



**FOR SALE / LEASE**  
**199 AIRPORT ROAD**  
Arden, North Carolina

**WA** WINDSOR  
AUGHTRY  
COMMERCIAL GROUP



**199 Airport Road presents a rare opportunity to acquire or lease a highly visible, versatile industrial/manufacturing facility in Arden, North Carolina. Recently vacated, the 29,898 SF building sits on 1.763 acres along the bustling Airport Road corridor, which sees over 32,000 vehicles per day.**

**The property's flexible zoning and prime location make it equally attractive to industrial/manufacturing users and retail developers/users seeking a high-traffic site. Positioned just 1 mile from Asheville Regional Airport and I-26, the property offers exceptional accessibility for distribution, production, or customer-facing operations.**

**Offered for sale at \$4,250,000 or for lease at \$12.50/SF NNN, 199 Airport Road delivers both owner-user and investor potential in one of the most active commercial corridors in Western North Carolina.**



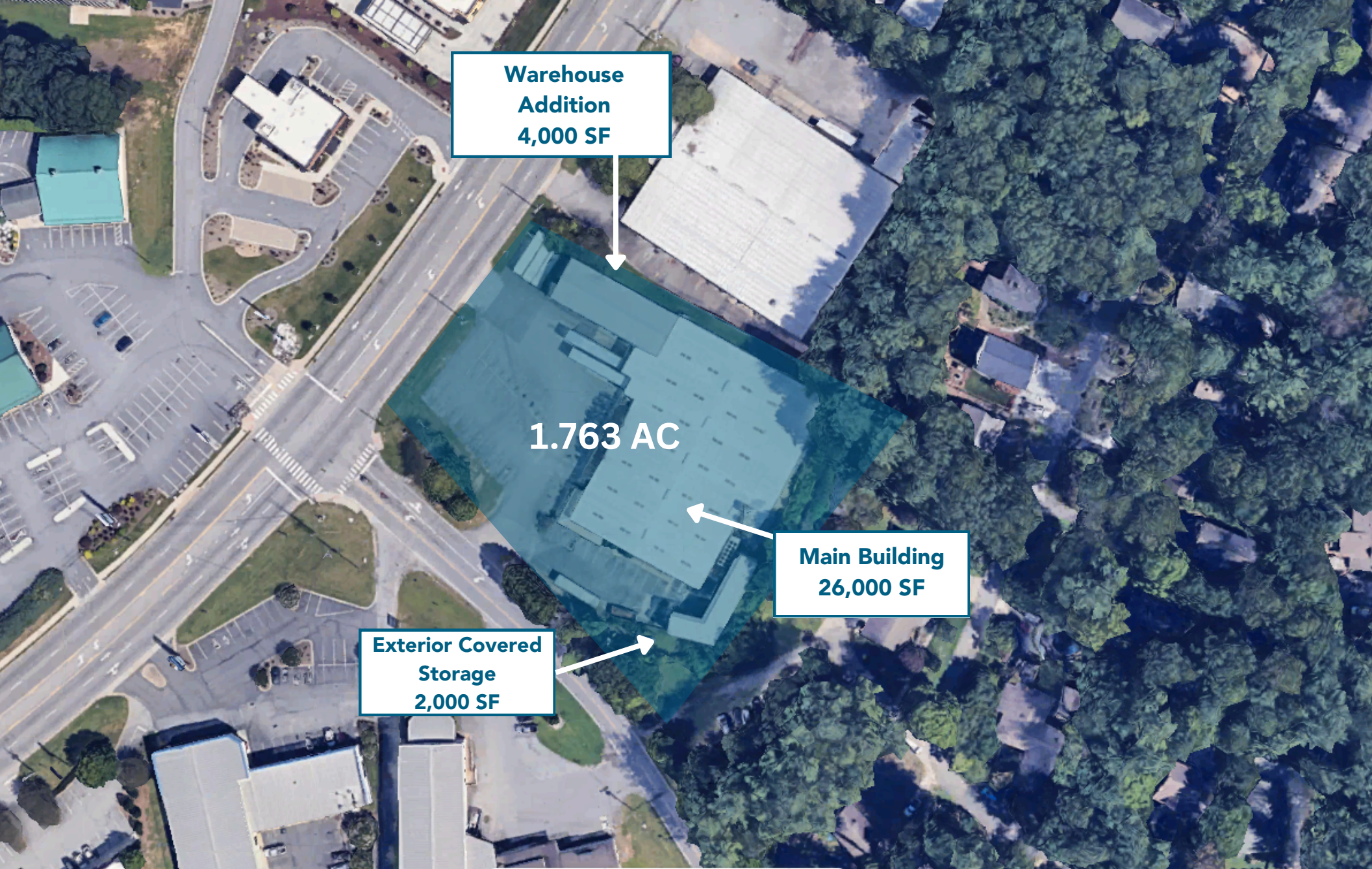




Address:	199 Airport Road Arden, NC 28704
Tax ID:	965318016800000
County:	Buncombe County
Zoning:	EMP
Building Size:	29,898 SF Fully Conditioned
Land Area:	+/- 1.763 Acres
Lease Rate:	\$12.50/SF NNN
Purchase Price:	\$4,250,000

