



Dewey Property Advisors

WAREHOUSE & OFFICE SUITES FOR LEASE




PARK 108

108 MONTICELLO, WEAVERVILLE, NC 28787

Presented By

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PROPERTY DETAILS & HIGHLIGHTS

Lease Rate	Office: \$17 / SF Gross Warehouse: \$6 to \$9.50 / SF NNN
Available SF:	1,350 - 157,575 SF
Year Last Renovated	2022
Parking Spaces	690

Park 108 is a 400,000 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).

Current office availability includes individual office suites, shared meeting rooms and open work areas ranging from 1,350 square feet to 10,000 square feet. Spaces can be combined for up to 33,000 square feet.

Current warehouse availability includes individual warehouse/manufacturing spaces ranging from 14,000 square feet to 26,000 square feet. Spaces can be combined for up to over 110,000 square feet.

Current notable tenants at Park 108 include: French Broad Chocolates, Moog Music, Auralites, Southland Transportation, Legally Addictive Foods, Ally Financial, and many more.

Property Tour Video: https://youtu.be/ARI_AA24cew



- 100% air conditioned and sprinkled
- Warehouse/Manufacturing area ceiling heights from 13' - 34'
- 17 loading docks, 2 drive-in doors
- 690 Parking Spaces
- Heavy Power Supply (13 MW)
- +4000 amps, 480V 3-Phase
- High Speed Fiber Internet easily accessible
- Several fully furnished office suites available
- Build to Suit opportunities available



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AVAILABLE SPACES

LEASE INFORMATION

Lease Type: Gross; NNN Lease Term: Negotiable
 Total Space: 2,359 - 48,828 SF Lease Rate: \$6.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
500 - Office	Available	2,359 SF	Gross	\$17.00 SF/yr	4 private offices
1100 - Office	Available	4,177 SF	Gross	\$17.00 SF/yr	9 private offices
1300 - Office	Available	10,006 SF	Gross	\$17.00 SF/yr	Specialty Laboratory / Clean Room
1710/1730	Available	13,922 SF	NNN	\$6.00 SF/yr	Industrial Warehouse Space
1610/1630	Available	9,109 SF	NNN	\$6.00 SF/yr	Industrial Warehouse Space
1860	Available	7,465 SF	NNN	\$6.00 SF/yr	Industrial Warehouse Space
1925/1927	Available	2,485 SF	NNN	\$15.00 SF/yr	Flex Space
2150	Available	16,994 SF	NNN	\$7.50 SF/yr	Industrial Warehouse Space
2110	Available	24,228 SF	NNN	\$7.50 SF/yr	Industrial Warehouse Space
2250	Available	19,480 SF	NNN	\$7.50 SF/yr	Industrial Warehouse Space
2300 - HIGH BAY	Available	48,828 SF	NNN	\$9.50 SF/yr	High Bay Industrial Warehouse Space



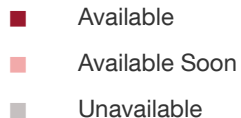
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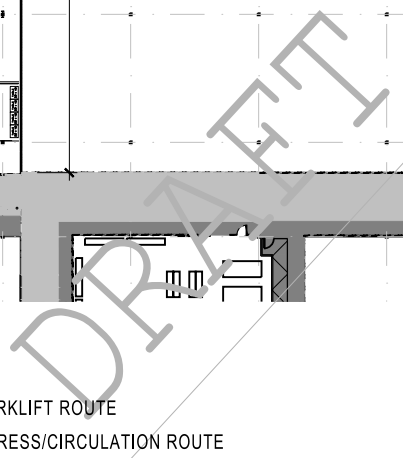
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PLANS



