

280 CANE CREEK RD · FLETCHER, NC

87,000 SF INDUSTRIAL PROPERTY

Minutes from the Asheville Regional Airport & Strategically Positioned Along I-26



For Sale
canopy 2025
MLS

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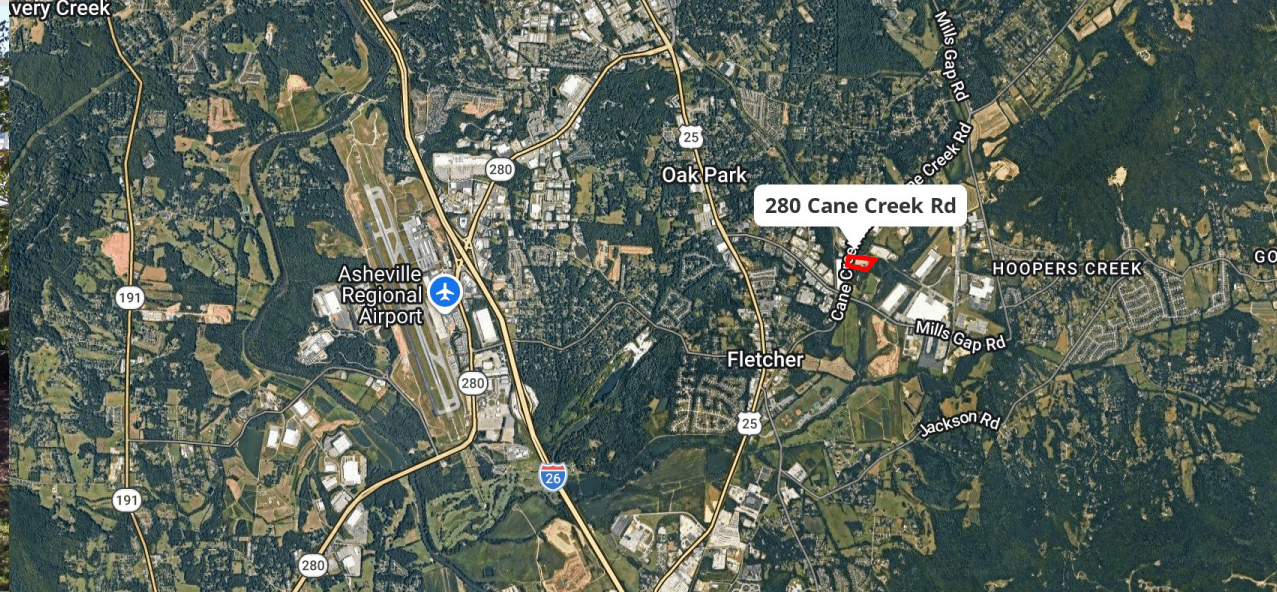
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PROPERTY DETAILS

Sale Price	\$10,900,000
Building Size	87,000 SF
Acreage	13.97
PIN	973391140800000
Building Type	Manufacturing, Office Configuration
Parking	Approx. 81+ Parking Spaces
Built/Renovated	1988 / 2011
Property Taxes	\$16,713.75
Zoning	Industrial

EXECUTIVE SUMMARY

This well-maintained industrial facility offers a total of 87,000 square feet, consisting of approximately 75,000 SF of warehouse space and 12,000 SF of office area. Originally built in 1988, the property was expanded by 35,000 SF in 2011, enhancing its functionality and increasing its capacity for a variety of industrial and distribution uses. Strategically positioned along Cane Creek Road in Fletcher, NC, the property provides convenient access to major transportation corridors, a strong regional workforce, and Asheville Regional Airport. The site's efficient layout and clear-span warehouse design offer excellent flexibility for manufacturing, warehousing, and logistics operations.

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.

Jay Lurie

NC #192865

jay.lurie@deweypa.com

PROPERTY FEATURES

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

Flood Plain: Partial (building not affected)

