



# 12 Gerber Road

12 Gerber Road, Asheville, NC 28803

## BUILDING DETAILS

### Property Overview

<b>Total GLA</b>	395,353 sq. ft.
<b>Year Built / Renovated</b>	1959 / 2014
<b>Site Area</b>	27.38 Acres
<b>Parking Spaces</b>	224
<b>Clear Height</b>	Main Level 19' - 22' / Lower Level 27'

**HVAC** Full HVAC in the office areas, heat only in the warehouse areas

**Column Spacing** Main Level 20' x 50'  
Lower Level 20' x 20'

**Loading Docks (total)** 31 Overhead Doors

### Space Available

**Suite 12-D** 34,461 sq. ft.

### Key Features

- Conveniently located along U.S Highway 25 with 41,000 vehicles passing by daily per day
- Less than 3 miles away from the on/off-ramps to Interstate 26 with 86,000 vehicles per day
- Strong tenant lineup comprised of SRS Distribution, GF Linamar, U-Haul, Riverbend Malt House, and Plasticard Locktech International
- Adjacent to Norfolk & Southern Railroad, providing additional transportation access
- Features onsite rail spur
- Finished concrete floors, exposed steel, concrete and painted block walls and exposed ceilings



