



**ENKA
COMMERCE
PARK**



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



±585,360 SF CLASS-A INDUSTRIAL PARK UNDER CONSTRUCTION

261 Enka Heritage Parkway, Candler, NC 28715

The Enka Commerce Park is an established industrial park in Candler, NC, located at the intersection of I-26 & I-40. Companies in the park include Low & Bonar, Haakon Industries, Smith Drayline, Jacob Holm, Wicked Weed, and New Belgium.

Phase II of the Enka Commerce Park will comprise of three Class-A industrial buildings totaling ±585,360 SF. The second entrance to the park will be a new 5-lane bridge over Hominey Creek with direct access onto Hwy 19/23 and less than one mile from I-40. Building I is under construction and will deliver in Q1 2024.



Building I:
Under Construction
Delivering in Q1 2024



Building I: 136,080 SF
Building II: 224,640 SF
Building III: 224,640 SF



±1.0 Mile to I-40
±3.5 Miles to I-26



Established
Industrial Park

FOR LEASE OR SALE

CALL FOR PRICING

FOR MORE INFORMATION

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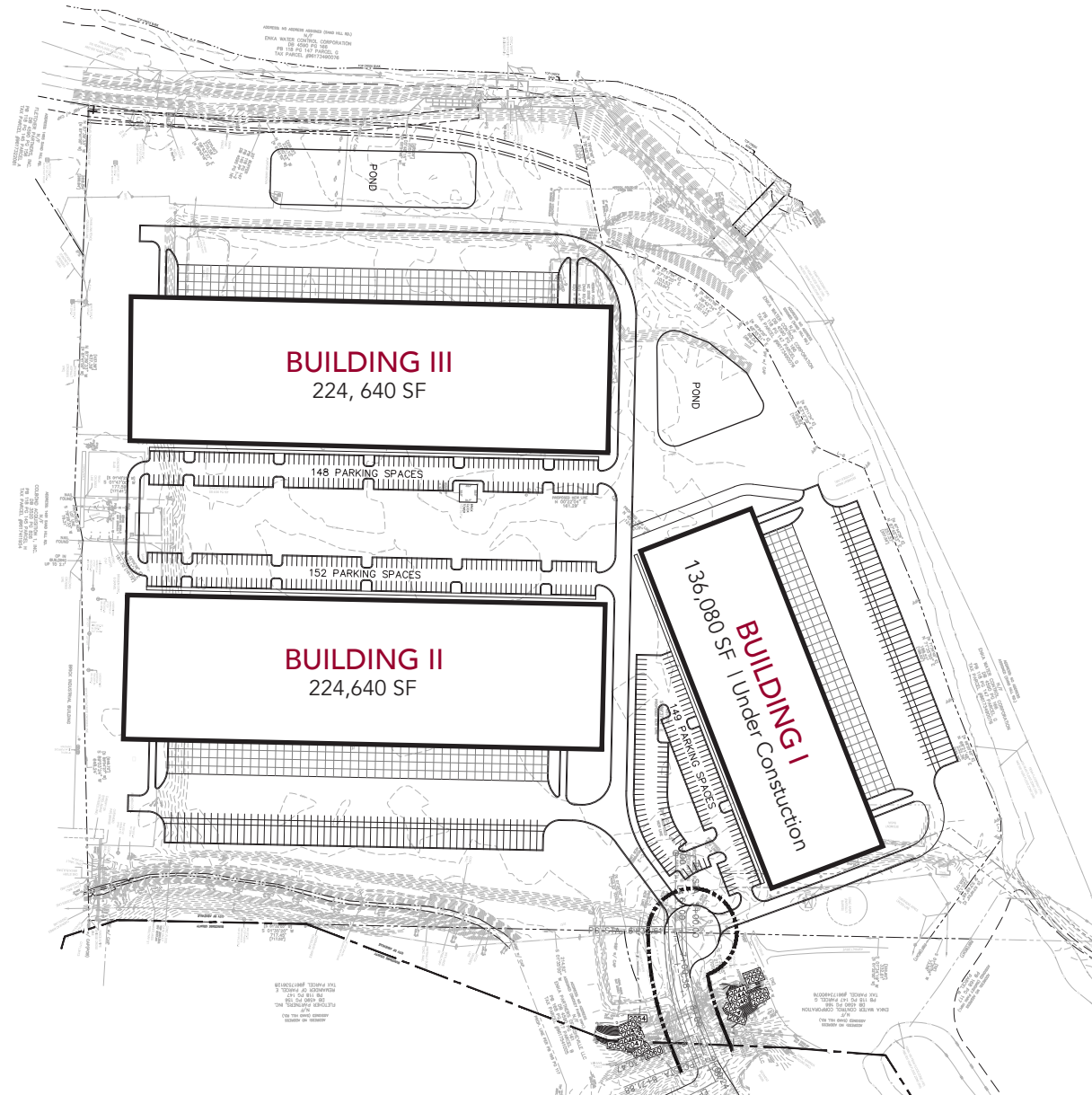




