

For Sale

13480 Rosman Highway,
Lake Toxaway, NC 28747



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

300 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com



13480 Rosman Hwy

Lake Toxaway, North Carolina 28747

Property Highlights

- Operational 3-ton crane installed & included in sale.
- Fully Insulated, high ceilings, large storage loft. and fenced in yard space.
- Two parcel assemblage with potential for expansion.

Property Overview

13480 Rosman Highway offers a versatile opportunity to own a 3,056 SF fully insulated flex warehouse on 2 lots totaling 1.12-acres in scenic Lake Toxaway. Built in 2003, the property features high ceilings, a large storage loft, and a fully operational 3-ton overhead crane, making it well-suited for light industrial use, specialized trades, or a private workspace for recreational or automotive projects. Zoned Open Use and currently vacant, the building is ideal for an owner-occupant seeking a flexible space to grow a business—or for a discerning buyer looking for a well-appointed, multipurpose facility.

Offering Summary

Sale Price:	\$850,000
Building Size:	+/- 3,056 SF
Zoning:	Open Use
Combined Lot Size:	+/- 1.12 acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	13	40	166
Total Population	31	94	392
Average HH Income	\$71,743	\$72,955	\$73,098

For More Information

Chris Mansfield

O: 845 699 3340

cmansfield@naibeverly-hanks.com | NC #340236

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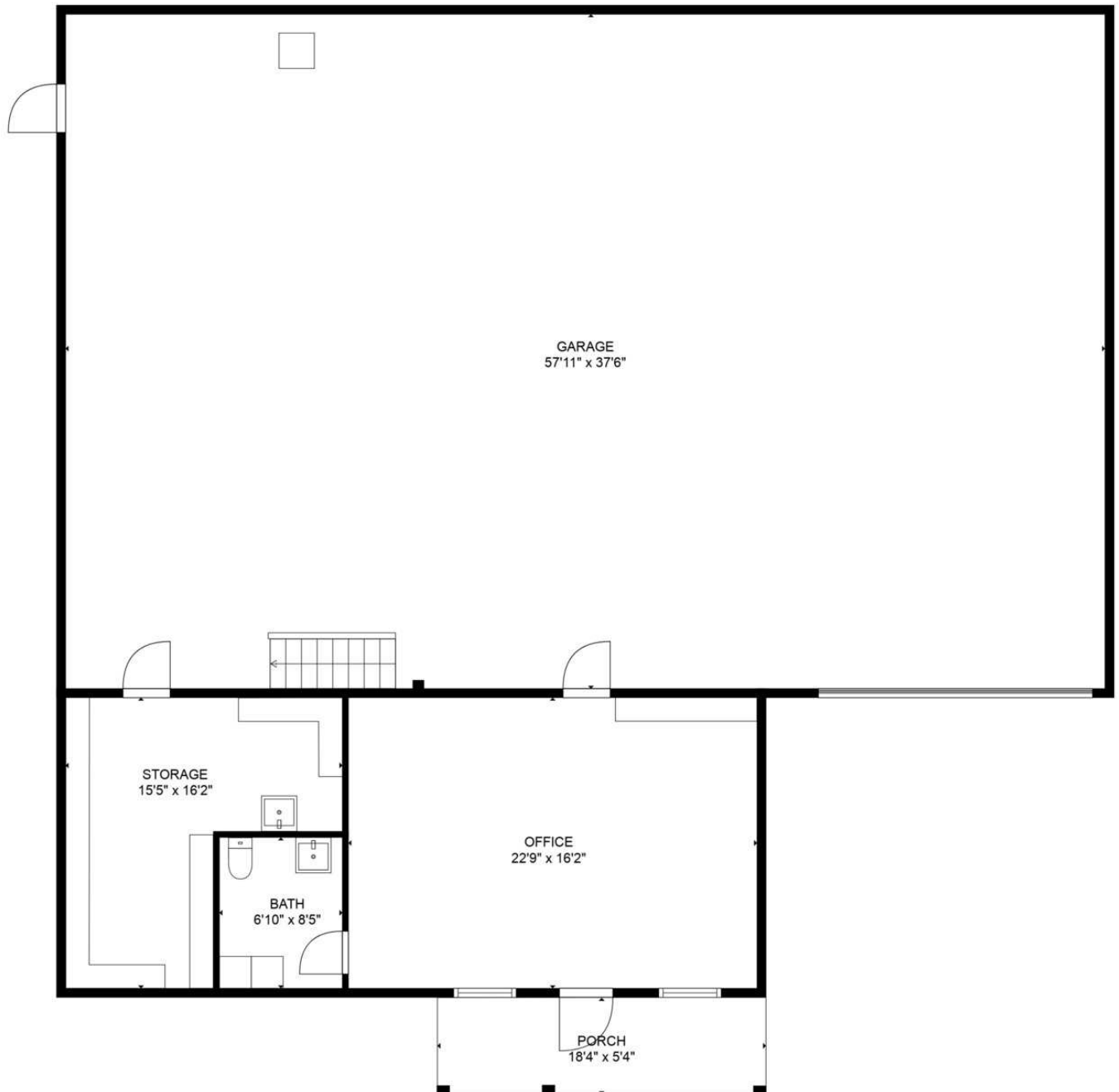
\$850,000