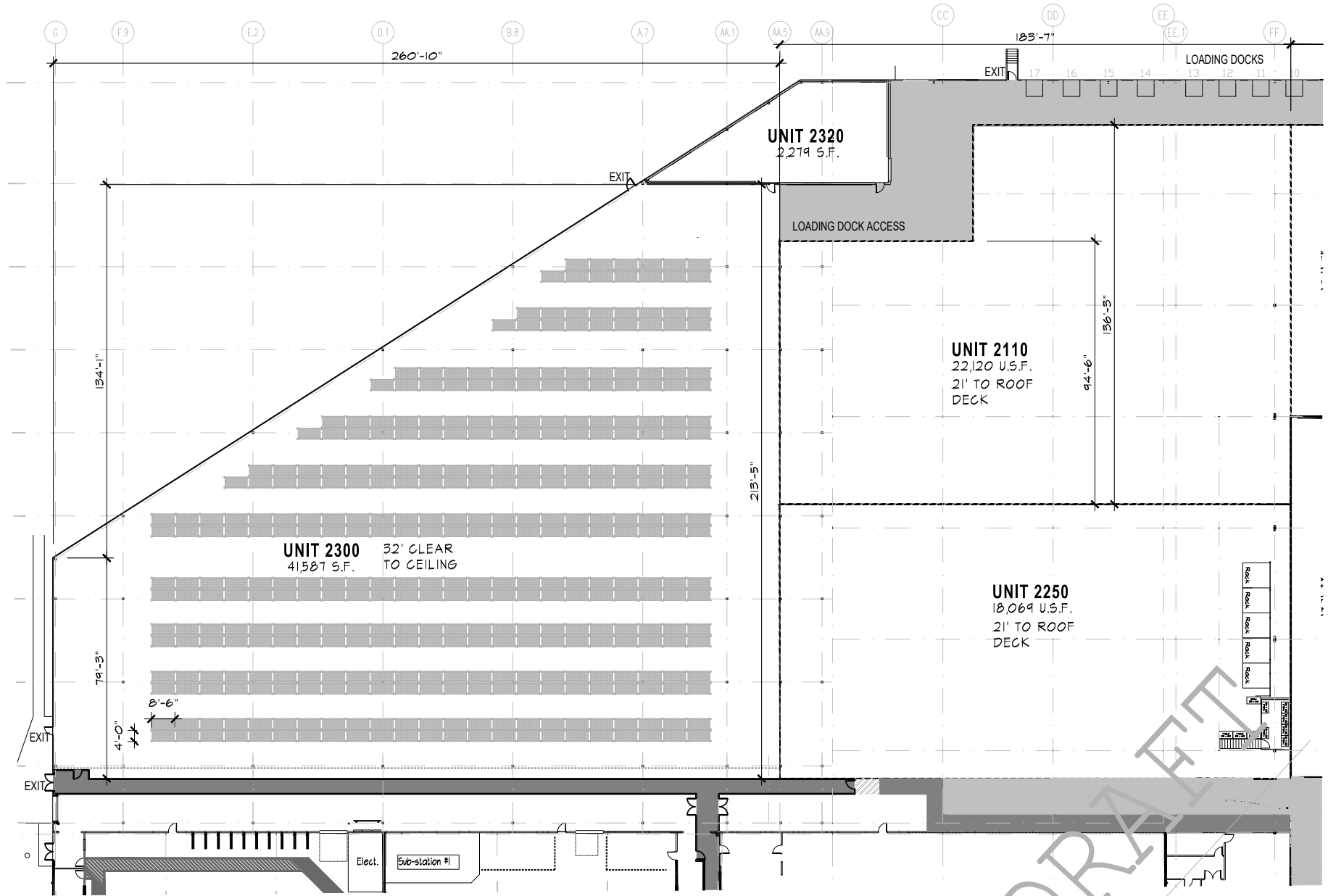


108 MONTICELLO ROAD
WEAVERVILLE, NC 28787
BUNCOMBE COUNTY

10/13/25



EGRESS/CIRCULATION ROUTE



PROPERTY ADDRESS:
 108 MONTICELLO ROAD
 WEAVERVILLE, NC 28787
 BUNCOMBE COUNTY

scale: 1" = 50'