ENKA COMMERCE PARK

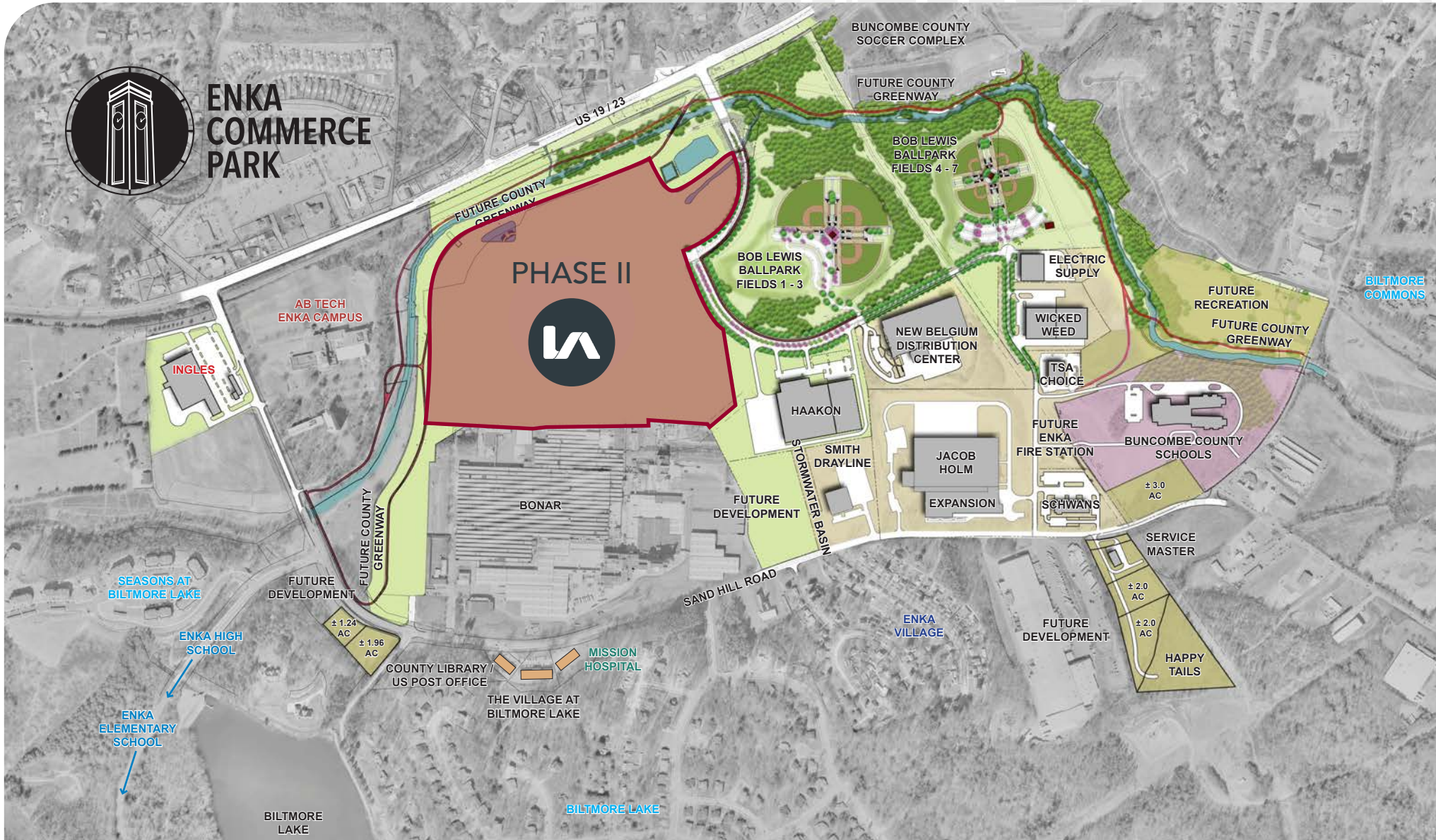
BUILDING I	±136,080 SF
BUILDING II	±224,640 SF
BUILDING III	±224,640 SF
DIVISIBLE	±22,400 - 585,360 SF
WATER	City of Asheville - On Site
SEWER	Metropolitan Sewage District - On Site
GAS	Dominion - On Site
POWER	Duke Energy - On Site
FIBER	Provider of Choice - On Site
SPRINKLER	ESFR
CLEAR HEIGHT	32'
FLOOR THICKNESS	7' Slab
LIGHTING	LED
EXTERIOR	Tilt-up Concrete Panels
PARKING	449 Auto, 88 Trailer Parks

