

# TURN-KEY 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  
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# RARE OPPORTUNITY FOR TURN-KEY 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.

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.

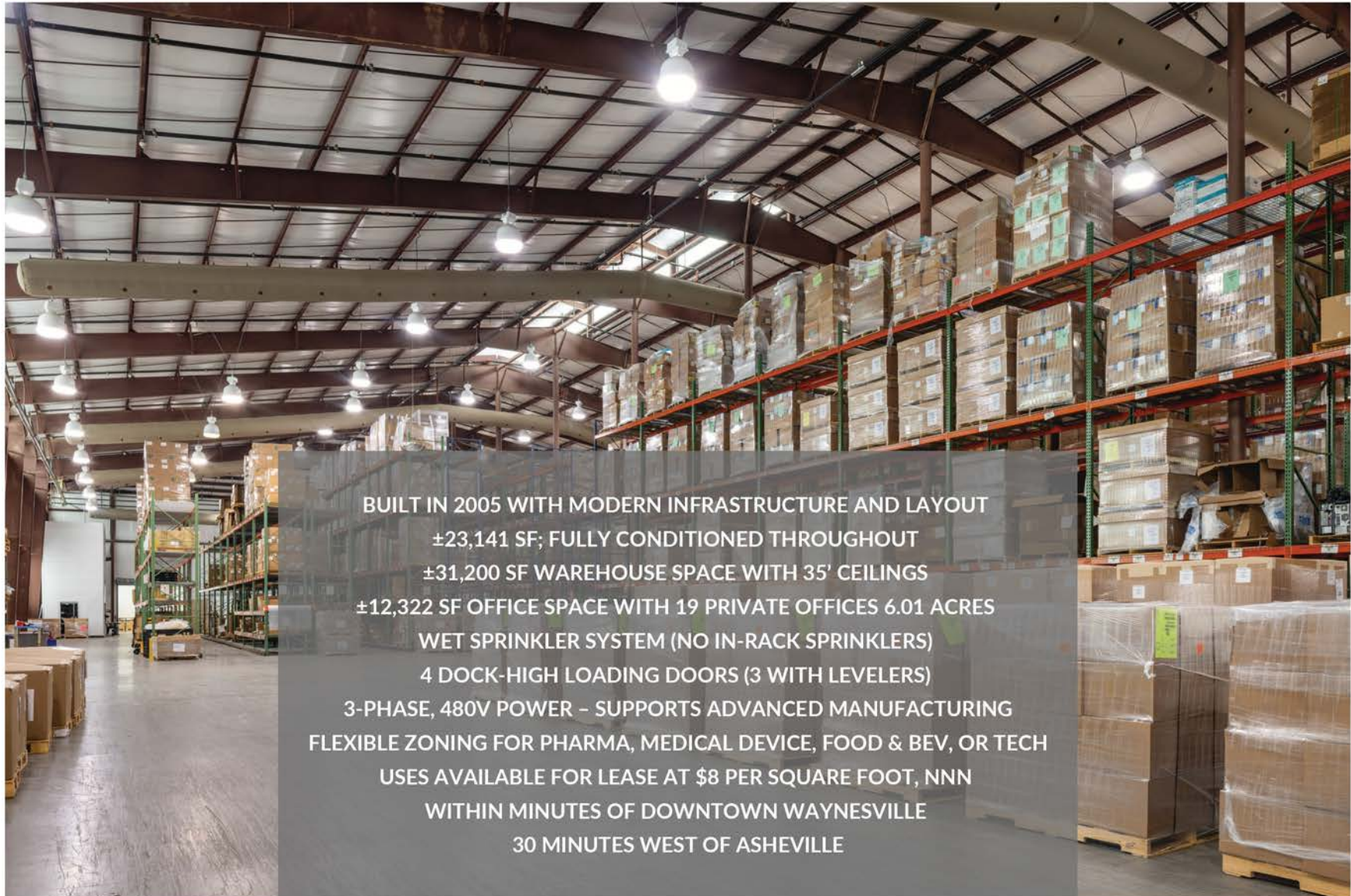
*\*\* Disclosure: This property is part of the Benfield Industries Superfund Site and remains under EPA oversight as part of the federal Superfund program. According to the EPA's most recent report (Sept. 2023), the site is considered safe for its current commercial/industrial use. Monitoring systems are installed and remediation efforts are ongoing, with long-term maintenance and land-use controls in place. Detailed documentation, including the latest EPA report, land-use restrictions, and monitoring obligations, is available upon request.*