## Property Information





**Warehouse  
Addition  
4,000 SF**

**1.763 AC**

**Main Building  
26,000 SF**

**Exterior Covered  
Storage  
2,000 SF**

**Flex /  
Manufacturing**

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- Roof: metal construction (2017) 50 year warranty
- Overhead Cranes: one 2 ton & one ½ ton
- Alarm System: cameras installed throughout
- Three Dock High Doors
- Two Drive-In Doors
- Parking: 50 spaces
- Trailer Parking: up to six 53' trailers



**Additional  
Information**

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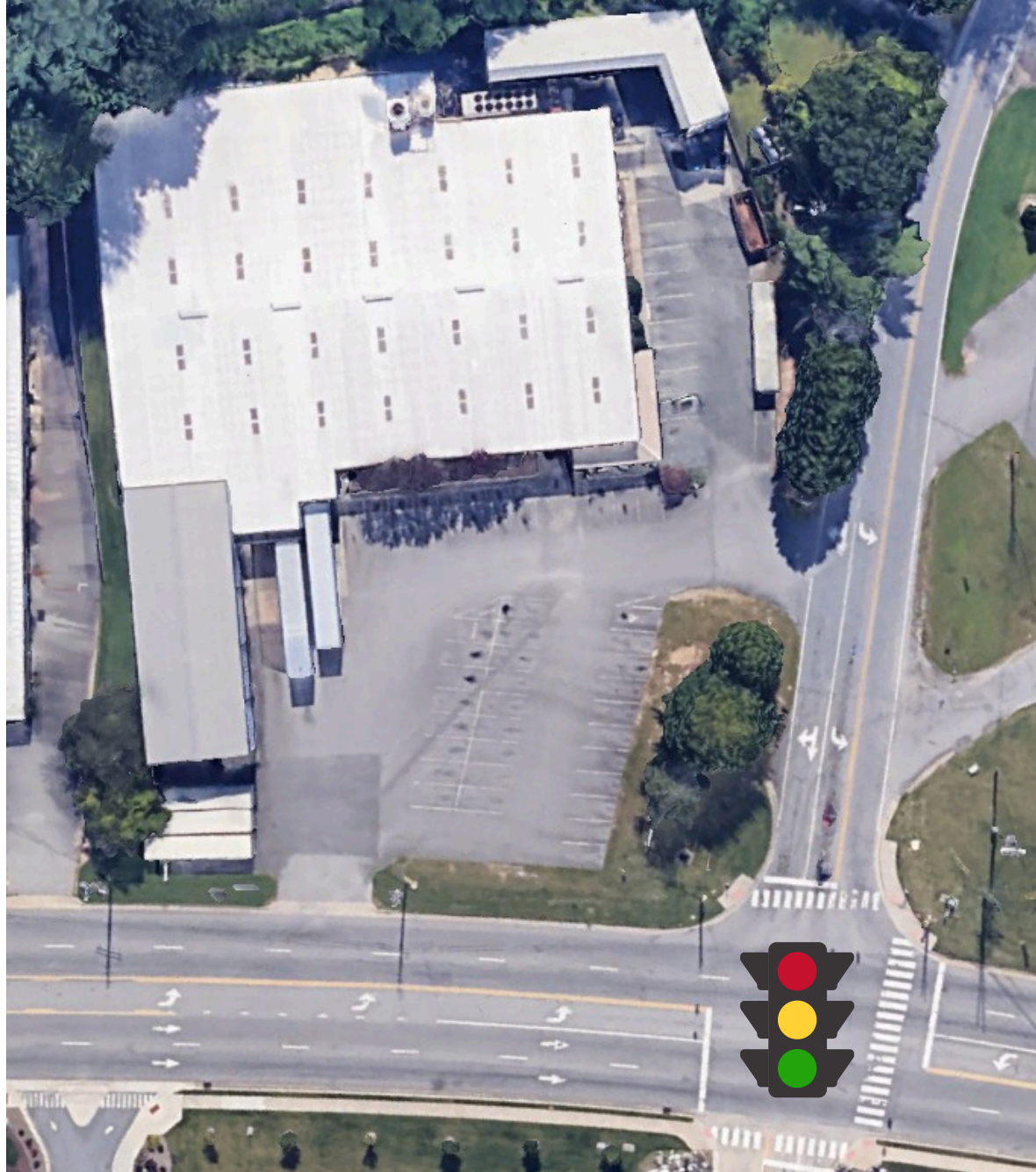