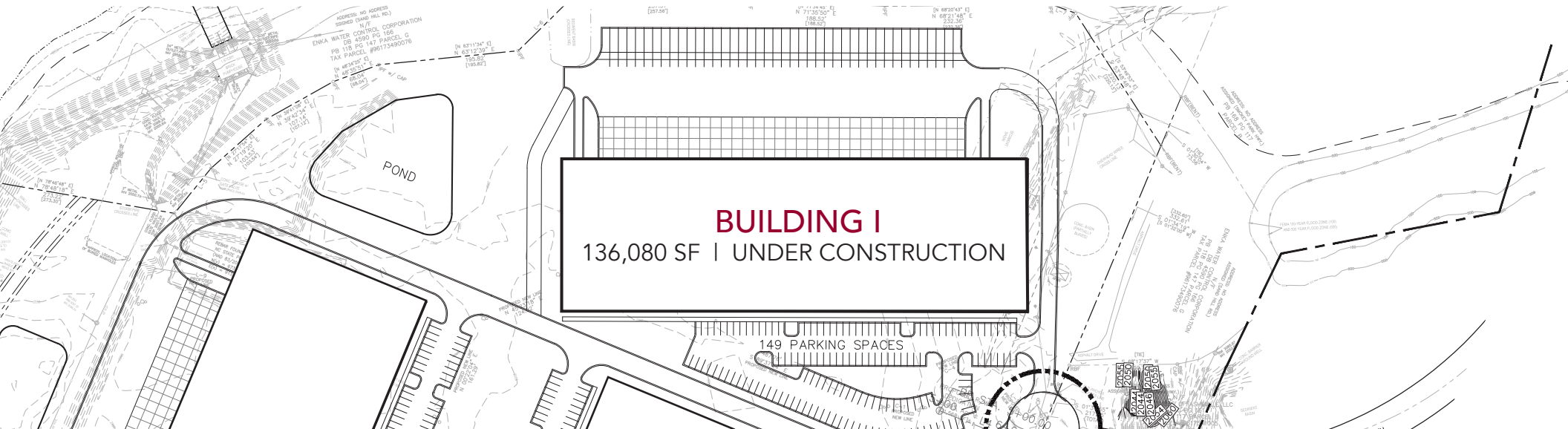
Site Plan.



