



# Beacon Mill Site

Asheville, North Carolina

[EconomicDevelopmentAsheville.org](http://EconomicDevelopmentAsheville.org)



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

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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

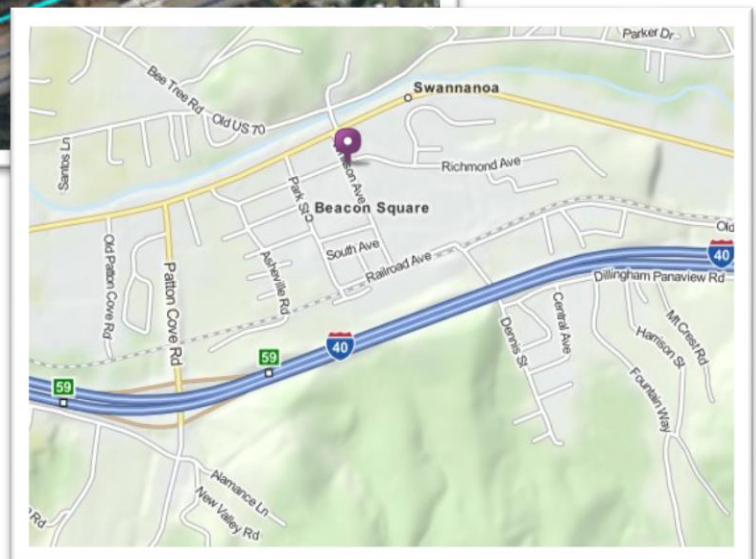
**Water:** City of Asheville – on site

**Sewer:** Metropolitan Sewerage District – on site

**Gas:** PSNC Energy – on site

**Power:** Duke Energy – on site

**Fiber:** Provider of choice – on site



**Owner / Developer will offer sale and sub-division and/or build-to-suit lease**

**Pictured:**

- **350,000sf building North of Norfolk-Southern rail spur and**
- **200,000sf distribution building South of Norfolk-Southern rail spur**