Industrial / Flex Building



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ESTIMATED AREAS

GLA FLOOR 1: 0 sq. ft EXCLUDED AREAS 3027 sq. ft
GLA FLOOR 2: 0 sq. ft EXCLUDED AREAS 2928 sq. ft
Total GLA 0 sq. ft, total area 3770 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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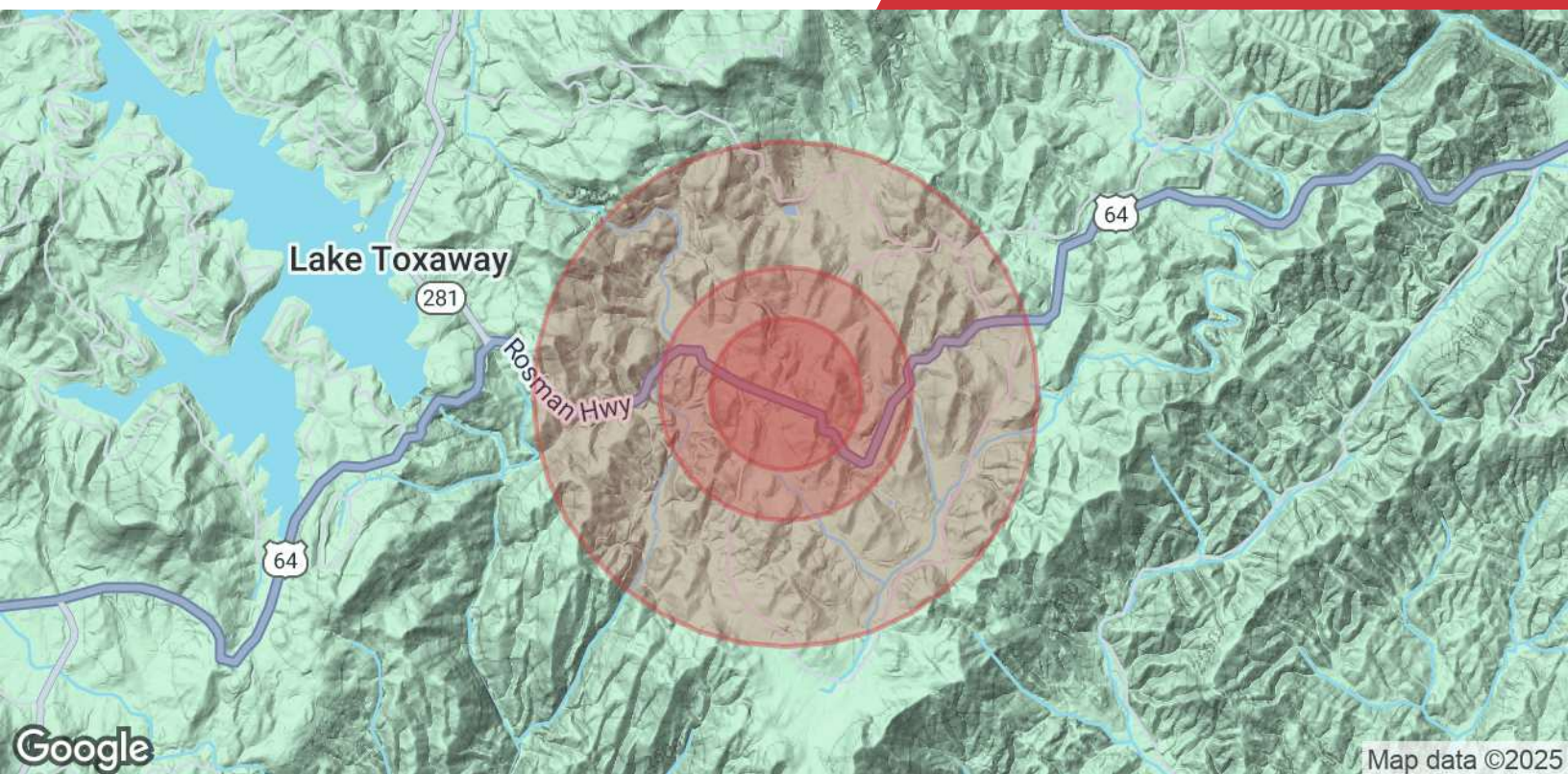
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	31	94	392
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	44	44	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	13	40	166
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$71,743	\$72,955	\$73,098
Average House Value	\$282,992	\$278,768	\$278,267

Demographics data derived from AlphaMap



Chris Mansfield

Commercial Broker

cmansfield@naibeverly-hanks.com

Direct: 845.699.3340

NC #340236

Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Sheepdog Pancho, and riding his motorcycle through the mountains.

NAI Beverly-Hanks
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