

TURNKEY MANUFACTURING FACILITY

ADVANCED MANUFACTURING + DISTRIBUTION



172

RIVERBEND STREET

WAYNESVILLE, NC

INDUSTRIAL SALE/LEASE

66,663 SF

FOR SALE: \$5,250,000 (\$78/SF)

FOR LEASE: \$8/SF (NNN)

AUSTIN WALKER | CCIM, SIOR
COMMERCIAL BROKER
C: 828.713.0777
AWALKER@WHITNEYCRE.COM

JAMES HARRISON | CCIM
COMMERCIAL BROKER
C: 828.279-0090
JHARRISON@WHITNEYCRE.COM



WHITNEY
COMMERCIAL
REAL ESTATE SERVICES

Brokerage • Management • Construction

All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

RARE OPPORTUNITY FOR TURNKEY MANUFACTURING OR PACKAGING OPERATIONS IN WESTERN NORTH CAROLINA.

THIS +/- 66,663 SF MANUFACTURING AND DISTRIBUTION FACILITY ON 6 ACRES IN WAYNESVILLE, NC, OFFERS A VERSATILE LAYOUT, CLEAN ROOM CAPACITY, AND HIGH-END BUILDING SYSTEMS.

Built in 2005, the property is ideally located with easy access to US-276 and US-23/74.

The site is zoned and configured to support a wide range of uses, including pharmaceutical production, medical device manufacturing, clean tech, and food and beverage processing.

The facility includes ±23,141 square feet of certified clean room space, fully conditioned for high-performance operations. The balance of the ±31,200 square foot distribution warehouse is also fully conditioned and served by a wet sprinkler system (no in-rack sprinklers), with ceiling heights ranging from 30 to 35 feet.

Four dock-high loading doors (3 with levelers) and ±123 parking spaces support efficient logistics and employee access.

Additionally, there is ±12,322 SF of functional and well-maintained office space with 19 private offices on two floors (elevator access), locker rooms, bathrooms, cafeteria, and lobby.

Utilities include 3-phase, 480V power, municipal water and sewer, and flood-proofed construction.

WITH A VERSATILE LAYOUT, CLEAN ROOM CAPACITY, AND HIGH-END BUILDING SYSTEMS, 172 RIVERBEND STREET IS WELL-SUITED FOR USERS SEEKING A TURNKEY FACILITY IN WESTERN NORTH CAROLINA.