Park Overview.

In addition to providing space for industrial companies, at the heart of this planned development is the vision to create a vibrant community hub of business, jobs, and recreation. With six Buncombe County Schools, within a five-mile radius and more than 850 homes in the surrounding neighborhoods, the community was an important aspect of the planning process. Plans are also underway for the new Enka Heritage Trail, which will provide two miles of walking and nature trails surrounding the Enka Commerce Park for the community, business owners, and employees to enjoy.



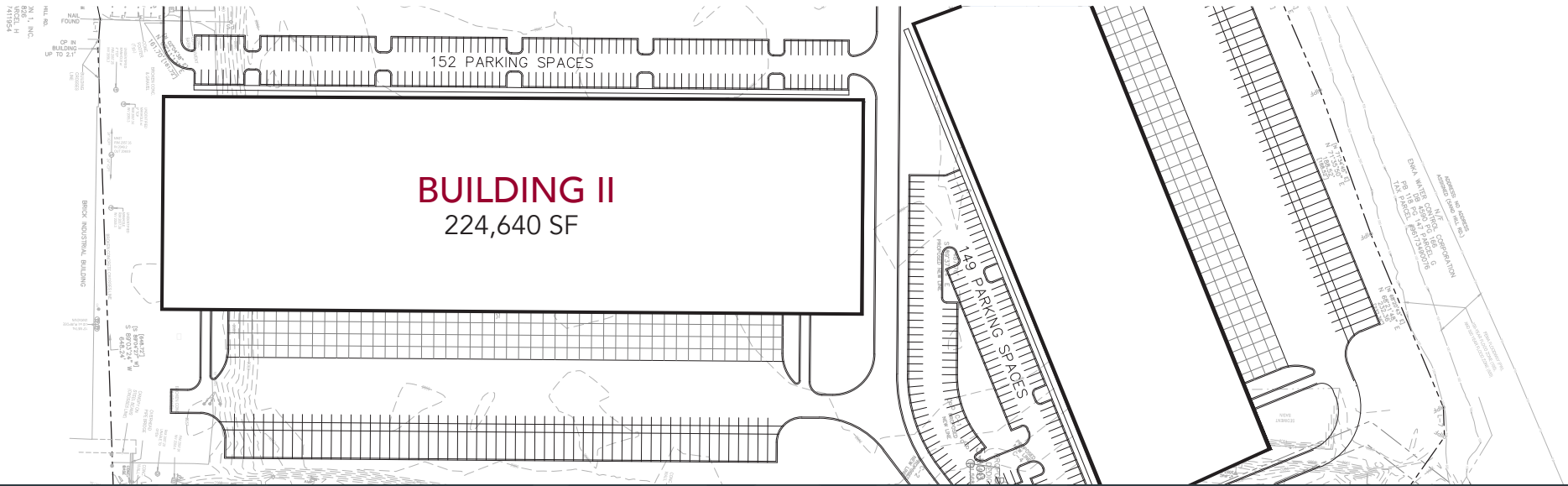


ADDRESS	261 Enka Heritage Pkwy
ACRES	±12.5 AC
MINIMUM DIVISIBLE	±22,400 SF
OFFICE	Build to Suit
ORIENTATION	210' x 648'
BUILDING CONFIGURATION	Rear Load
COLUMN SPACING	50' x 54' (60' Speed Bay)
CONSTRUCTION	Tilt Up Concrete Panels
ROOFING	TPO Membrane
SLAB	7" (4,000 PSI)

AUTO PARKING	149
TRAILER PARKING	42
TRUCK COURT DEPTH	130'
CLEAR HEIGHT	32'
FIRE SYSTEM	ESFR
LIGHTING	LED
DOCKS	36
DRIVE-IN DOORS	(2) 12' x 14'
ELECTRICAL	Heavy Power
DELIVERY DATE	Q1 2024