10/13/25

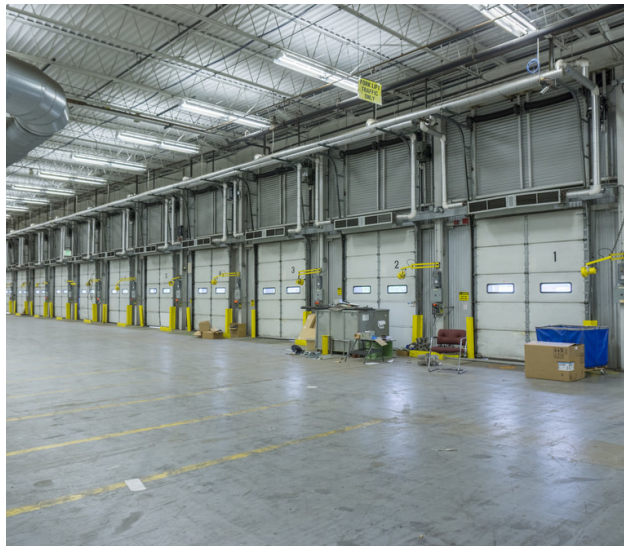


FORKLIFT ROUTE
 EGRESS/CIRCULATION ROUTE

DRAFT

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PARK 108 PHOTOS



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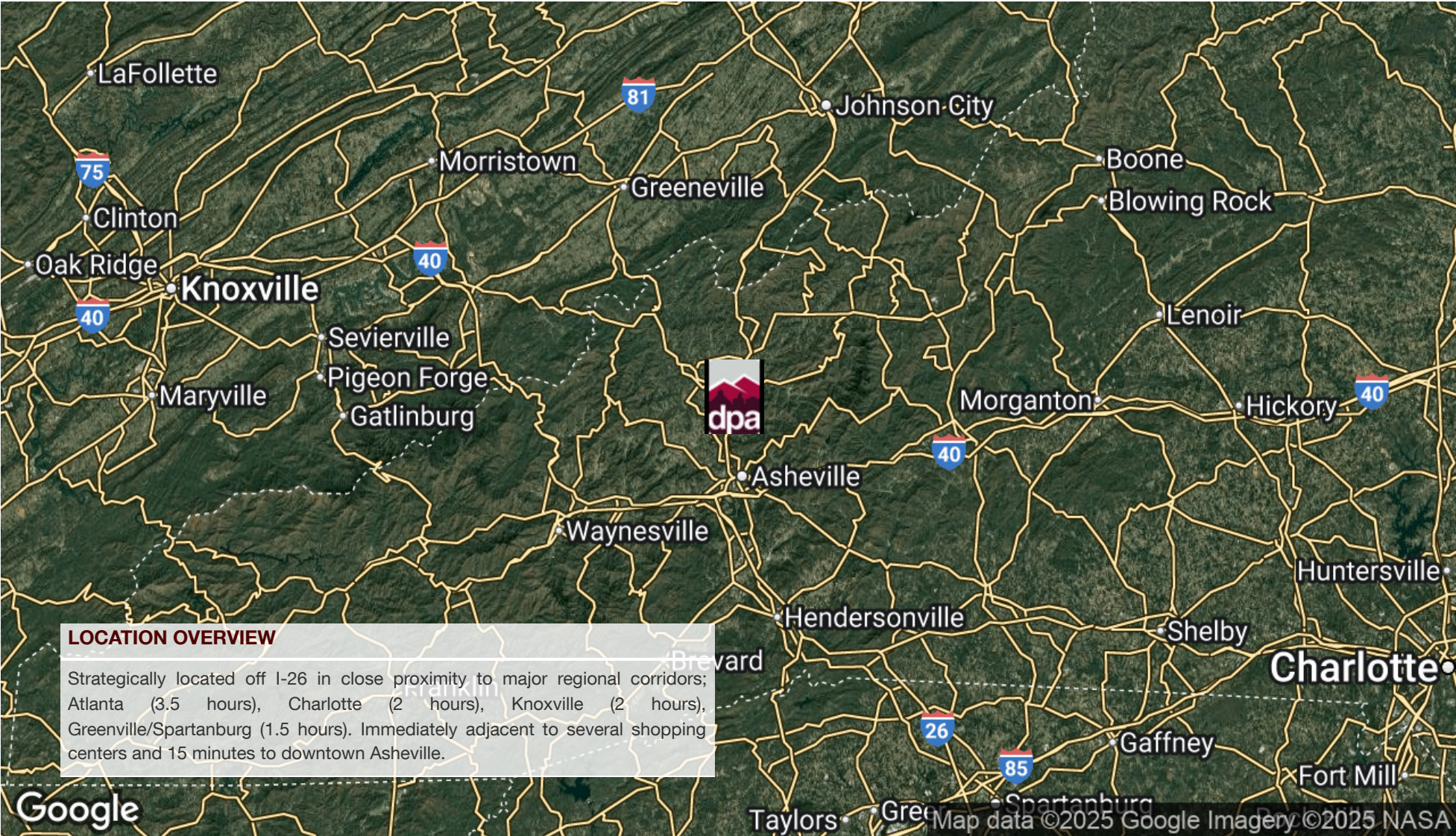
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REGIONAL LOCATION MAP



