

NOW LEASING

**1495 North Main Street
Hendersonville, NC 28792**

contact: 828.768.7098 • jwilson@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

LEASING INDUSTRIAL/WAREHOUSE SPACE NOW

LEASE THE ENTIRE BUILDING OR 5 INDIVIDUAL BAYS SEPARATELY



PROPERTY HIGHLIGHTS

Building is 35,100±/sf on 3.5± acres / \$8.00/sf NNN (entire)

12'1" ceiling height in the warehouse area

1 truck dock doors / 1 drive-in roll-up door in each Bay

Brick construction with full access around the building

New roof installed in 2020 / building is sprinkler protected

Near downtown Hendersonville / fully fenced lot planned

***Smaller Bays Available from 5,964/sf up to 12,000/sf**



James Wilson
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.768.7098

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jwilson@pulliamproperties.com



AERIAL VIEW

EXPERIENCE MAKES THE DIFFERENCE

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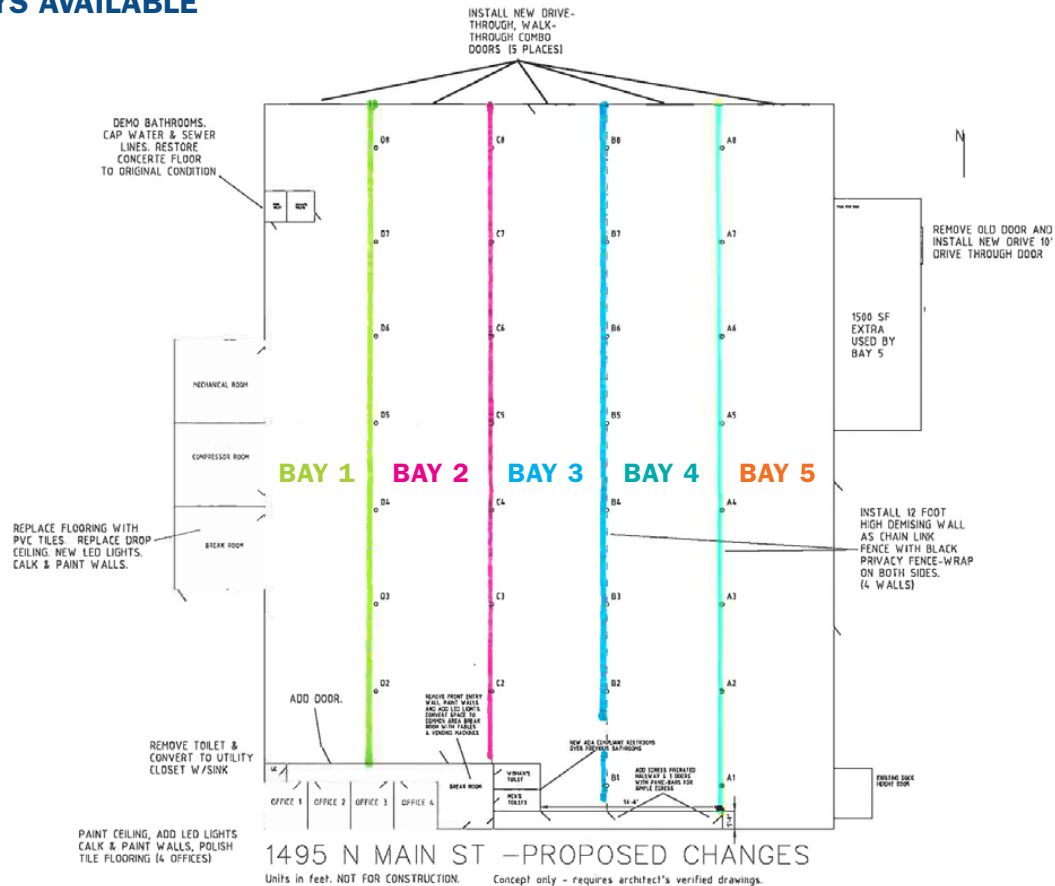
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INDIVIDUAL BAYS AVAILABLE