Loading Docks: 2

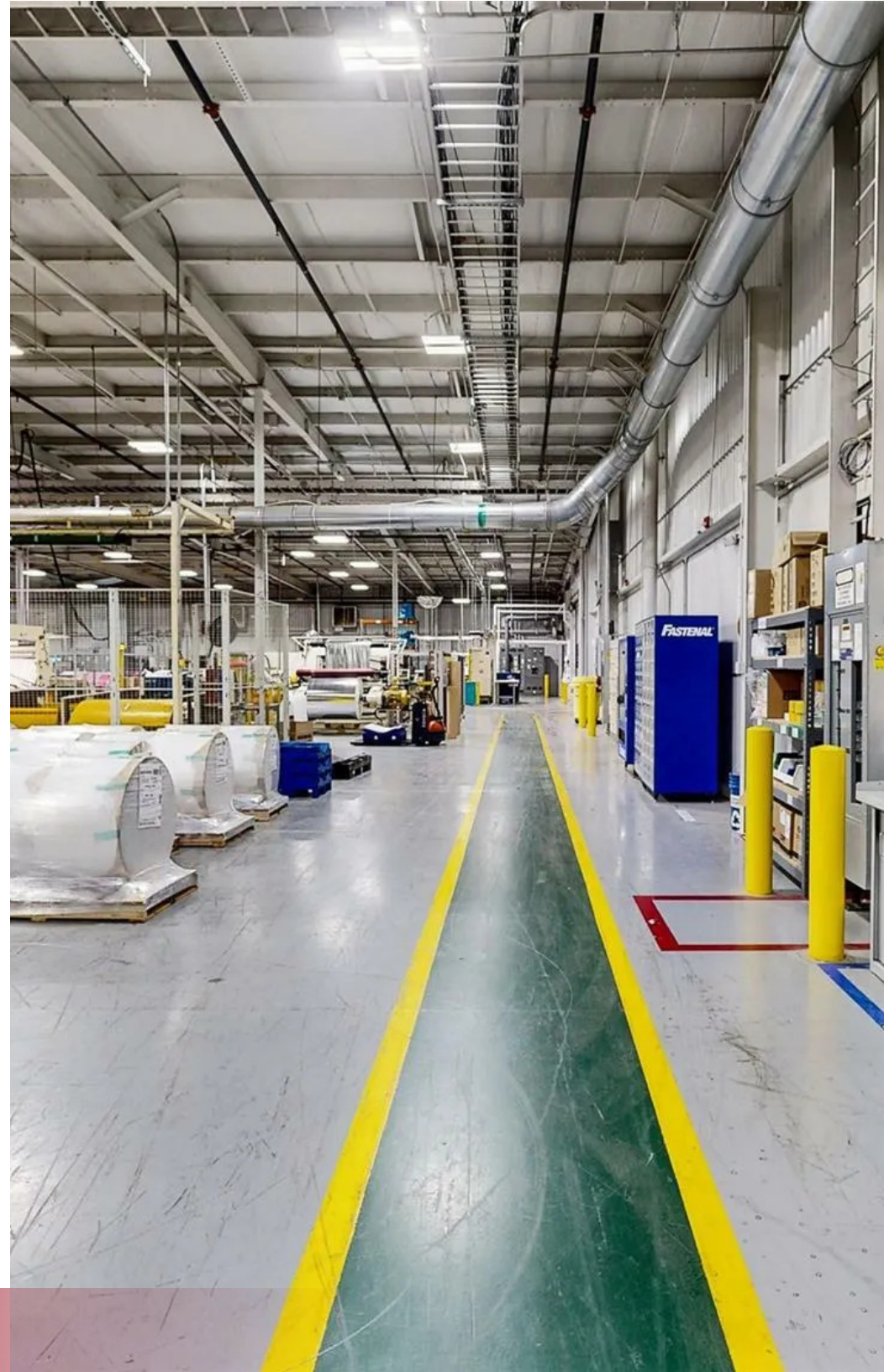
Trash System: Dedicated loading dock

Utilities: City water and sewer

ZONING PROFILE

Industrial (I)

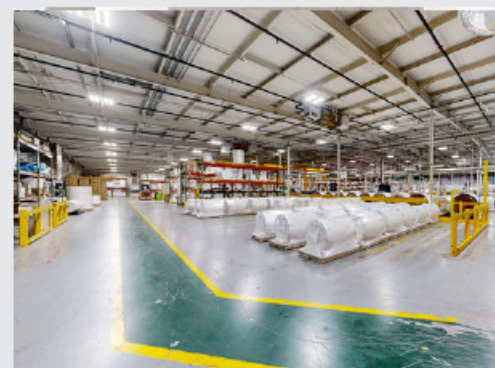
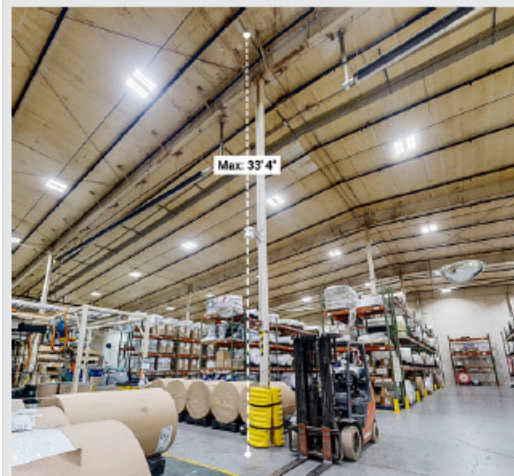
Per Henderson County Code, "The Industrial District (I) is established to accommodate manufacturing, warehousing, processing, and distribution activities that require substantial land area and access to major transportation routes. The district is intended to promote economic development while minimizing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



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.







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