



PARK 108

WEAVERVILLE, NORTH CAROLINA



OFFICE & WAREHOUSING SPACE AVAILABLE MULTI-TENANT LEASES & OUTPARCELS

- 416,500 Sq Ft. Industrial Facility
- 85,000 Sq Ft. Corporate Office
- Ceiling Heights 16' - 36'
- 100% Conditioned / Sprinkled
- Industrial and Office Users
- 300,000 Sq Ft. Manufacturing & Warehouse
- Situated on 35 Acre landscaped campus
- Campus Overlooks busy I-26 Corridor
- Office Rate - \$17.00 SF/YR (Gross; NNN)
- MFG/WHSE - \$6.00 SF/YR (Gross; NNN)

PLEASE CONTACT US

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KEEVON BATEN | Director of Business Recruitment
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Site Description: : Park 108 is a 416,500 square foot professional industrial flex complex located on 34 acres in Weaverville, North Carolina (Asheville MSA). Built in 1988 as a single-tenant facility, the property is now home to a variety of office, warehouse, distribution and manufacturing users. Renovated in 2022, Park 108 boasts abundant parking, common area amenities, and excellent accessibility with exposure to I-26 (45,000 VPD) and US Hwy 25N/70W (25,000 VPD). The site also has outparcels and build-to-suit options available.

Location: 108 Monticello Rd, Weaverville, NC 28787 (North Buncombe County)
 Zoning: Town of Weaverville LI (Light Industrial)
 Past Use: Mfg (Past tenants include Arvato Digital / Sonopress / Bertelsmann)
 Water: City of Asheville Water Resources – on site
 Sewer: Metropolitan Sewerage District – on site
 Gas: Dominion Energy – on site
 Power: Duke Energy – on site
 Fiber: Robust Fiber currently supports onsite call center
 Square Feet: 416,500 sf (includes 85,000 sf office)
 Built In: 1984 / Expanded 1996, 2003, 2021
 Ceiling Height(s): 16' standard in office, 28'-30' in manufacturing, and 36' in warehouse
 Floor Thickness: 6" throughout, original 50,000 Sq Ft. 4"
 Dock Door(s): 20
 Drive-In Doors(s): 2
 Construction: Masonry block and tilt-up
 Parking: 690 surface parking spaces
 Available: For Lease with proposal on demand
 Build to Suit opportunities available
 Secured outdoor / laydown space available