## HIGHLIGHTS

AUSTIN WALKER, CCIM, SIOR  
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BUILT IN 2005 WITH MODERN INFRASTRUCTURE AND LAYOUT  
±23,141 SF; 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

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## GALLERY

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C-SUITE OFFICE



LOADING DOCK AREA



CAFETERIA



CONFERENCE ROOM

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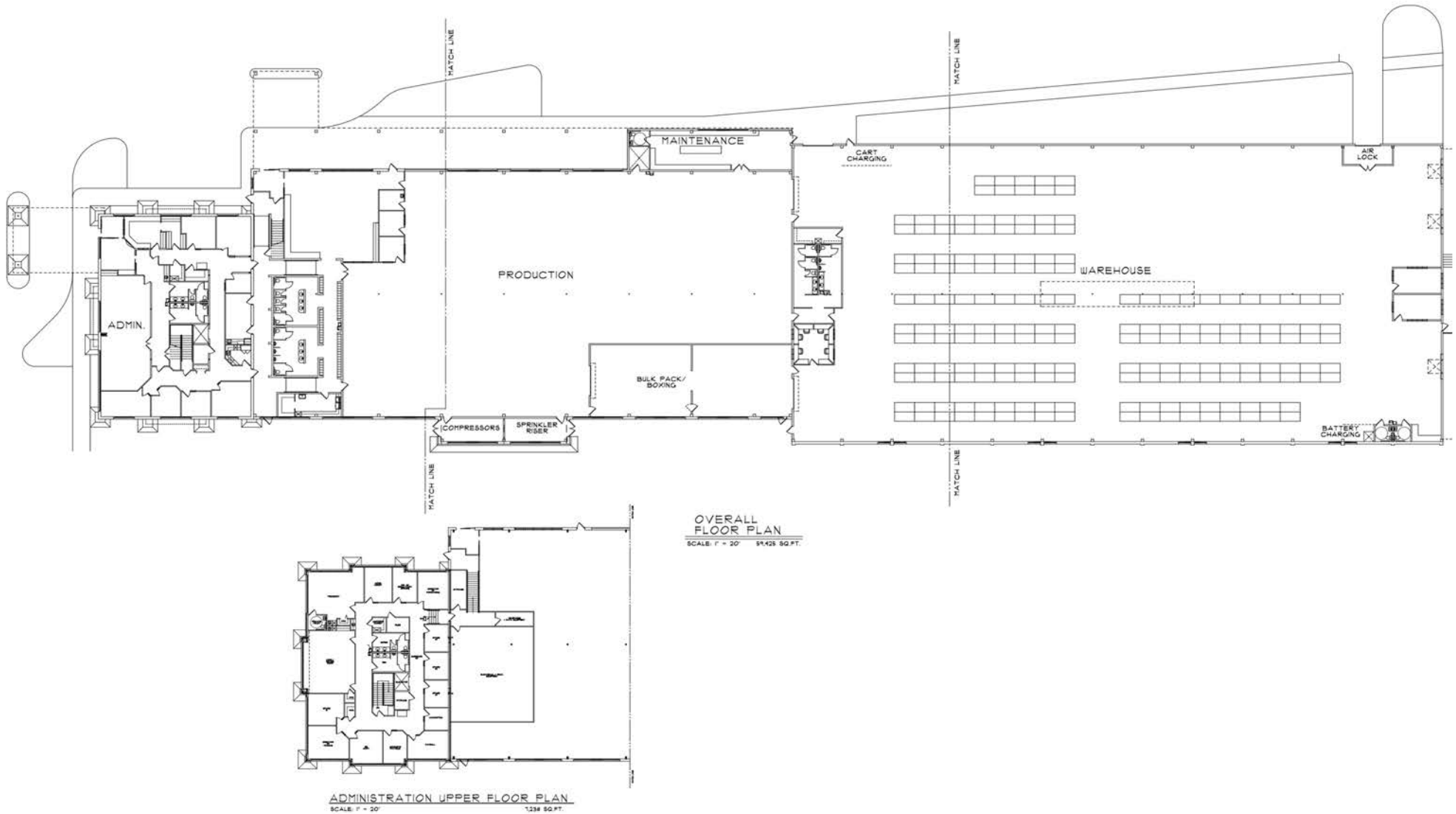
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# FLOOR PLANS