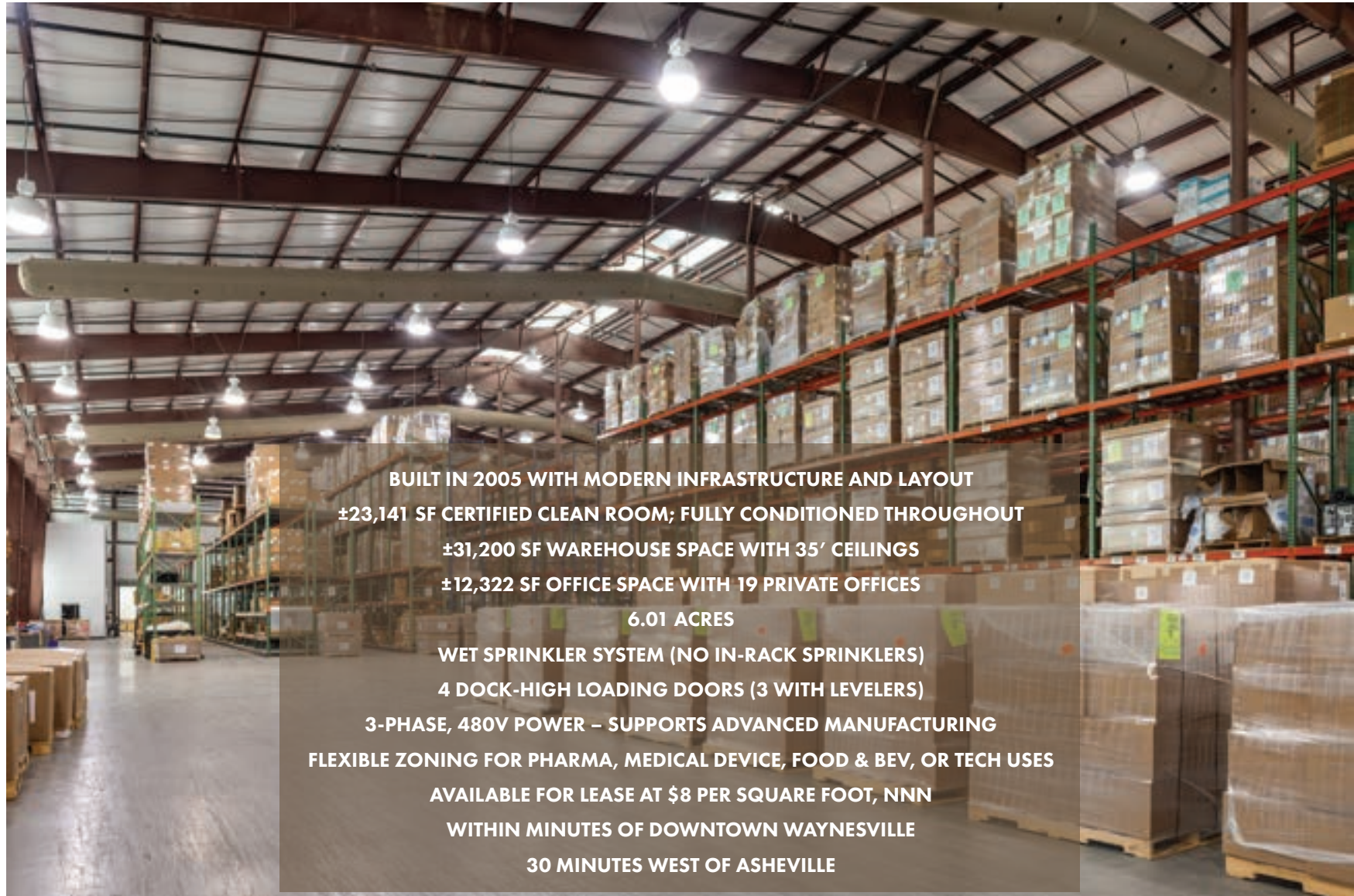
Located just southeast of Downtown Waynesville, NC, and approximately 30 miles southwest of Asheville.

It's easily accessible from Exit 100 US-276 and US-23/74 (Great Smoky Mountains Expressway), placing it within minutes of both Downtown Waynesville and regional thoroughfares.

HIGHLIGHTS

AUSTIN WALKER, CCIM, SIOR
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BUILT IN 2005 WITH MODERN INFRASTRUCTURE AND LAYOUT
±23,141 SF CERTIFIED CLEAN ROOM; FULLY CONDITIONED THROUGHOUT
±31,200 SF WAREHOUSE SPACE WITH 35' CEILINGS
±12,322 SF OFFICE SPACE WITH 19 PRIVATE OFFICES
6.01 ACRES
WET SPRINKLER SYSTEM (NO IN-RACK SPRINKLERS)
4 DOCK-HIGH LOADING DOORS (3 WITH LEVELERS)
3-PHASE, 480V POWER – SUPPORTS ADVANCED MANUFACTURING
FLEXIBLE ZONING FOR PHARMA, MEDICAL DEVICE, FOOD & BEV, OR TECH USES
AVAILABLE FOR LEASE AT \$8 PER SQUARE FOOT, NNN
WITHIN MINUTES OF DOWNTOWN WAYNESVILLE
30 MINUTES WEST OF ASHEVILLE