BAY 1
\$11.00/sf /yr

6,302 SQ FT

** Fenced In Lay Down Yard in the back

BAY 2
\$11.00/sf /yr

5,964 SQ FT

BAY 3
\$11.00/sf /yr

6,176 SQ FT

*** One Drive-in Roll-up Door in Each Bay

BAY 4
\$11.00/sf /yr

6,556 SQ FT

BAY 5
\$13.00/sf /yr

8,092 SQ FT



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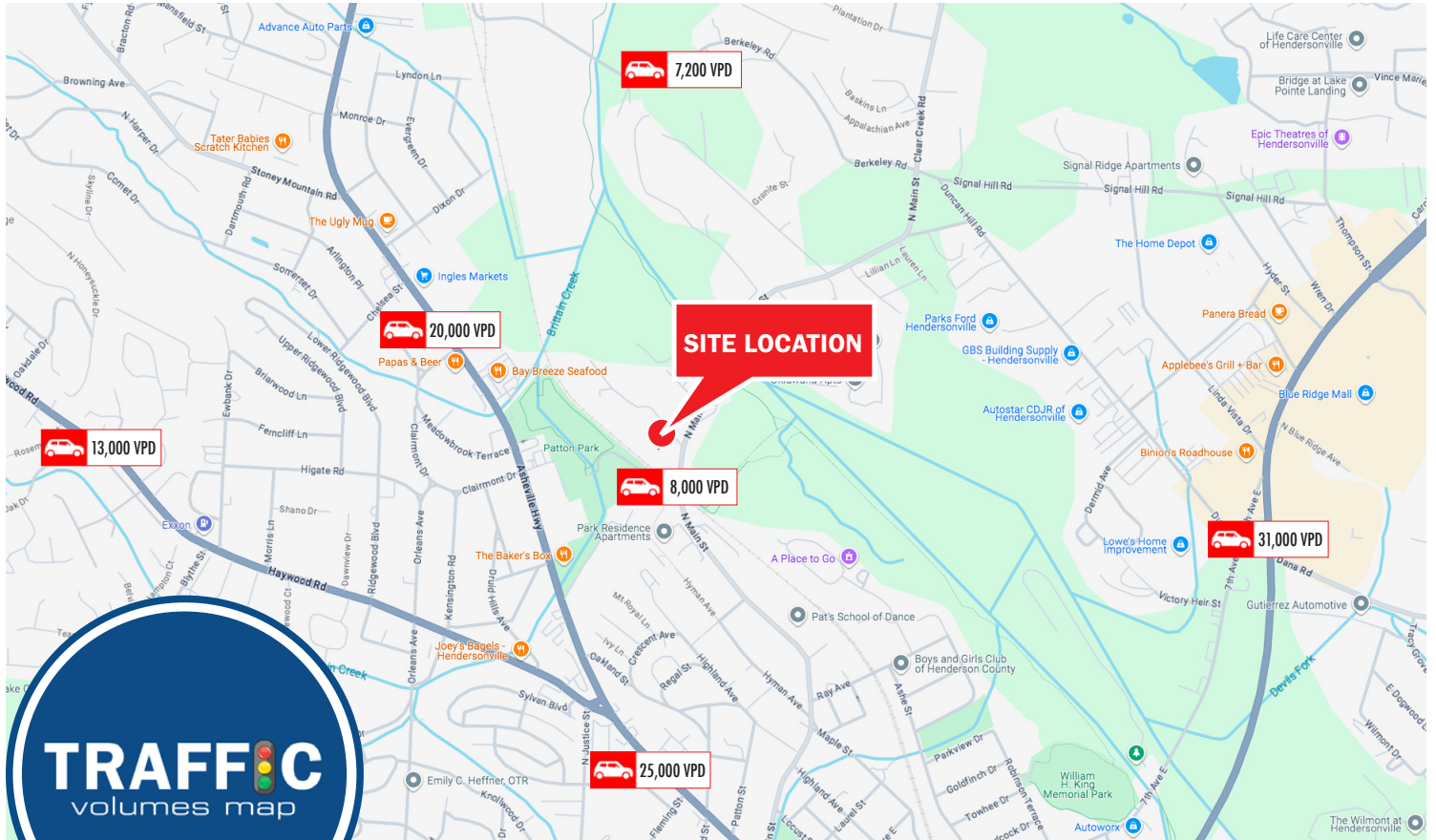
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MAP CREDIT: GOOGLE MAPS

TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Queen St	N Main St S	150	0.31 mi
Asheville Hwy	Beverly Hanks Center	24,663	0.33 mi
Yon Hill Rd	N Main St SE	683	0.38 mi
Haywood Rd	Druid Hills Ave SE	12,673	0.40 mi
Haywood Rd	Sylvan Blvd SE	10,512	0.41 mi
Asheville Hwy	Haywood Rd SE	26,877	0.44 mi
Asheville Hwy	Chelsea St NW	21,287	0.47 mi



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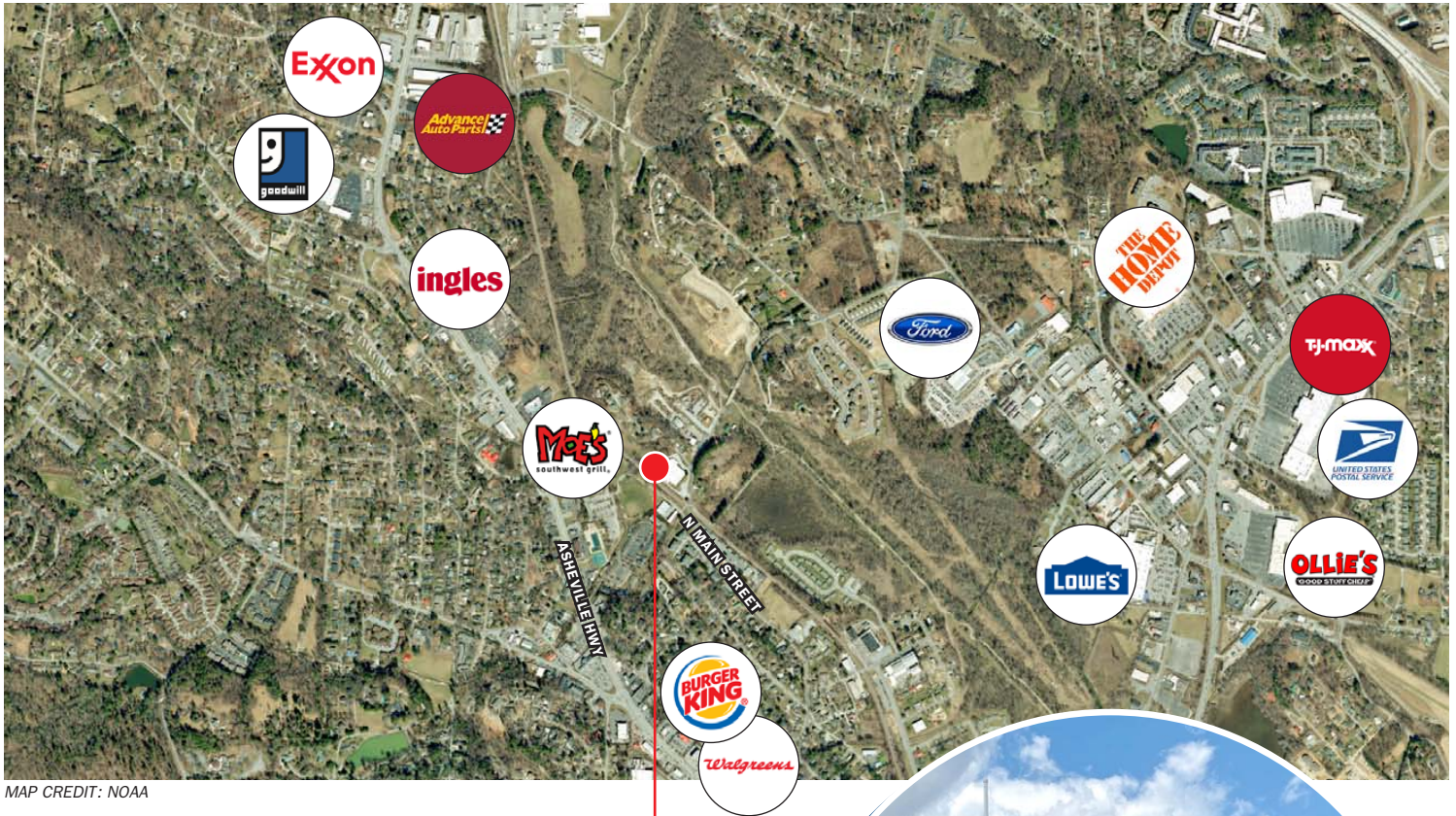
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SURROUNDINGS



MAP CREDIT: NOAA

SITE LOCATION



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