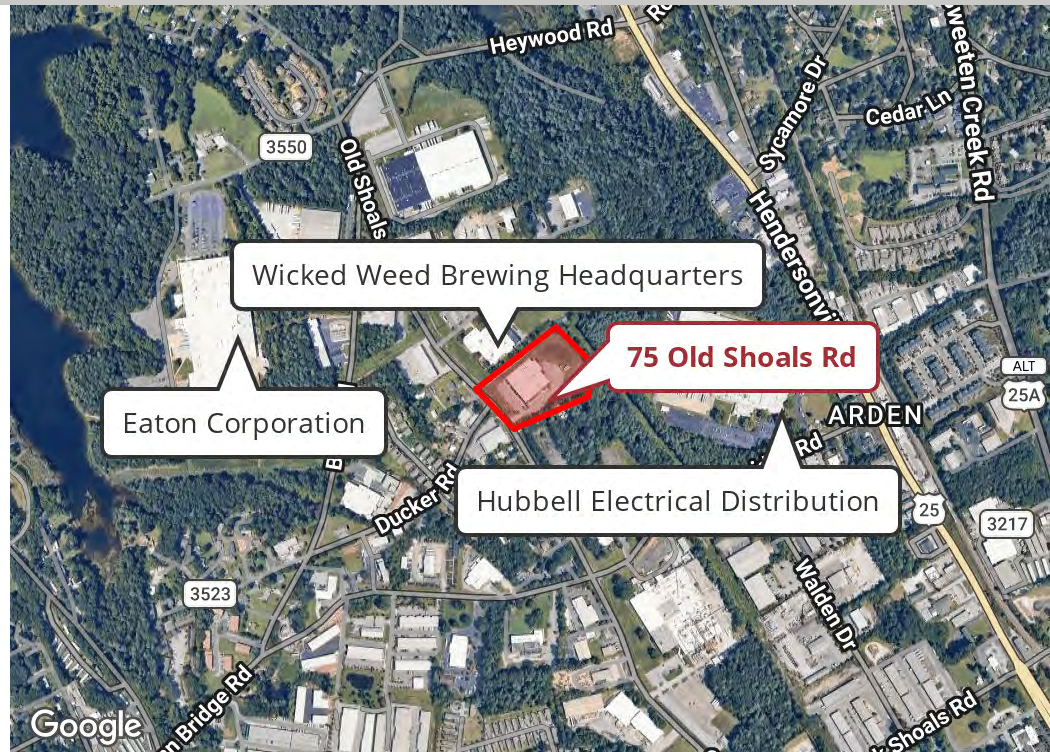
INDUSTRIAL/FLEX FACILITY IN ARDEN NEAR ASHEVILLE AIRPORT, I-26

75 OLD SHOALS RD | ARDEN, NC

LEASING INFORMATION

LOCATION





OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Building Size:	40,000 SF
Lot Size:	5.95 Acres
Year Built / Fully Renovated:	2014 / 2024
Zoning:	EMP (Buncombe)

PROPERTY OVERVIEW

Strategically located in Arden's established industrial corridor, 75 Old Shoals Road offers a versatile 40,000 SF industrial/flex facility available for lease at \$12/SF NNN. Situated on 5.95 acres in Buncombe County with flexible EMP zoning, the property supports a wide range of manufacturing, warehouse, distribution, and service-related uses.

Originally constructed in 2014 and fully renovated in 2024, the facility features an efficient 25% office / 75% warehouse layout including multiple private offices, a mezzanine level, locker rooms, ADA restrooms, lunchroom, and multiple storage areas. The warehouse is fully conditioned with HVAC, LED lighting, security/alarm infrastructure, a dedicated compressor room, a loading dock and an automatic garage door.

The site provides excellent accessibility with abundant parking, loading dock access, and ample outside storage, laydown yard, and overflow parking capabilities. Conveniently positioned near I- 26 and Asheville Regional Airport, the property offers strong regional connectivity for users requiring efficient access throughout Western North Carolina and the Southeast distribution corridor.