**Additional  
Pictures**

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Pictures**

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1 mile to I-26 &  
Asheville Regional  
Airport

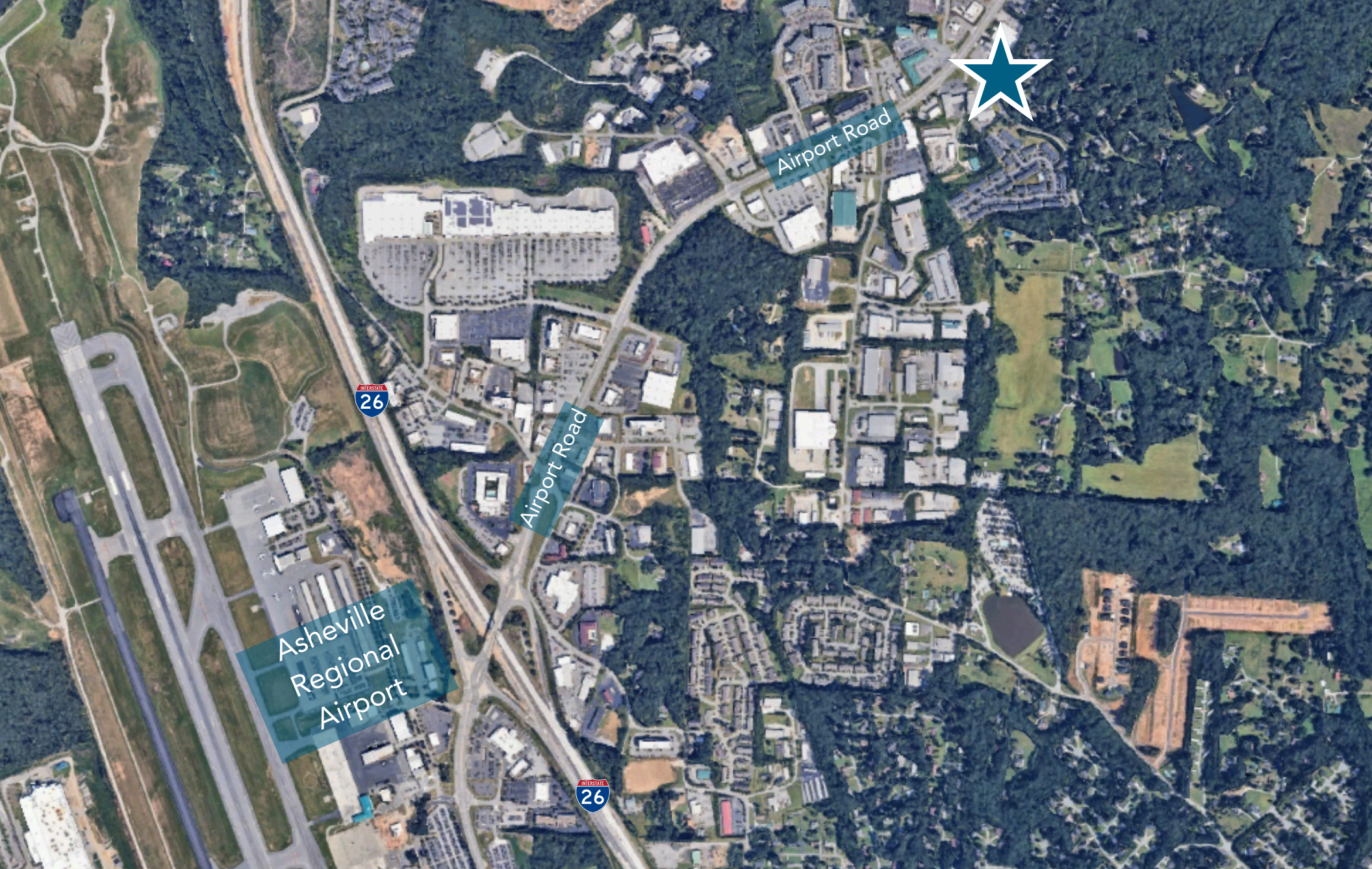


Airport Road 32,000  
VPD

Map