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IMMEDIATE AREA MAP



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AERIALS



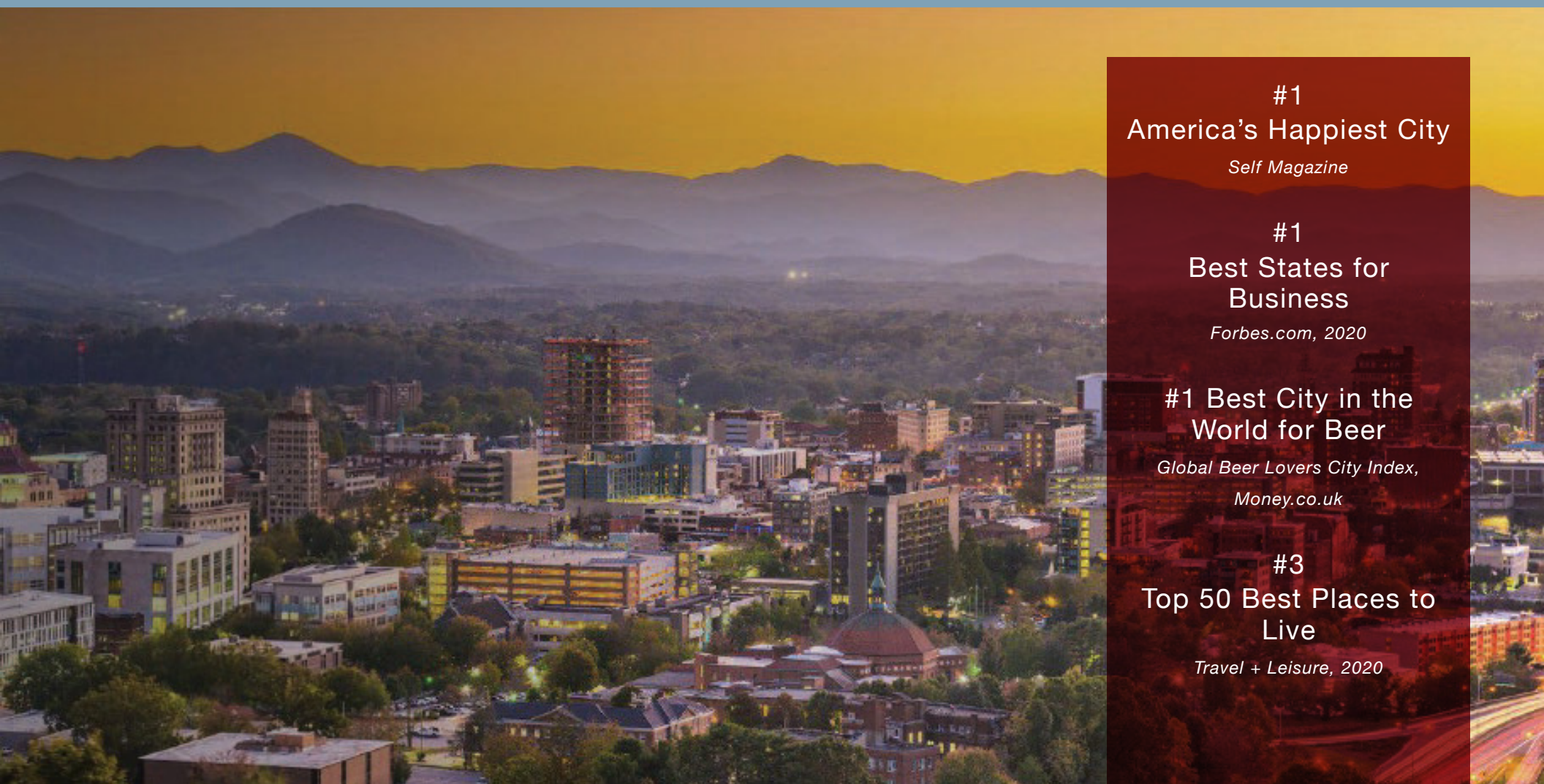
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#1
America's Happiest City

Self Magazine

#1
Best States for
Business

Forbes.com, 2020

#1 Best City in the
World for Beer

*Global Beer Lovers City Index,
Money.co.uk*

#3
Top 50 Best Places to
Live

Travel + Leisure, 2020

As one of the crown jewels of the Carolinas, Asheville is a booming tourist destination that attracts nearly 12 million visitors annually. Located in Western North Carolina, the city provides the perfect blend of tourist attractions with the outdoor lifestyle, residing a short drive from multiple national forests, and attracting adventurous guests who want to experience the best of both the outdoors and culture while staying. The city is now known for its booming craft brewery economy, vibrant award-winning restaurant scene, eclectic artist studios, and beautiful mountain ranges.

