



# BEACON MILL SITE

ASHEVILLE, NORTH CAROLINA



- 43 Acre Site with Brownfield
- Active Rail Spur on Site
- All Utilities Available on Site
- Zoned Employment
- 1 Mile to US I-40
- 17 Miles to Asheville Regional Airport
- Ideal Business / Industrial Park
- Graded / Former Manufacturing Site

## PLEASE CONTACT US

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Site Description: 43 graded acres formerly industrial site with robust utilities already in place. Site has been demolished and rough graded. Active rail spur on site with 200,000sf concrete pad. Less than one mile from I-40, 17 miles from the Asheville Regional Airport with signalized frontage on Whitson Road & US Hwy 70.

Location: Whitson Avenue, Swannanoa, NC 28778 (East Buncombe County)  
Zoning: Employment with established industry adjacent  
Use: Former Manufacturing  
Water: City of Asheville – on site  
Sewer: Metropolitan Sewerage District – on site  
Gas: Dominion Energy – on site  
Power: Duke Energy – on site  
Fiber: Provider of choice – on site



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