172 RIVERBEND ST., WAYNESVILLE, NC - FOR SALE & LEASE | WHITNEY COMMERCIAL REAL ESTATE

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GALLERY

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C-SUITE OFFICE



LOADING DOCK AREA



CAFETERIA



CONFERENCE ROOM

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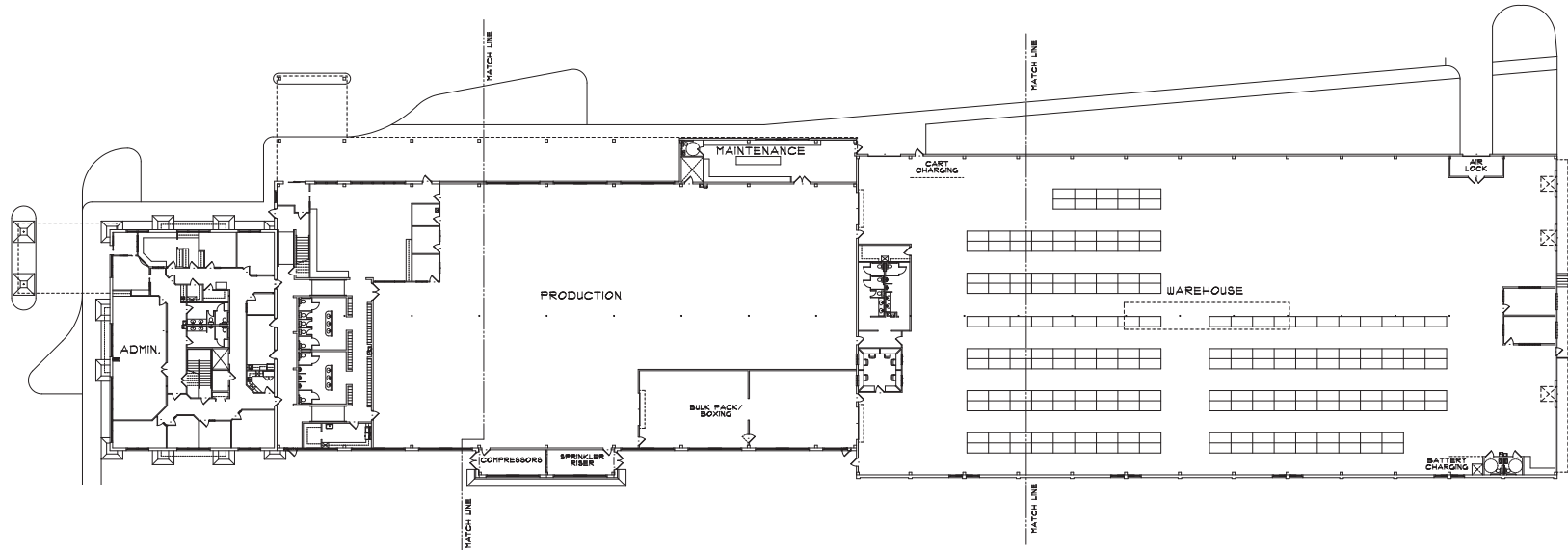
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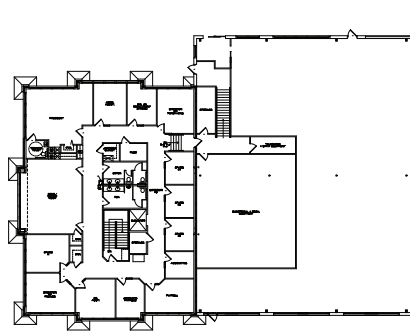
FLOOR PLAN

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OVERALL FLOOR PLAN
SCALE: 1" = 20' 0" X 1/32" 80 FT.



ADMINISTRATION UPPER FLOOR PLAN
SCALE: 1" = 20' 0" X 1/32" 80 FT.