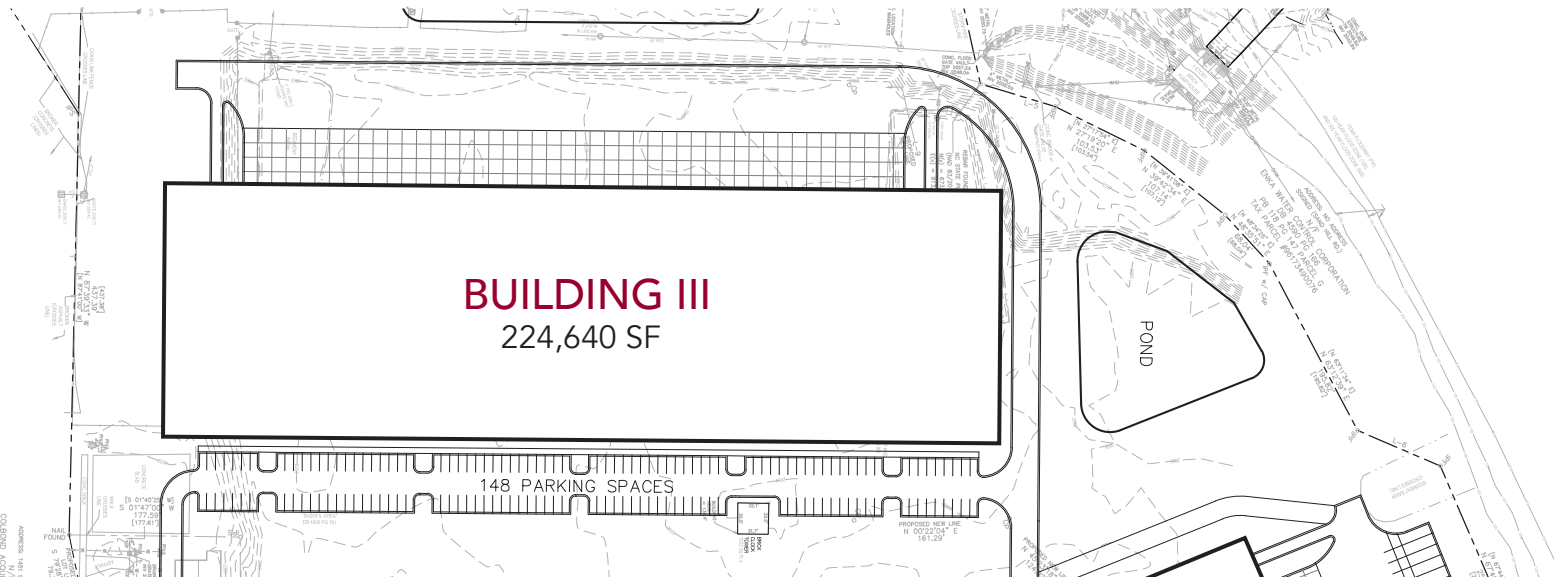
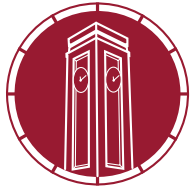


Building II | 224,640 SF



ADDRESS	274 Enka Heritage Pkwy
ACRES	±16.5 AC
MINIMUM DIVISIBLE	±27,730 SF
OFFICE	Build to Suit
ORIENTATION	260' x 864'
BUILDING CONFIGURATION	Rear Load
COLUMN SPACING	50' x 54' (60' Speed Bay)
CONSTRUCTION	Tilt Up Concrete Panels
ROOFING	TPO Membrane
SLAB	7" (4,000 PSI)