The city was first widely known as the home of The Biltmore Estate, an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States. The Biltmore is one of the largest tourism attractions in the Southeast with 1.4 million visitors each year, a major portion of Asheville's 11 million annual visitors. Over time, both Downtown Asheville and the River Arts District have gained national attention as equally alluring to visitors.

The Asheville MSA has 468,520 residents, a 9% increase since 2010. The city's evolution as the residential hub of Western North Carolina is evidenced by the 29% median income and 20% job growth since 2010. The Asheville Central Business District is home to 90,000 daytime workers.

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DEMOGRAPHICS MAP & REPORT

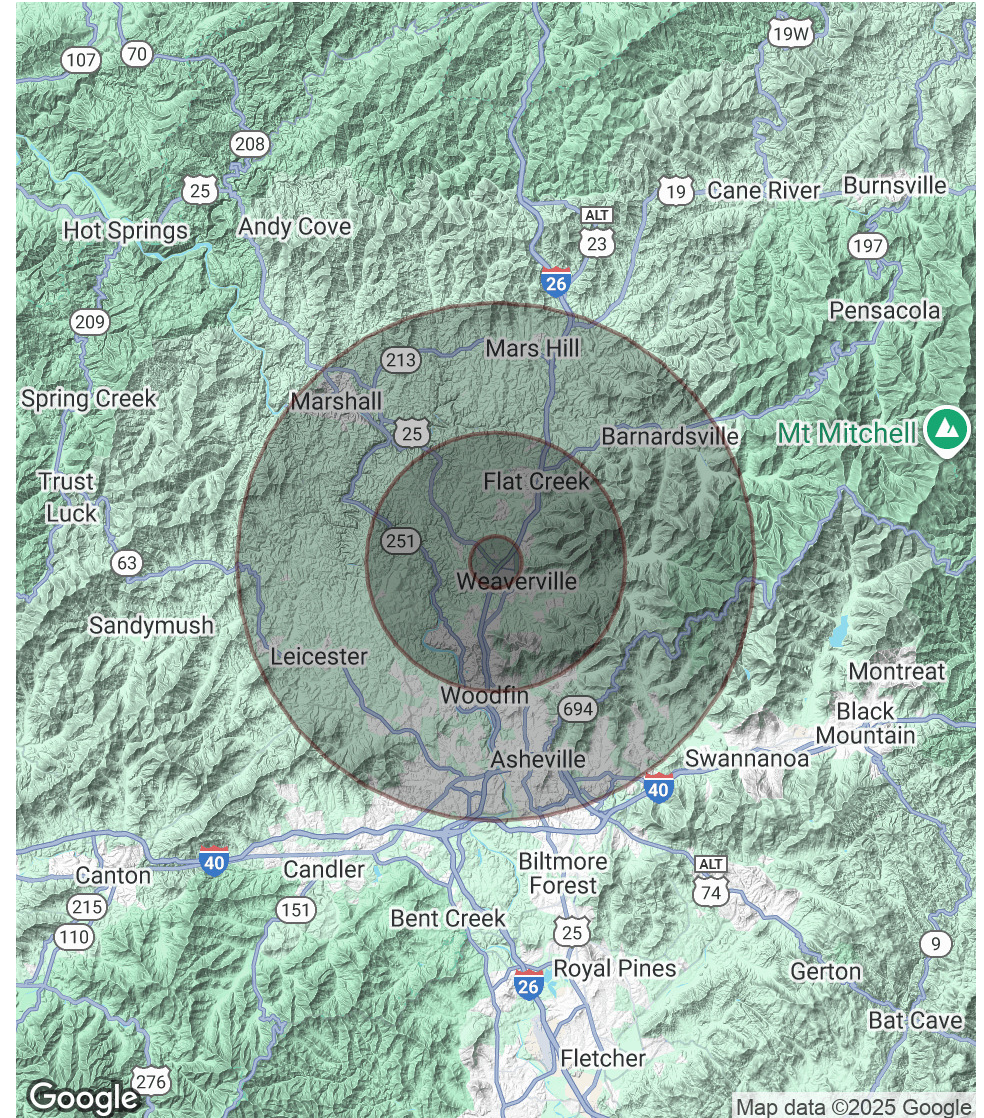
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,996	29,058	134,464
Average Age	45.2	43.6	40.0
Average Age (Male)	43.0	41.7	38.3
Average Age (Female)	46.9	45.8	41.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	789	11,836	57,383
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$60,849	\$64,776	\$55,883
Average House Value	\$281,745	\$309,540	\$280,969

* Demographic data derived from 2020 ACS - US Census



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