CLARK & LEATHERWOOD INC.
Contractors • Construction Managers

DESIGN
COUNTY, ALA.
438 SOUTH HAYWOOD STREET
WAYNESVILLE, NC 27884
PHONE (919) 461-3191
FAX (919) 461-3165

A NEW BUILDING FOR:
HAYWOOD VOCATIONAL OPPORTUNITIES
WAYNESVILLE, NORTH CAROLINA

DRAWN :
DATE :
SCALE : AS NOTED
JOB NO. :
SHEET

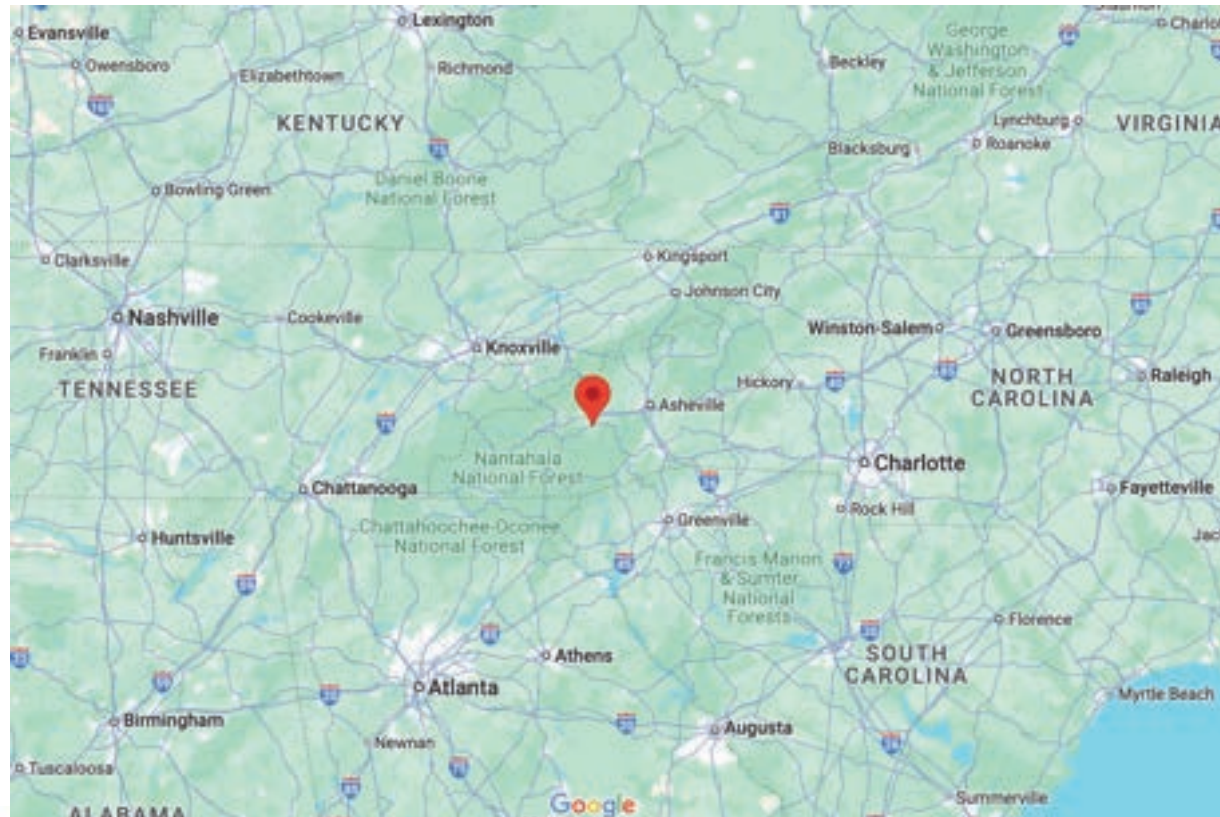
OF SHEETS

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LOCATION & DEMOGRAPHICS

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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	24,028	50,155	124,722
Average Age	49	48	44
Average Age (Male)	47	46	42
Average Age (Female)	50	49	45
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	10,959	22,260	52,055
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$84,588	\$82,735	\$78,537
Average House Value	\$311,997	\$300,112	\$324,522

Demographics data derived from AlphaMap

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TRANSACTION BROKER

austin walker
CCIM, SIOR



Commercial Real Estate Broker

828.713.0777

awalker@whitneycre.com

Austin Walker serves as a broker for Whitney Commercial Real Estate Services, specializing in the sales and leasing of office and industrial properties in Western North Carolina. With over 25 years of commercial real estate experience, Austin has secured over 730 transactions resulting in a career sales volume in excess of \$350 million. Austin has a consistent track record or closing 30 to 65 transactions annually since he started brokering in Asheville in 2003.

Austin is a licensed North Carolina real estate broker, as well as an SIOR and a CCIM designee. The Society of Industrial and Office Realtors (SIOR) designation is a professional symbol of the highest level of knowledge, production, and ethics in the real estate industry, held by only 3,000 commercial practitioners worldwide. The Certified Commercial Investment Member (CCIM) designation represents a theoretical and practical knowledge base from years of study.

Prior to joining Whitney Commercial Real Estate Services, Austin served with Tessier Associates, Inc., focusing on leasing, property management, and the disposition of investment properties. Previously, Austin was a project manager of Talon Development Group, Inc. in Bloomfield Hills, Michigan, focusing on due diligence, financial analysis, and asset management of several commercial and mixed use projects.