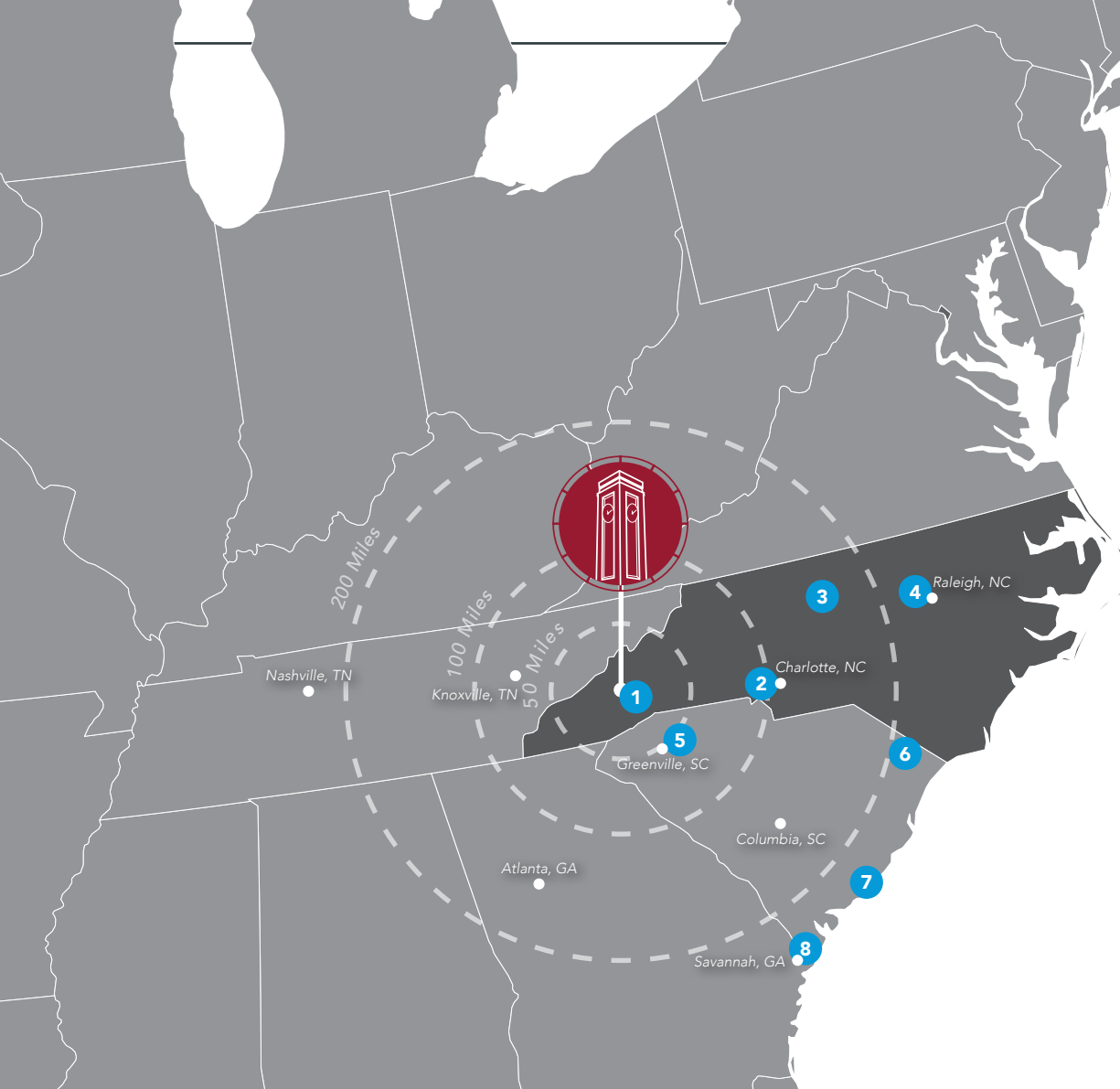
AUTO PARKING	152
TRAILER PARKING	23
TRUCK COURT DEPTH	130'
CLEAR HEIGHT	32'
FIRE SYSTEM	ESFR
LIGHTING	LED
DOCKS	42
DRIVE-IN DOORS	(2) 12' x 14'
ELECTRICAL	Heavy Power
DELIVERY DATE	TBD



