

GARRISON SITE

Appleland Business Park
1 Garrison Lane Flat Rock, NC 28731



HIGHLIGHTS

- Located in Henderson County, North Carolina
- 41 acres for sale
- Sale Price: \$3,280,000 (\$80,000/acre)
- Zoned Industrial
- Located directly off Exit 53 on I-26
- 18 minutes from Asheville Regional Airport
- 90 minutes from Charlotte Douglas International Airport
- 13 minutes from I-40
- City of Hendersonville water line main-8"
- City of Hendersonville wastewater main-12" to 15"
- Dominion Energy Natural Gas-4", 60psi
- Duke Energy electricity-12.5kV line
- Telecommunications provided by Morris Broadband
- Significant industrial base within park
- Completed Due Diligence



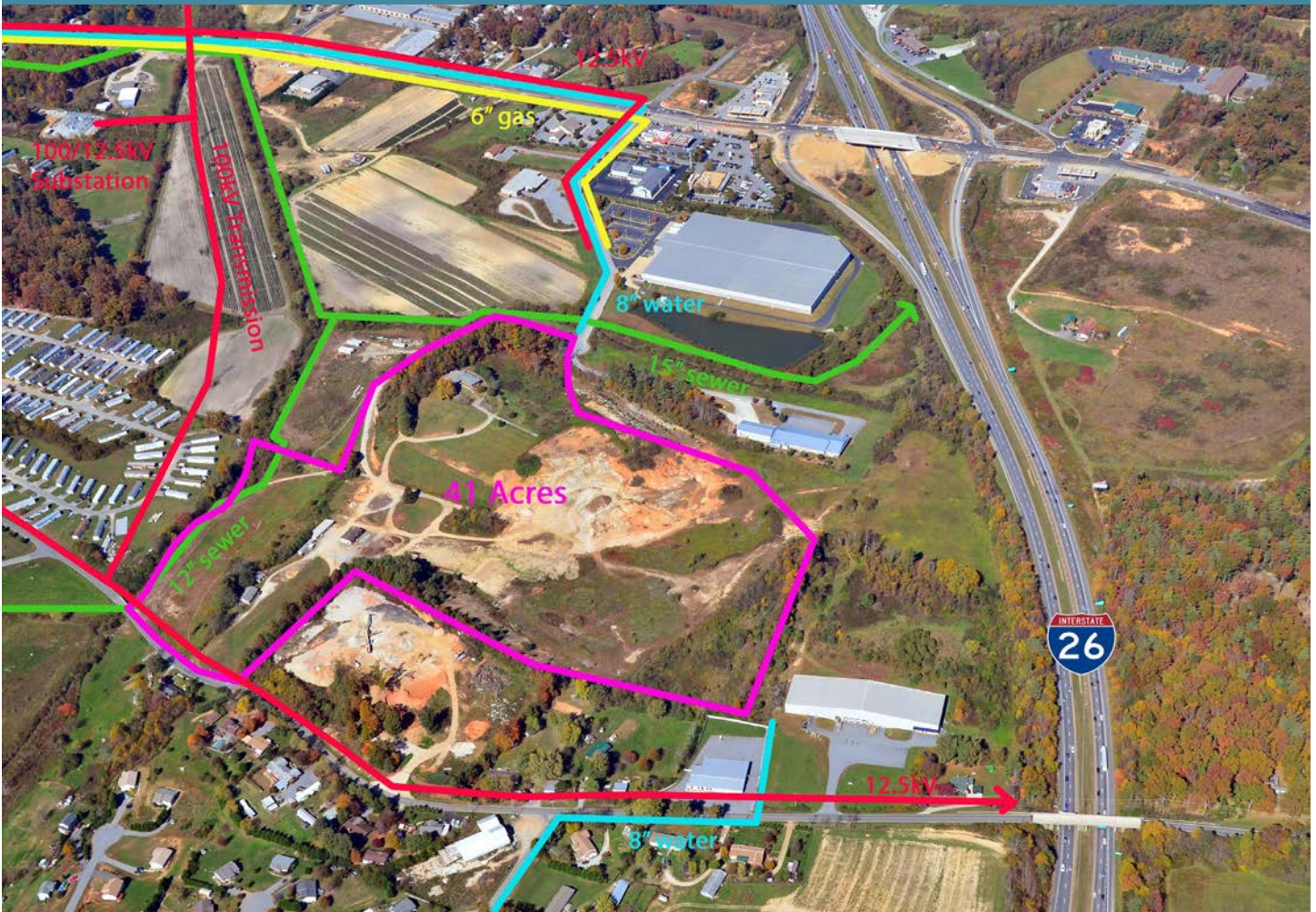
The Henderson County Partnership for Economic Development invites you to consider the Garrison Site for your startup, expansion, or relocation needs. Located in the Appleland Business Park, the site is ideally situated in Western North Carolina making it close in proximity to several major Eastern markets. Henderson County is part of the Asheville Metropolitan Statistical Area which boasts a talented labor force of over 230,000 individuals. The Garrison Site is also near several colleges and universities, including Blue Ridge Community College, Western North Carolina University, and the University of North Carolina at Asheville, which offers extensive training as well as access to tomorrow's upcoming workforce. In addition, Henderson County offers an aggressive tax rate which minimizes the costs of doing business.



Appleland Business Park Overview



Garrison Site Outline With Infrastructure





LOCATION

DISTANCE TO MAJOR U.S. CITIES:

CITY NAME	DISTANCE (MILES)	DRIVE TIME (HOURS:MIN)
Greenville, SC	36	00:52
Charlotte, NC	99	01:42
Atlanta, GA	180	03:18
Chattanooga, TN	244	03:49
Cincinnati, OH	381	05:50
Washington, DC	493	07:26
Baltimore, MD	530	08:06
Philadelphia, PA	631	09:36
Detroit, MI	643	09:45
Chicago, IL	670	10:11
New York, NY	720	10:55

DISTANCE TO MAJOR PORTS

PORT NAME	DISTANCE (MILES)	DRIVE TIME (HOURS:MIN)
South Carolina Inland Port - Greer, SC	44	00:54
Port of Charleston - Mount Pleasant, SC	246	03:40
Port of Savannah - Savannah, GA	270	04:58
Port of Wilmington - Wilmington, NC	335	05:00

DISTANCE TO MAJOR INTERSTATES

INTERSTATE	DISTANCE (MILES)	DRIVE TIME (HOURS:MIN)
I-26	0.35	00:02
I-40	10	00:13
I-85	50	01:04
I-81	85	01:23
I-77	111	01:50
I-20	140	02:05

Please don't hesitate to contact us should you have any more questions.