Austin has consistently been active in the community. He is currently serving as the President of the SIOR Carolinas Chapter; has served as President of the Asheville Area Chamber of Commerce; has served as a member of the NC-CCIM Chapter Board of Directors; has been the Chair of the Commercial Investment Division standing committee of the Asheville Board of Realtors; and as President of the Asheville Commercial Industrial Realtors Association. Austin earned a Bachelor of Business Administration from Ohio University.

Originally from Birmingham, Michigan, Austin currently resides in Asheville, North Carolina with his wife and their two children. Leisure interests include competitive cycling, swimming, hockey, and causing trouble with his two kids.

TRANSACTION HIGHLIGHTS

150 WESTSIDE DR., ASHEVILLE
\$7,150,000
142,500 SF
SEPTEMBER-2021
REPRESENTED BUYER

270 RUTLEDGE RD., ARDEN
\$5,000,000
36,000 SF
APRIL-2024
REPRESENTED SELLER

140 VISTA BLVD., ARDEN
\$8,000,000
55,620 SF
SEPTEMBER-2024
REPRESENTED BUYER

4600 HENDERSONVILLE RD., FLETCHER
\$15,000,000
466,075 SF
APRIL-2024
REPRESENTED SELLER

99 BROADPOINTE DR., MILLS RIVER
\$12,500,000
89,828 SF
OCTOBER-2024
REPRESENTED SELLER

BANNER FARM RD., MILLS RIVER
\$14,195,746
143,000 SF
DECEMBER-2024
REPRESENTED SELLER

TRANSACTION BROKER

james harrison CCIM



Commercial Real Estate Broker
828.279-0090
jharrison@whitneycre.com

James Harrison, CCIM, has been with Whitney Commercial since 2014, focusing on a number of product categories in Western North Carolina. His goal is to provide knowledge and expertise so clients can make important decisions with confidence.

As a 7th-generation native of Asheville and 2nd-generation broker, James has seen how Commercial Real Estate can have a positive impact on a community. He enjoys finding solutions that allow all parties in a transaction to flourish and thrive.

Throughout his career, James has successfully completed more than 200 commercial real estate sale and lease transactions and has amassed a transaction volume in excess of \$80 million.

Clients who have entrusted James with their commercial real estate needs include The City of Asheville, Mission Health, The Blood Connection, Aeroflow Healthcare, The North Carolina Arboretum, First Citizens Bank, Ag-South Farm Credit, and Momentum Art Gallery. James has also represented numerous private owners and investors, start-up businesses, and owners of more than 80 multifamily units.

James is a member of the Asheville Board of Realtors and served as President of Asheville's Commercial Investment Realty Association (CIRA) from 2016 to 2020.

He earned his designation as a Certified Commercial Investment Member (CCIM) in 2022.

James is a graduate of Covenant College, where he earned a bachelor's degree in Community Development in 2010. He and his wife, Helen, reside in West Asheville with their three daughters. They are members of City Church Asheville.

James enjoys being outside, music, baseball, and everything Asheville has to offer.

TRANSACTION HIGHLIGHTS

SALE: \$8.1M | 416,500 SF
INDUSTRIAL FACILITY
108 MONTICELLO ROAD,
BUNCOMBE COUNTY

SALE: \$6.55M | 51,271 SF
CLASS A INDUSTRIAL FACILITY
6 COMMERCE WAY, ARDEN

SALE: \$5.8M | 110,572 SF
INDUSTRIAL FACILITY
220 MERRIMON AVENUE, WEAVERVILLE

SALE: \$4.75M | 21,000 SF
OFF-MARKET PROPERTY
52 BROADWAY, DOWNTOWN ASHEVILLE

SALE: \$3.95M | OFF-MARKET
MULTIFAMILY PROPERTY
MOUNTAIN TRACE APARTMENTS, CLYDE

LEASE: \$2.71M | 31,567 SF
CLASS A INDUSTRIAL
FACILITY, 155 JACOB HOLM WAY,
ASHEVILLE.

SALE: \$2.53M
10-UNIT TOWNHOME DEVELOPMENT
50 W. CASCADE, ASHEVILLE.

SALE: \$2.075M
16-UNIT MULTIFAMILY PROPERTY
ELKWOOD ESTATES, ASHEVILLE.

SALE: \$1.65M | 117,000 SF
DISTRESSED INDUSTRIAL PROPERTY
59 BINGHAM ROAD, ASHEVILLE