ADDRESS	264 Enka Heritage Pkwy
ACRES	±16.5 AC
MINIMUM DIVISIBLE	±27,730 SF
OFFICE	Build to Suit
ORIENTATION	260' x 864'
BUILDING CONFIGURATION	Rear Load
COLUMN SPACING	50' x 54' (60' Speed Bay)
CONSTRUCTION	Tilt Up Concrete Panels
ROOFING	TPO Membrane
SLAB	7" (4,000 PSI)

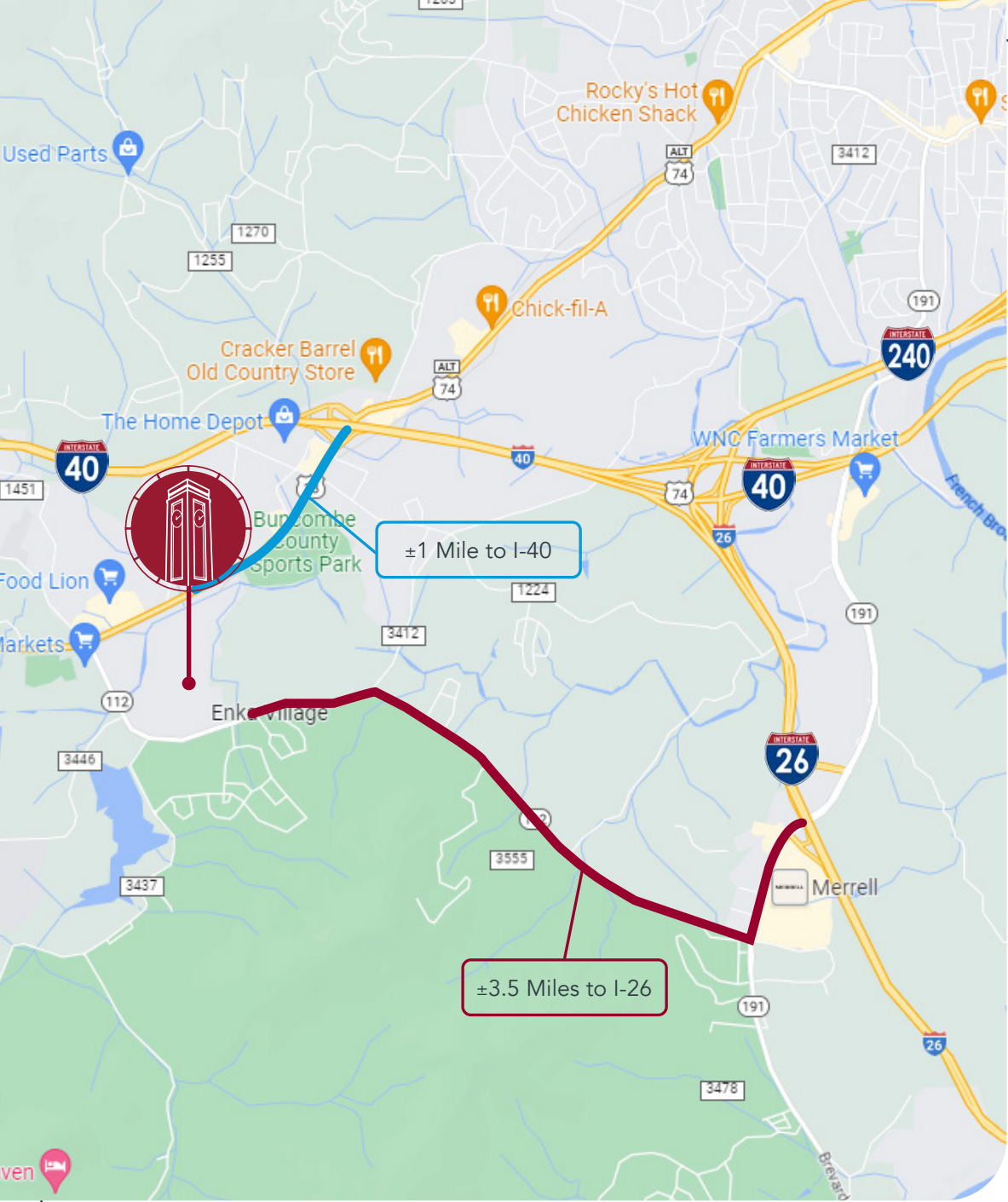
AUTO PARKING	148
TRAILER PARKING	23
TRUCK COURT DEPTH	130'
CLEAR HEIGHT	32'
FIRE SYSTEM	ESFR
LIGHTING	LED
DOCKS	42
DRIVE-IN DOORS	(2) 12' x 14'
ELECTRICAL	Heavy Power
DELIVERY DATE	TBD