Available January 1, 2026.





BUILDING INFORMATION

Property Type	Industrial
Zoning	EMP (Buncombe)
APN	965413042300000
Lot Size	5.95
Building SF	40,000
Year Built / Fully Renovated	2014 / 2024
Number of Floors	1
Number of Buildings	1
Building Class	A

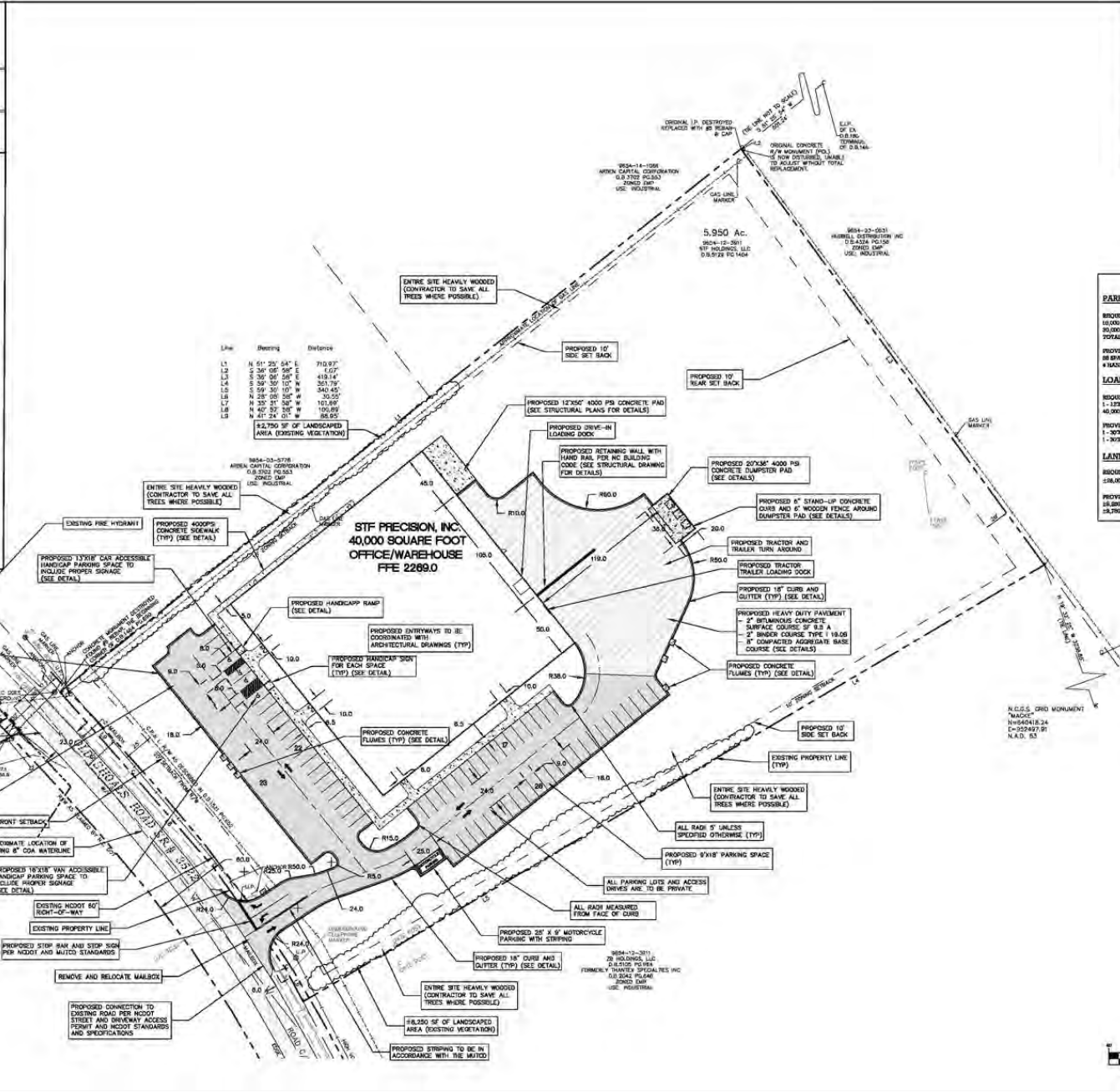
PROPERTY HIGHLIGHTS

- Class A Warehouse - 30,000 square feet
- Class A Office - 10,000 square feet
- Modern Breakroom/Kitchen
- Dedicated Compressor Room
- Dock High Loading Dock
- Drive-in Automatic Garage Door
- 88 Parking Spaces
- Power: Dual voltage with separated panels:
 - - 208 Volt 1600 Amps, 3 Phase
 - - 480 Volts 235 Amps
- Water: 2 Inch Line
- Concrete Slab: 5" Thick Concrete, 4000 PSI Strength
- Air: 40 MM Ingersoll Rand Aluminum 'SimplAir' connectors throughout building



PROJECT TEAM INFORMATION	
OWNER/DEVELOPER:	STF PRECISION, INC. 26 OLD SIGNALS ROAD ARDEN, NC 28704 DANIEL HOWE (828) 887-3468
CIVIL ENGINEER:	MICHAEL D. LOWMY, P.E. 34 BIC BEAR TRAIL ASHFORD, NC 28625 MIKE LOWMY, P.E. (828) 344-3378
SURVEYOR:	DANAS SURVEYING 305 BARBER HILL DRIVE BETHLEHEM, NC 27828 MARTY OWENS, PLS (828) 458-9500

- NOTES**
- SINGLE PHASE CONSTRUCTION.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH BURKECOUNTY COUNTY STANDARDS AND SPECIFICATIONS.
 - ALL DRIVEWAYS WILL BE REPAVTE.
 - PROJECT LOTS OUTSIDE 100' YEAR FLOOD PLAIN.
 - ALL RAMP ARE 5 FOOT UNLESS SPECIFIED OTHERWISE.
 - SOIL TYPE "C".
 - CONTRACTOR TO COORDINATE EXACT LOCATION OF PROPOSED AND EXISTING UTILITIES.
 - COMMON OPEN SPACE SHALL BE MAINTAINED BY PROPERTY OWNER.