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## Area Map

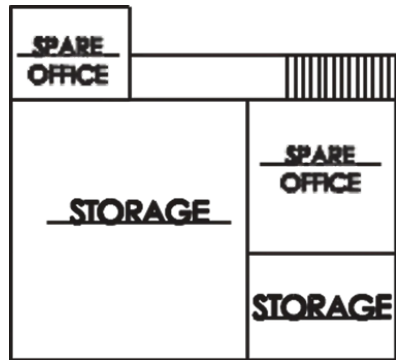




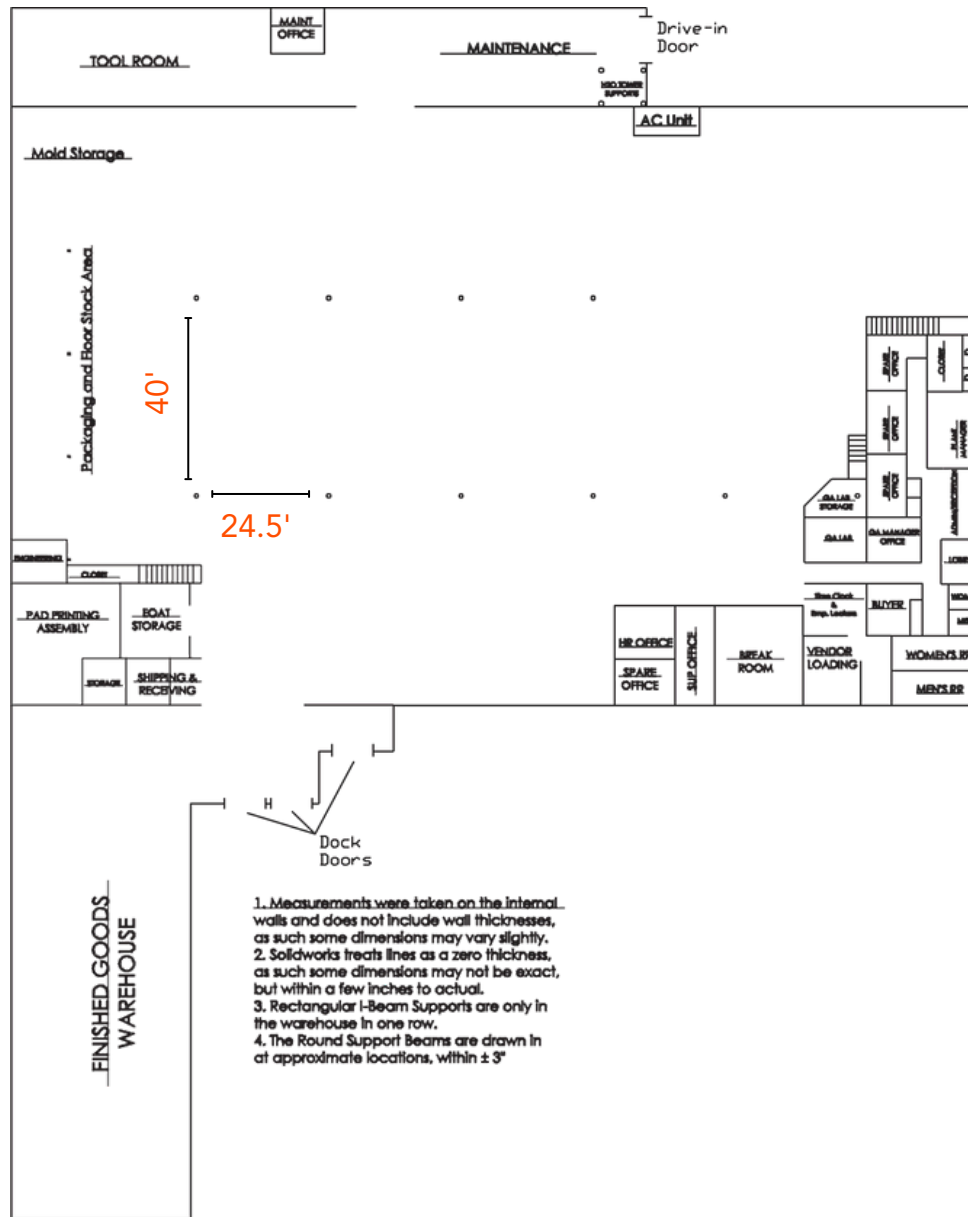
Area Retailers

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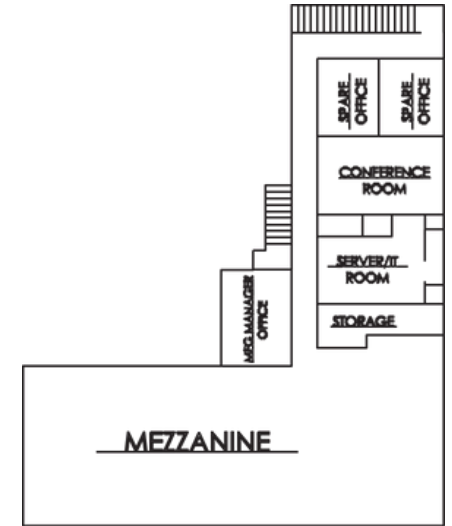