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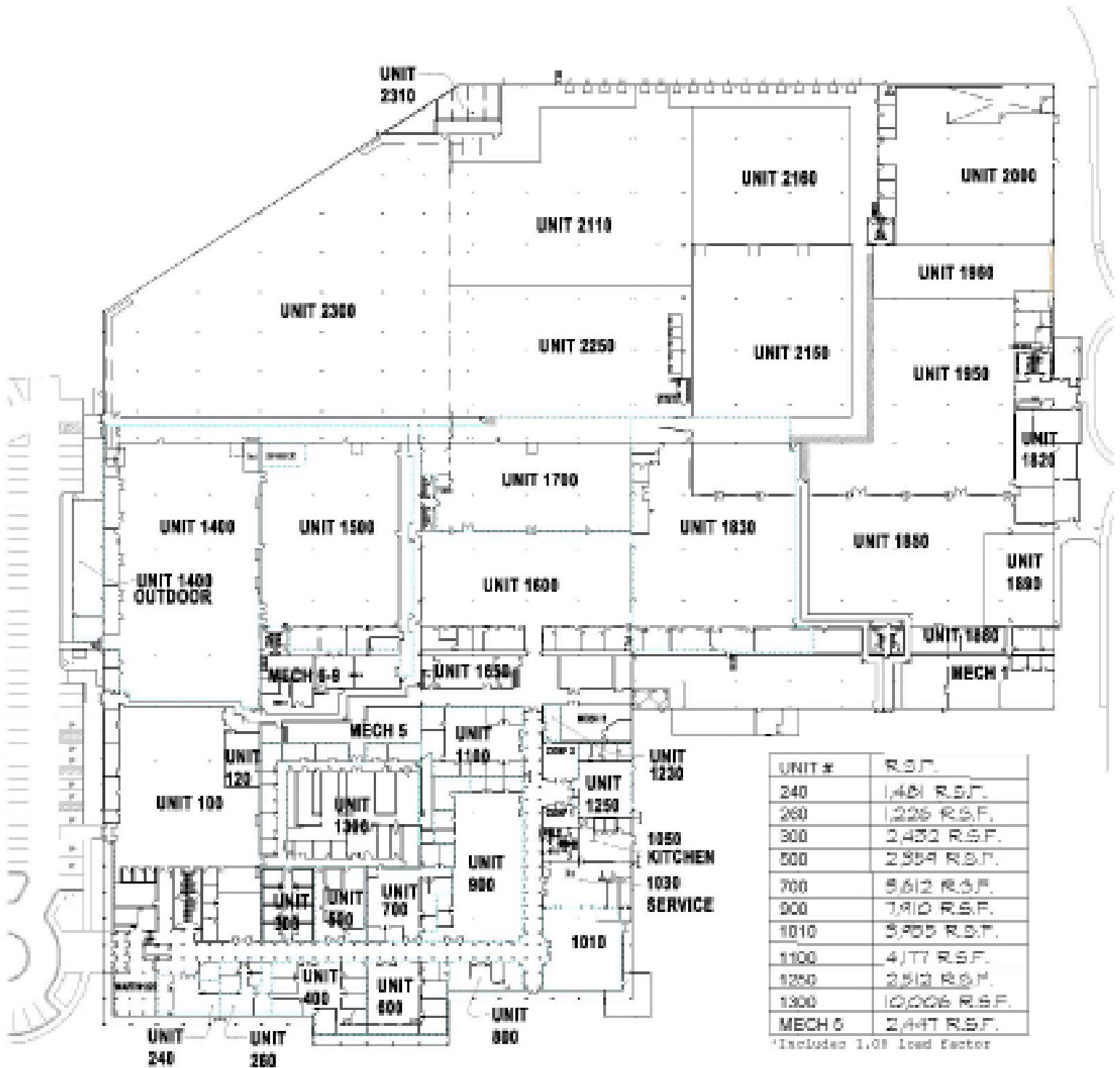


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PARK 108 FLOORPLAN



UNIT #	R.S.F.
240	1,461 R.S.F.
260	1,226 R.S.F.
300	2,432 R.S.F.
500	2,359 R.S.F.
700	5,612 R.S.F.
900	7,910 R.S.F.
1010	5,955 R.S.F.
1100	4,177 R.S.F.
1250	2,512 R.S.F.
1300	10,006 R.S.F.
MECH 6	2,447 R.S.F.

*Includes 1.01 load factor

UNIT #	R.S.F.
MECH 6-9	
TOTAL	5944 R.S.F.
MECH 6	801 R.S.F.
MECH 7	736 R.S.F.
MECH 8	432 R.S.F.
MECH 9	1,308 R.S.F.
MECH (includes)	557 R.S.F.

*Includes 1.01 load factor

UNIT #	R.S.F.
1400	26,273 R.S.F.
1400 Outdr	2,189 R.S.F.
1500	20,272 R.S.F.
1600	5,632 R.S.F.
1700	1,878 R.S.F.
1830	24,411 R.S.F.

*Includes 1.00 load factor

UNIT #	R.S.F.
1850	20,502 R.S.F.
1880	2,165 R.S.F.
1950	4,036 R.S.F.
1950	10,894 R.S.F.
2160	13,878 R.S.F.
MECH 1	4,996 R.S.F.

*Includes 1.01 load factor

LATEST SCHEMATICS & AVAILABLE UNITS (SF)



100 MONTICELLO ROAD
WEAVERVILLE, NC 28787
SUNNOCHEE COUNTY

EXHIBIT A
Scale: N.T.S.



Available Industrial



Available Office

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