 - SEWERLINES SHALL BE CONSTRUCTED TO HAVE 1/4" PER FOOT CROSS SLOPE FOR DRAINAGE (TYP).
 - SEWERLINES TO BE 6" WIDE WHEN ADJACENT TO PARKING, AND 2" ANY OTHER TIME.
 - SEWERLINES CONSTRUCTED TO 1" VENT, RISE PER 1/8" HOLE RUN HAS SLOPE AS PER NCBC CODES - C.
 - ALL HANDICAP RAMPS, SIDES, AND PARKING SPACES SHALL BE IN COMPLIANCE WITH NCBC/ADA REQUIREMENTS (SEE DETAILS).
 - CONSTRUCTION SHALL BE COMPLETED WITHIN APPROXIMATELY 6 MONTHS OF PROJECT START DATE.
 - HANDICAP RAMPS TO BE INSTALLED PER ADA REQUIREMENTS.
 - ALL ACCESS ROADS, PARKING LOTS, COMMON SPACES, ETC WILL BE PROBABLY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - ALL SIGNS AND PAVEMENT MARKINGS ARE TO PROPERTY AND INSTALLED IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - THE PAVEMENT MARKING CONTRACTOR AND THE SIGNING CONTRACTOR SHALL, WITH AS MUCH LEAD TIME AS POSSIBLE, BE SUBMITTED TO THE NCDOT DISTRICT OFFICE PRIOR TO THE WORK BEING PERFORMED.
 - NO PARKING, STORAGE, FENCING, ETC ALLOWED ON THE NCDOT RIGHT-OF-WAY.
 - ANY WORK REQUIRING EQUIPMENT OR PERSONNEL CLOSER THAN 5' FROM THE OUTSIDE EDGE OF THE TRAVEL LANE SHALL REQUIRE A FLAG COURSE IN ACCORDANCE WITH THE LATEST MUTCD. NO FLAG COURSES BEFORE 8:30 AM OR AFTER 4:30 PM.
 - NO SIGNS OR OBSTRUCTIONS SHALL BE ERRECTED OR MAINTAINED ON THE NCDOT RIGHT-OF-WAY.
 - CONTRACTOR IS TO NOTIFY REPRESENTATIVES FROM NCDOT AND BURKECOUNTY COUNTY WHEN CONSTRUCTION BEGINS.
 - CONTRACTOR RESPONSIBLE FOR VERIFYING AND MANAGING ANY CONFLICTS AND/OR RELOCATION OF ANY EXISTING UTILITIES SUCH AS POWER, TELEPHONE, CABLE, FIBER OPTICS, AND GAS.



