

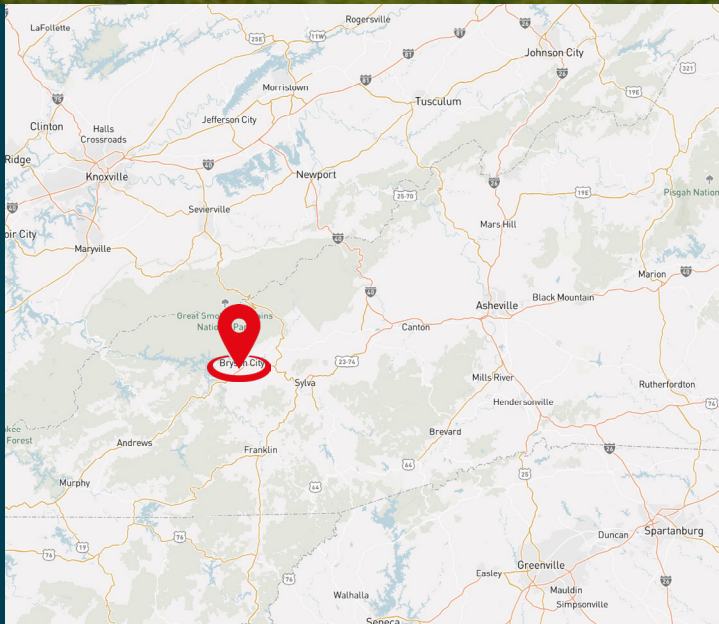
**For Sale**

**275,000 SF**



# 1821 Highway 19 S Bryson City, NC

**Manufacturing or Distribution  
Facility with Heavy Infrastructure**



**Matthew Greer, CCIM, SIOR**  
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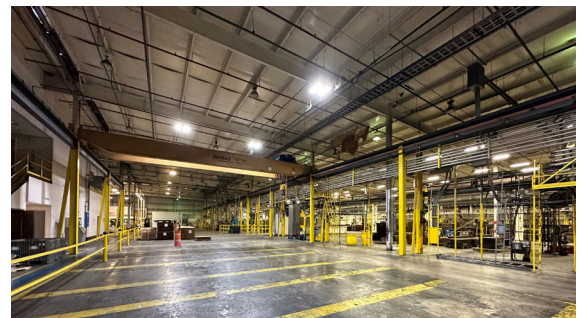
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# Property specifications

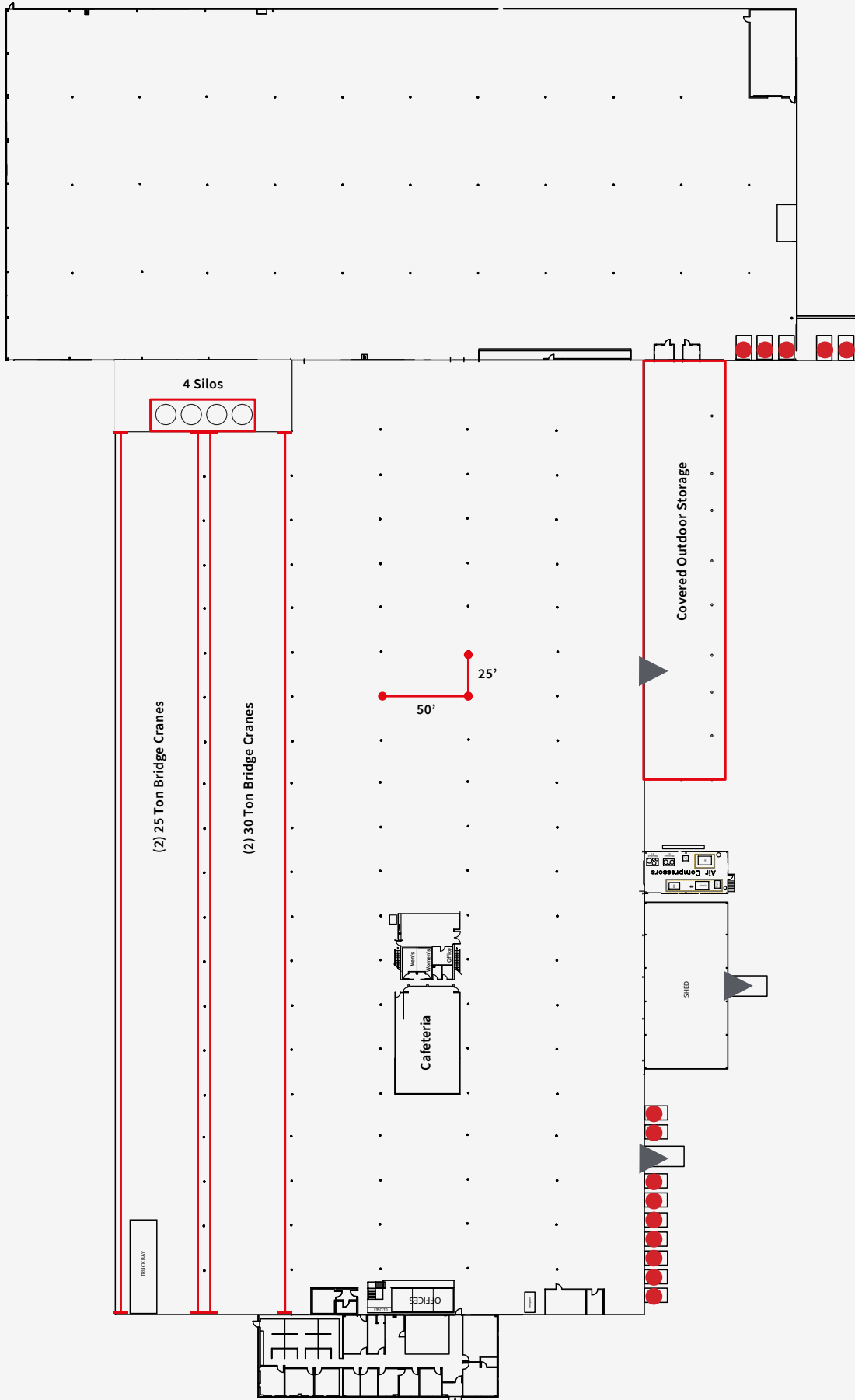
<b>Total SF</b>	± 275,000 SF
<b>Main Facility SF</b>	±260,000 SF
<b>Office SF &amp; Cafeteria</b>	±10,000 SF two story
<b>Covered Shed</b>	±15,000 SF
<b>Acreage</b>	±20.49 Acres
<b>Year Built</b>	1977, expansion in rear built in 2005
<b>Clear Height</b>	22' - 28' (typical)
<b>Sprinkler System</b>	Wet
<b>Loading</b>	14 Dock High Doors, 3 Drive In doors
<b>Column Spacing</b>	25' x 50'
<b>Additional Features</b>	4 Silos on property
<b>Bridge Cranes Convey</b>	(2) 25 ton (1) 30 ton (1) 10 ton
<b>County</b>	Swain
<b>Power</b>	8,000 Amps
<b>Asking Price</b>	\$7,500,000 (\$27.27/SF)



