ASHEVILLE NORTH CAROLINA

12 GERBER ROAD, ASHEVILLE, NC 28803

CUSHMAN & WAKEFIELD

Industrial Warehouse & Manufacturing / For Lease



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PROPERTY HIGHLIGHTS

SF Available	27,000 SF
Office SF	±220 SF
Property Address	12 Gerber Road, Asheville, North Carolina 28803
Year Built / Remodeled	1959 / 1981, 1994, 2002, 2014
Column Spacing	24′ x 48′
Footings	Continuous reinforced concrete
Foundation	Poured elevated concrete slab, assumed to 6″ or more in thickness given the historic use of the facility and condition of the slab
Floor System	Concrete slab on grade
Exterior Walls	Tilt-up concrete, EIFS and Block
Roof Cover & Framing	Built-up membrane over concrete and steel framing
Clear Height	19′
Sprinkler System	Wet
Overhead Doors	2 dock high doors (10′ x 10′) on the east side of the building; 1 drive-in door
Power	200 amps
Railroad Access	Adjacent to the Norfolk and Southern Railroad. Rail spur onsite

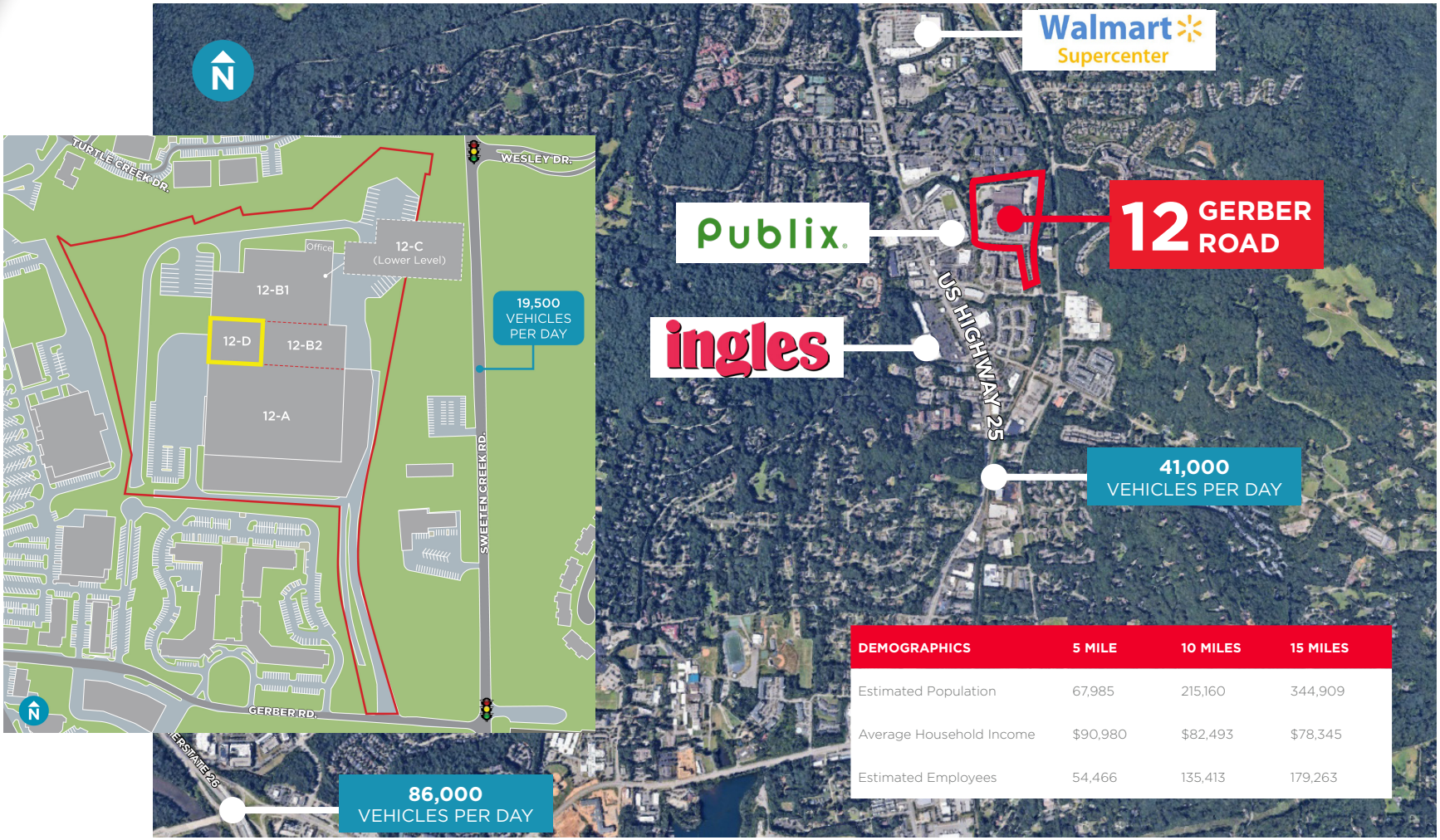




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PROPERTY INFORMATION



DEMOGRAPHICS	5 MILE	10 MILES	15 MILES
Estimated Population	67,985	215,160	344,909
Average Household Income	$90,980	$82,493	$78,345
Estimated Employees	54,466	135,413	179,263

For more information, please contact:

Fermin Deoca | fermin.deoca@cushwake.com | +1 704 335 4436 **John Spake** | john@spakerealestate.com | +828 764 3372

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