DEVELOPMENT DATA:

PER P. 0514-11-0223
ACRES: 25.93 ACRES
DEED BOOK: 3128 PAGE: 1404
BURKECOUNTY ZONING: EMPLOYMENT DISTRICT (EM)
PROPERTY ADDRESS: 26 OLD SIGNALS ROAD
ARDEN, NC 28704

VICINITY MAP
(NOT TO SCALE)

SITE DATA

PARKING REQUIREMENTS

REQUIRED: 10,000 SF OF OFFICE = 1 SPACES REQUIRED PER 100 SF = 23.3 SPACES
20,000 SF OF WAREHOUSE = 1 SPACE PER 8 EMPLOYEES AT MAXIMUM DENSITY = 400 ÷ 40 SPACES
TOTAL = 28 SPACES REQUIRED

PROVIDED: 28 SPACES PROVIDED (TYPICAL)
4 HANDICAPPED SPACES (3 VAN ACCESSIBLE)

LOADING AND UNLOADING SPACE REQUIREMENTS

REQUIRED: 1 - 12'x24' BRACE FOR EACH BUILDING OR OF GROUND FLOOR AREA
48,000.00 SF = 1.8 SPACES

PROVIDED: 1 - 30'x30' LOADING DOCK (NOT TRUCKS)
1 - 30'x10' LOADING DOCK (TRACTOR TRAILER)

LANDSCAPING REQUIREMENTS

REQUIRED: 218,000 SF OF PARKING LOTS + 8800 SF OF LANDSCAPED AREAS REQUIRED

PROVIDED: 218,000 SF OF LANDSCAPED AREAS (EXISTING VEGETATION ALONG SOUTH PROPERTY LINE),
58,750 SF OF LANDSCAPED AREAS (EXISTING VEGETATION ALONG NORTH PROPERTY LINE)

SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

DATE:	12-18-18
PROJECT NO.:	1218
DRAWN BY:	MCL
CHECKED BY:	
DATE:	12-18-18

STF PRECISION, INC.

SITE PLAN







*Lines are approximate.



