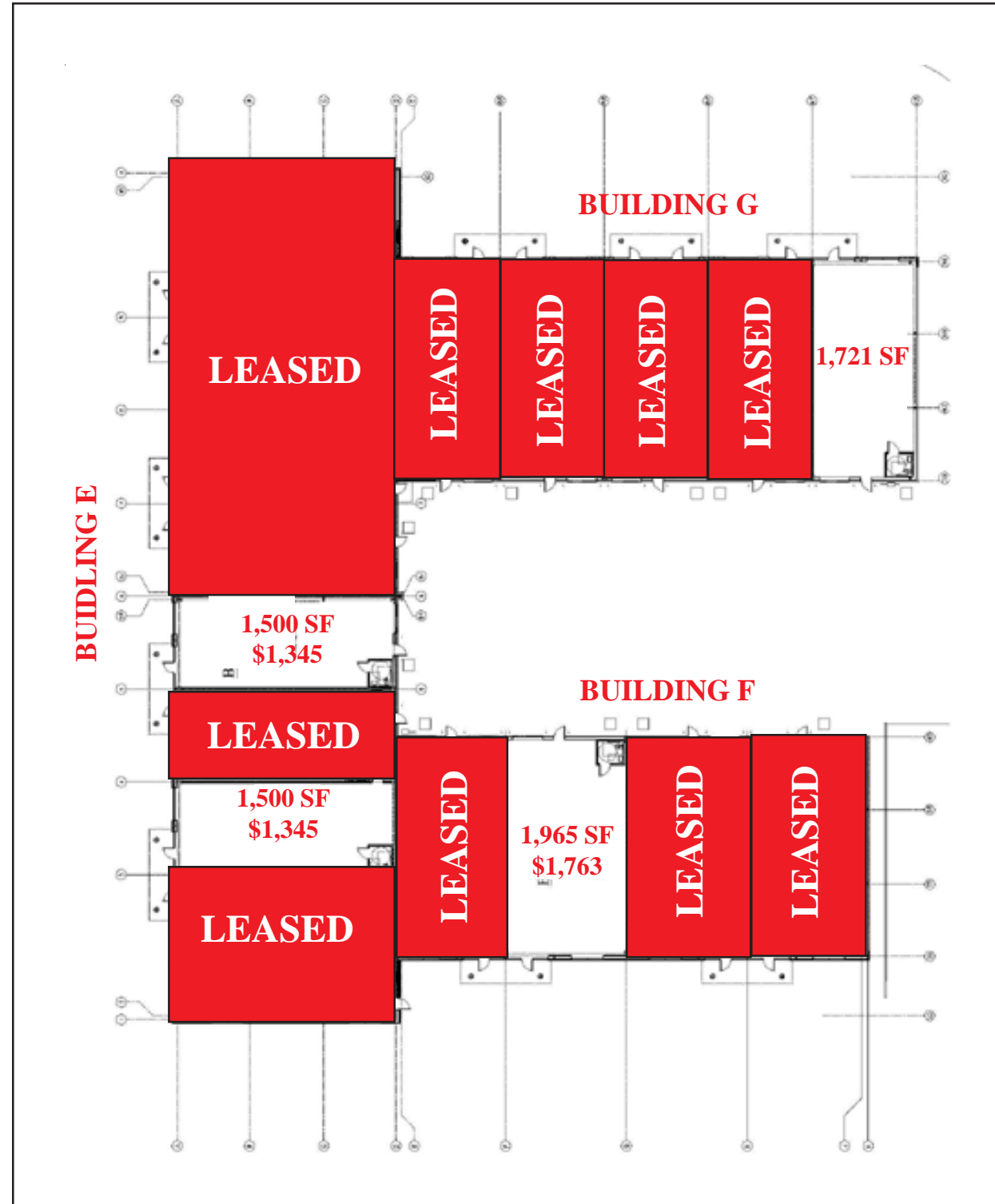


**ROSSCRAGGON BUSINESS PARK
FLOOR PLAN
BUILDINGS E, F and G**



**NOW AVAILABLE
ROSSCRAGGON BUSINESS PARK**



1,500 SF OR 1,965 SF

EXCELLENT LOCATION

**LEASE PRICE:
\$9.50 - \$10.75 PSF**

Unique Features:

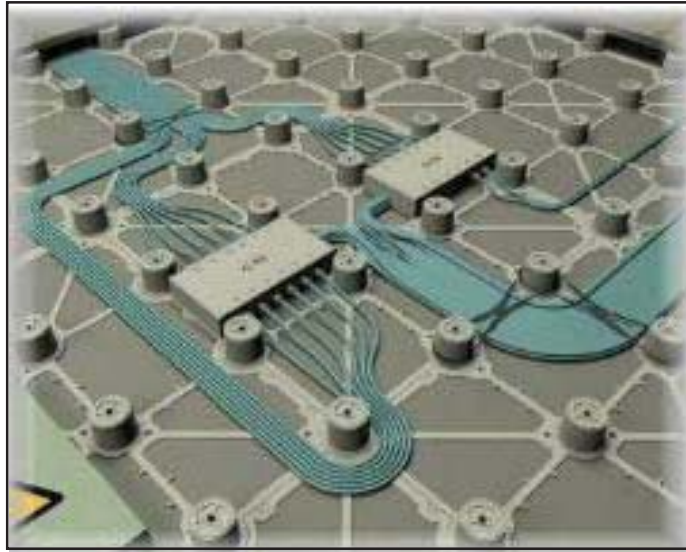
- Excellent South Asheville location -- just off Hendersonville Road.
- Some spaces to include NEXUS Floor System.
- Shared loading dock. Roll up doors available.



Contact:
George W. Morosani,
Listing Agent

274-4111

38 Rosscraggon Road, Arden, NC
PIN #9654.05-19-4190



NEXUS FLOORING SYSTEM



ROSSCRAGGON BUSINESS PARK ARDEN, NORTH CAROLINA

DIRECTIONS: Take US 25-South just past the new First Citizens Bank on the left and the Exxon station on the right. Turn left on Rossraggon Road. Rossraggon Business Park located on the right.

SITE/BUILDING DATA: Great South Asheville location. Just off Hendersonville Road. Three spaces available. Nexus floor system in both 1,500 SF space. One space currently upfit into office with modular walls. Ceiling heights from 11'6" to 14'. One 1,721 SF space has concrete floors and overhead door.

ZONING: C-I (Commercial/Industrial--Zoned by the City of Asheville)

UTILITIES: All utilities (except rail) available.

LEASE PRICE: \$9.50 - \$10.75 psf NNN

CONTACT: George W. Morosani, Listing Agent.

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