AUSTIN WALKER, CCIM, SIOR  
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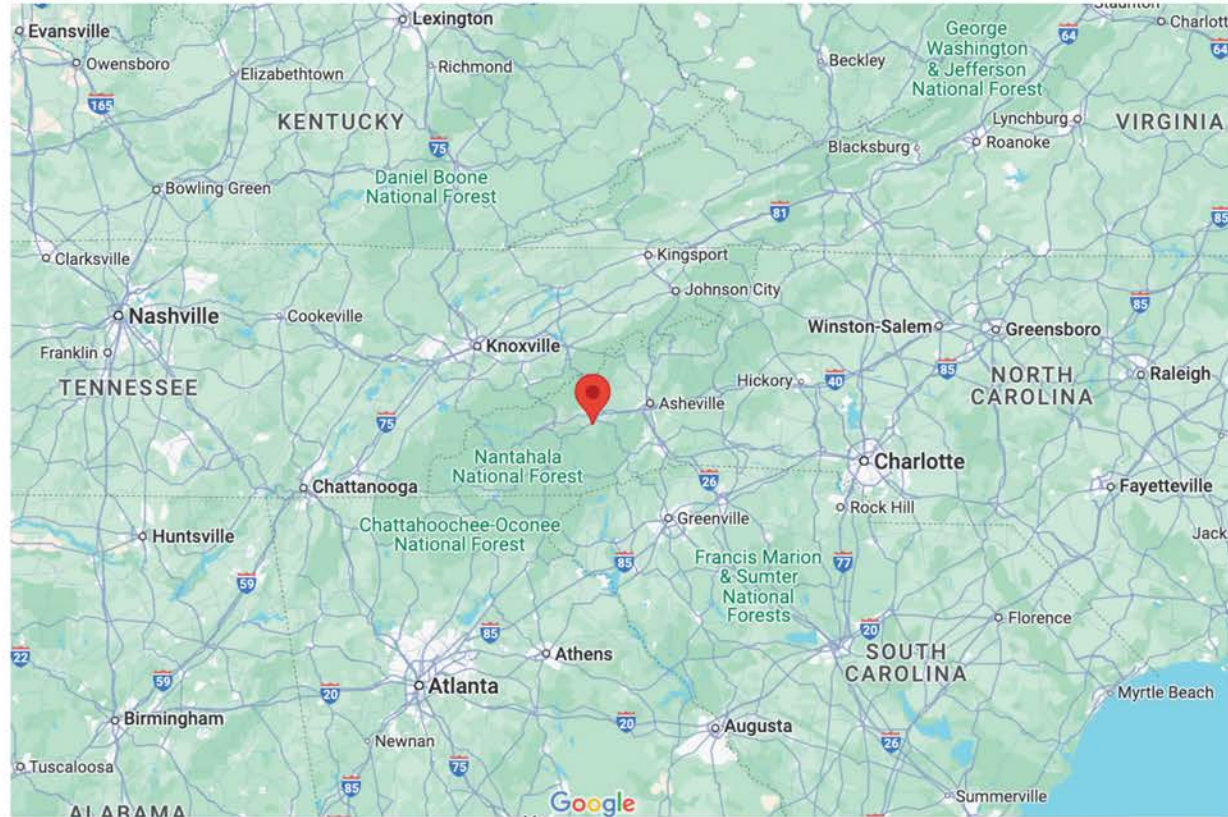
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# LOCATION & DEMOGRAPHICS

AUSTIN WALKER, CCIM, SIOR  
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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 of 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 enjoys being outside, music, baseball, and everything Asheville has to offer.

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.

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

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.

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.

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.

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.

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.

## TRANSACTION HIGHLIGHTS

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

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

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

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

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

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

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

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

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