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PHOTOS









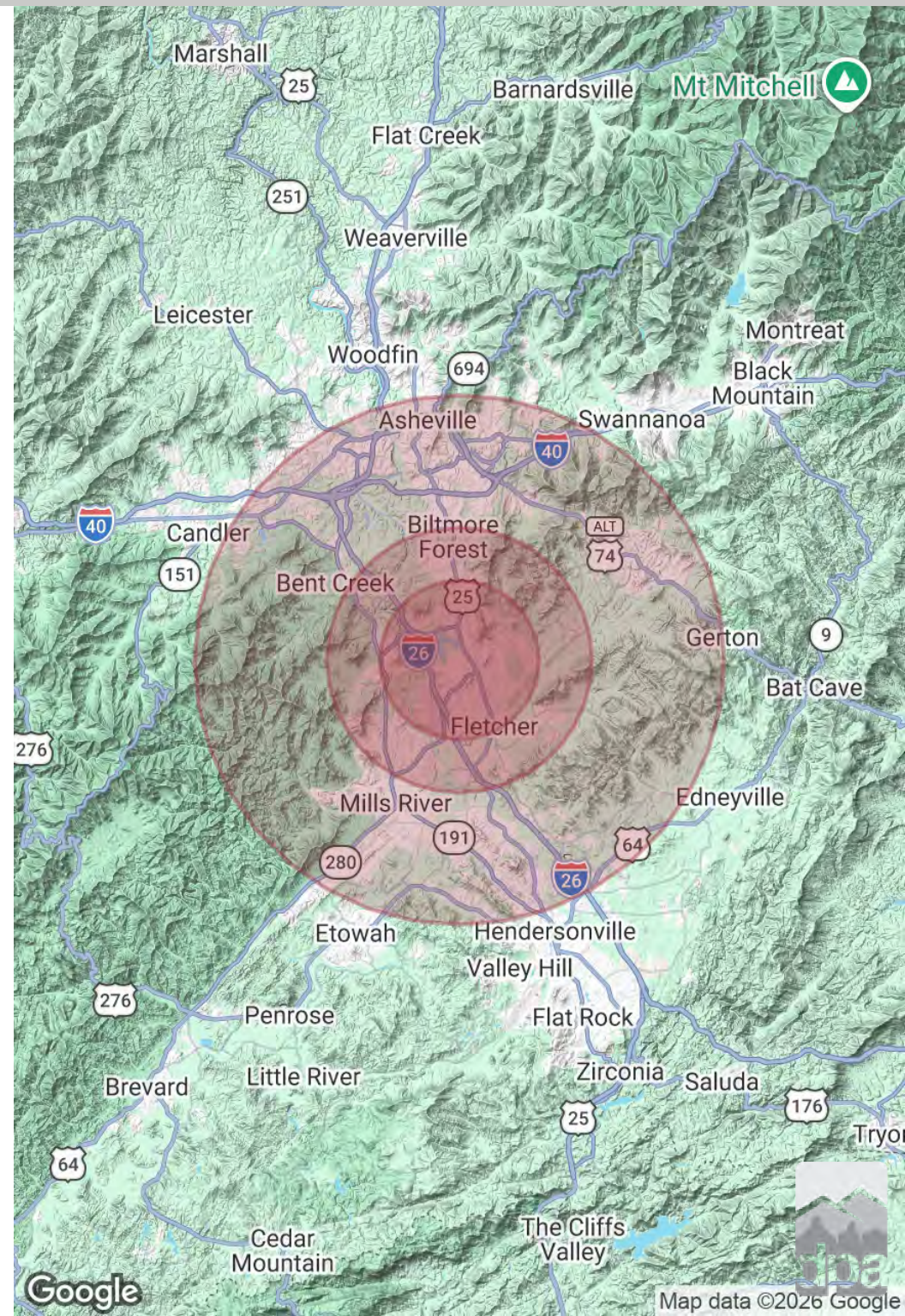
POPULATION **3 MILES** **5 MILES** **10 MILES**

Total Population	32,721	57,052	185,702
Average Age	43.0	43.5	44.0
Average Age (Male)	42.0	42.4	42.5
Average Age (Female)	44.0	44.6	45.5

HOUSEHOLDS & INCOME **3 MILES** **5 MILES** **10 MILES**

Total Households	12,790	22,047	75,093
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$109,134	\$113,118	\$99,819
Average House Value	\$401,330	\$441,288	\$399,856

2023 American Community Survey (ACS)



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 NC #271946
 Tim Bramley, CCIM, SIOR