



BEACON MILL SITE

ASHEVILLE, NORTH CAROLINA



Development Site Adjacent to World Class Bike Park & Trail Amenities

- 9.1 Acre Site (6.5 Developable Acres)
- Rough Graded for Development
- All Utilities Available on Site
- 17 Miles to Asheville Regional Airport
- Former Manufacturing Brownfield Site
- Interstate Visibility - US I-40
Average Daily Traffic Count - 39,000
- Interstate visibility - US 70 - AADT
Average Daily Traffic Count - 18,500

PLEASE CONTACT US

CLARK DUNCAN | Senior Vice President of Economic Development
828.258.6134, cduncan@ashevillechamber.org

Keevon Baten | Director of Business Recruitment
505.660.7837 kbaten@ashevillechamber.org

Site Description: 9.1 acres (6.5 Developable Acres) formerly industrial site with robust utilities already in place. Site has been demolished with original industrial pads currently in place. Former home of Beacon Blankets manufacturer. Less than one mile from I-40 via exit 59 (2-3 minutes to exit 59), 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 industrial and warehousing in vicinity
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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CONCEPTUAL MASTER PLAN

Flexible Development Options including
Ground Lease, Build to Suit, or Sale
Up to 78,000 SF available



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