Regional Overview.



One Day Drive: 107M+ Consumers
Two Day Drive: 249M+ Consumers

AIRPORTS	DISTANCE (mi)	DRIVE TIME
1 Asheville Regional Airport	12	23 min
2 Charlotte Douglas International	115	2 hr 11 min
3 Piedmont Triad International	173	2 hr 38 min
4 Raleigh-Durham International	242	3 hr 39 min
KEY MARKETS		
Greenville, SC	61	1 hr 15 min
Knoxville, TN	109	1 hr 54 min
Charlotte, NC	122	2 hr 19 min
Columbia, SC	156	2 hr 32 min
Atlanta, GA	191	3 hr 19 min
Raleigh, NC	253	3 hr 53 min
Nashville, TN	287	4 hr 31 min
Savannah, GA	308	4 hr 44 min
PORTS		
5 Inland Port Greer	59	1 hr 12 min
6 Inland Port Dillon	259	3 hr 52 min
7 Port of Charleston	265	4 hr 4 min
8 Port of Savannah	308	4 hr 44 min



Location Overview.

Interstate Access

 ±1 Mile to I-40

 ±3.5 Miles to I-26

Corporate Neighbors

- | | |
|-------------------|------------------------|
| Low & Bonar | Southeastern Container |
| Haakon Industries | TSA Choice |
| Smith Drayline | Wicked Weed |
| Jacob Holm | New Belgium |

Accessible Amenities

- | | |
|------------------------|--------------------------------|
| Mission Hospital | County Library / Post Office |
| Enka Fire Station | Buncombe County Schools |
| Bob Lewis Ballpark | Buncombe County Soccer Complex |
| Future County Greenway | Ingles |
| AB Tech Enka Campus | Enka Intermediate School |

Welcome to Asheville.

Market Notes

Industrial rents in the Asheville market have consistently increased over the last four years, with an average rent of \$8.54/SF today. Over ±617,000 SF is currently under construction and expected to deliver by Q1 2024, these buildings are a mix of speculative, owner users, and build to suits.

The Asheville market has a high barrier to entry because of the limited amount of remaining industrial sites in the market. Vacancies are at a historic low, below 4%, causing competition in the market between tenants competing for spaces.

Buncombe County sits at the crossroads of I-40 and I-26, providing easy access to markets along the east coast. This strategic location offers direct interstate access to I-81, I-85, I-77, and I-95. The Port of Charleston, Port of Savannah, and Inland Port Greer can also be utilized with direct interstate or rail connections.



227+

LOGISTICS COMPANIES



1

DAY DRIVE

TO REACH OVER 107 MILLION PEOPLE



71+

MANUFACTURING COMPANIES



4

COUNTIES

BUNCOMBE, HAYWOOD, HENDERSON & MADISON



**ENKA
COMMERCE
PARK**



ENKA COMMERCE PARK

**Learn More.
Give Us A Call.**

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