# Floor Plan

● Dock High Door

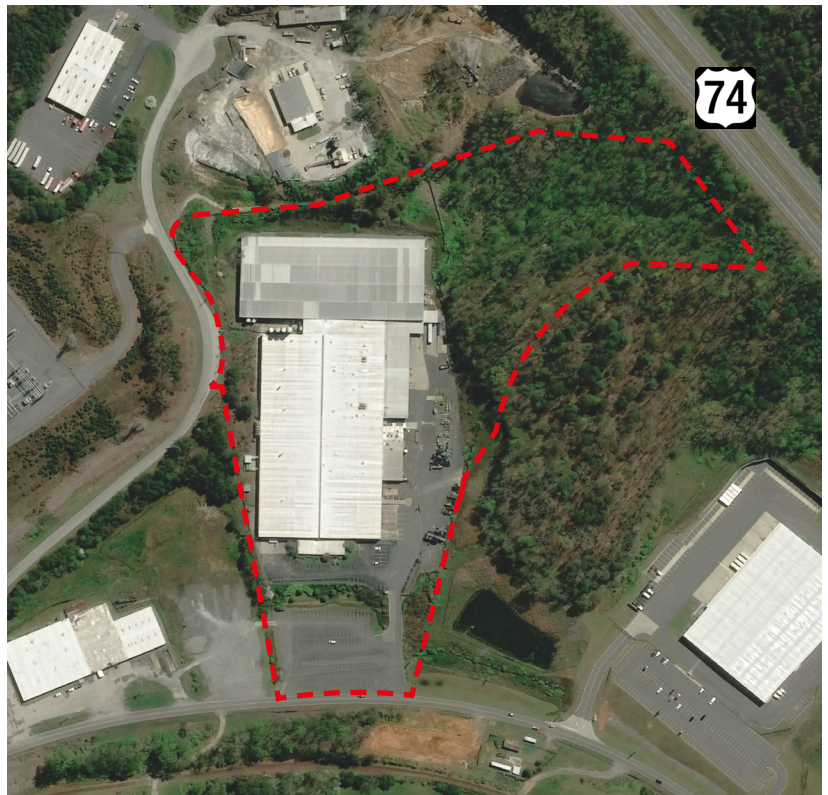
▲ Drive In Door



# Connectivity



CITY	MILES
ASHEVILLE	67 mi
KNOXVILLE	89 mi
GREENVILLE SPARTANBURG	106 mi
ATLANTA	164 mi
CHARLOTTE	180 mi
COLUMBIA	209 mi
GREENSBORO	244 mi
RALEIGH	311 mi
WILMINGTON PORT	385 mi
MOREHEAD CITY PORT	460 mi



**JLL** SEE A BRIGHTER WAY

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