2nd Floor Office

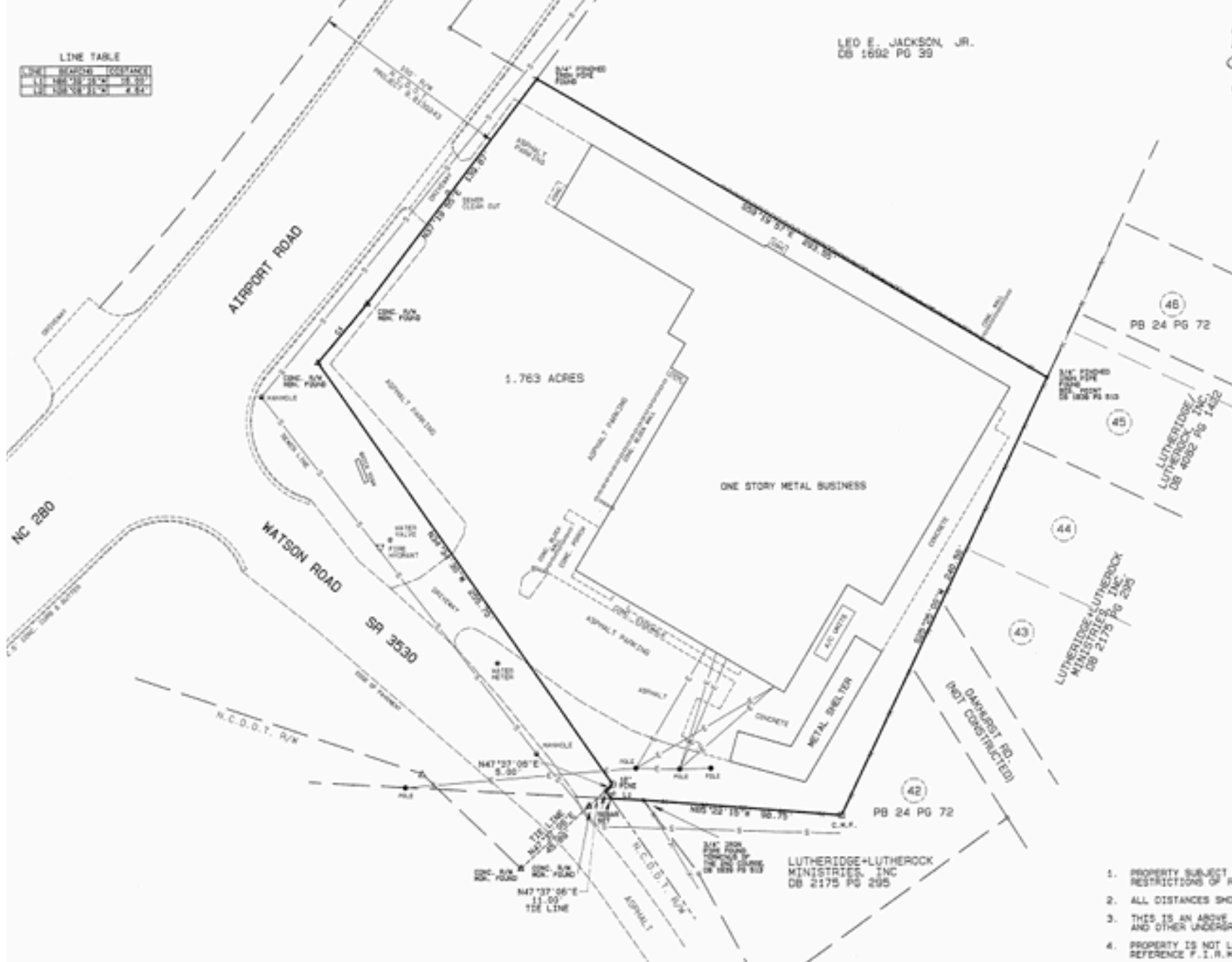


1. Measurements were taken on the internal walls and does not include wall thicknesses, as such some dimensions may vary slightly.
2. Solidworks treats lines as a zero thickness, as such some dimensions may not be exact, but within a few inches to actual.
3. Rectangular I-Beam Supports are only in the warehouse in one row.
4. The Round Support Beams are drawn in at approximate locations, within  $\pm 3"$



2nd Floor Office/Mezzanine





Plat





**Bobby Barreto**  
Principal | Broker

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**Tyler Felt**  
Principal | Broker

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**Contacts**

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