

FOR SALE

280 Cane Creek Rd • Fletcher, North Carolina

THE
REAL
ESTATE
CENTER

**Prime Industrial Facility Minutes from Asheville
Regional Airport & Strategically Positioned Along the
I-26 Corridor in Fletcher, NC**



INDUSTRIAL OPPORTUNITY AVAILABLE

280 Cane Creek Rd. | Fletcher

A rare opportunity to acquire a high-quality, expanded industrial asset in the growing Asheville–Fletcher market with exceptional connectivity to regional transportation hubs. Offering scale, visibility, and access, this premier Fletcher facility delivers exceptional potential for manufacturing, warehousing, or distribution operations.

EXECUTIVE SUMMARY

This well-maintained industrial facility offers 87,000 square feet of total space, including 75,000 SF of warehouse area and 12,000 SF of office space. Originally constructed in 1988, the property underwent a significant 35,000 SF expansion in 2011, providing modern functionality and improved capacity for a wide range of industrial or distribution uses.

Strategically located along Cane Creek Road in Fletcher, NC, this asset benefits from proximity to major transportation corridors, regional workforce centers, and Asheville Regional Airport. The site's layout and clear-span warehouse space offer flexibility for manufacturing, warehousing, or logistics operations.



LOADING DOCK (1 of 2)

PROPERTY SUMMARY

PRICE **\$13,000,000**

LAND AREA **±14 acres**

BUILDING TYPE

Manufacturing, office configuration

PARKING

Onsite - approximately 81+ parking spaces

PROPERTY TAXES **\$16,713.75**

ZONING PROFILE – **Industrial (I):**

Per Henderson County Code, “The Industrial District (I) is established to accommodate manufacturing, warehousing, processing, and distribution activities that require substantial land area and access to major transportation routes. The district is intended to promote economic development while minimizing impacts on adjacent non-industrial uses through appropriate site design, screening, and buffering standards.”

PROPERTY DETAILS:

- Total Square Footage: 87,000 SF
- Warehouse Space: 75,000 SF
- Office Space: 12,000 SF
- Year Built: 1988
- Expansion: 2011 – 35,000 SF addition
- Foundation: Concrete slab (6–12" thickness)
- Roof Covering: Metal
- Ceiling Heights: 26' (original), 33' (addition)
- Electrical: 480V/3kA via 500 kVA transformer, & 208V/2kA via 750 kVA transformer
- Railroad Access: Yes
- Zoning: Light Industrial
- Flood Plain: Partial (building not affected)
- Loading Docks: 2
- Trash System: Dedicated loading dock
- Utilities: City water and sewer
- PIN #: 9663-03-7123
- Taxes: \$16,713.75

GENERAL DESCRIPTION

87,000 SF industrial facility on ±14 acres along Cane Creek Road in Fletcher, NC. Originally built in 1988 with a 35,000 SF addition in 2011, this well-maintained property combines warehouse and office space with excellent access to I-26 and Asheville Regional Airport. Its clear-span design and efficient site layout support manufacturing, warehousing, and distribution operations.





INVESTMENT HIGHLIGHTS

- Modern Expansion – 35,000 SF addition in 2011 enhances operational capacity.
- Flexible Industrial Layout – Clear-span warehouse ideal for manufacturing, storage, or logistics.
- Strategic Location – Positioned within the I-26 corridor of Western North Carolina.
- Regional Access – Close proximity to Asheville Regional Airport and Hendersonville.
- Strong Market Fundamentals – Western NC industrial sector with low vacancy and rising rents.
- Owner-User or Investment Opportunity – Suitable for occupancy or portfolio acquisition.

LOCATION

ADDRESS

280 Cane Creek Rd • Fletcher,
North Carolina

GPS COORDINATES

35.4307 °N, 82.5012 °W.

Information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to its accuracy or completeness. All information is subject to errors, omissions, and change without notice.



JAY LURIE
BROKER | REALTOR®

FOR MORE INFORMATION

Please contact Jay Lurie at The Real Estate Center Asheville.
159 South Lexington Ave., Asheville, NC 28801.

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— CENTER —

Jay.Lurie@RECenter.com
c: 828.216.8462
RECenter.com



SCAN TO VIEW
PROPERTY VIDEO