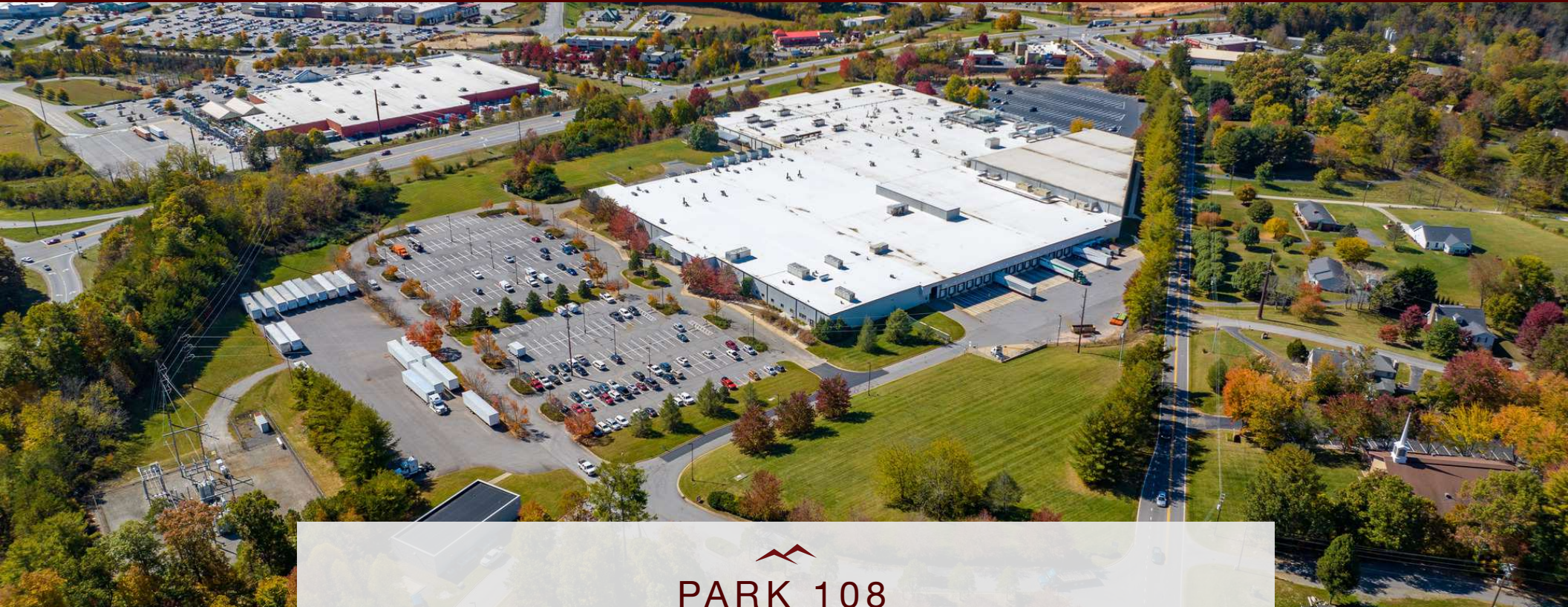




Dewey Property Advisors

WAREHOUSE & OFFICE SUITES FOR LEASE AT PARK 108




PARK 108

108 MONTICELLO, WEAVERVILLE, NC 28787

Presented By

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PARK 108 WAREHOUSE UNITS & OFFICE SUITES FOR LEASE | 108 MONTICELLO, WEAVERVILLE, NC 28787

LEASE SPACES

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 300 - Office	Available	2,432 SF	Gross	\$17.00 SF/yr	8 private offices.
■ 500 - Office	Available	2,359 SF	Gross	\$17.00 SF/yr	4 private offices.
■ 700 - Office	Available	3,612 SF	Gross	\$17.00 SF/yr	Large open floor plan plus 5 private offices.
■ 800 - Office	Available	1,350 SF	Gross	\$17.00 SF/yr	4 private offices (with windows).
■ 900 - Office	Available	7,910 SF	Gross	\$17.00 SF/yr	11 private offices.
■ 1300 - Office	Available	10,006 SF	Gross	\$17.00 SF/yr	Specialty Laboratory / Clean Room
■ 1400 - Warehouse/Manufacturing	Available	26,273 SF	NNN	\$6.00 SF/yr	13 ft ceiling height.
■ 1500 - Warehouse/Manufacturing	Available	20,272 SF	NNN	\$6.00 SF/yr	16 ft ceiling height.
■ 1600 - Warehouse/Manufacturing	Available	4,449 SF	NNN	\$6.00 SF/yr	13 ft ceiling height.
■ 1700 - Warehouse/Manufacturing	Available	13,922 SF	NNN	\$6.00 SF/yr	17 ft ceiling height.
■ 1850 - Warehouse/Storage	Available	20,532 SF	NNN	\$6.00 SF/yr	20 ft ceiling height.



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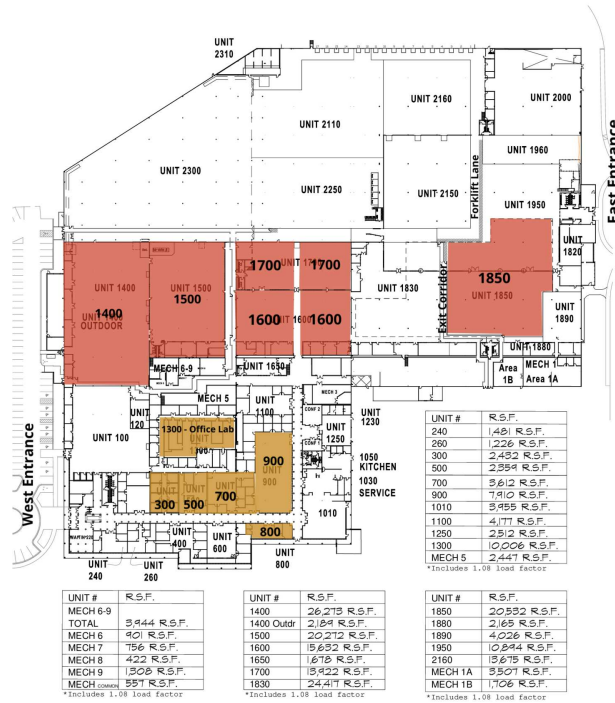
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PLANS

LEGEND

Available Industrial

Available Office



108 MONTICELLO ROAD
WEAVERVILLE, NC 28787
BUNCOMBE COUNTY

EXHIBIT A
scale: N.T.S.



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PROPERTY DETAILS & HIGHLIGHTS

Lease Rate	Office: \$17 / SF Gross Warehouse: \$6 / 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 120,000 square feet.

Current notable tenants at Park 108 include: Thermo Fisher, 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
- High Speed Fiber Internet easily accessible
- Several fully furnished office suites available
- Laboratory / Clean Room space available
- Free Standing Data Center building available
- Build to Suit opportunities available
- Secured outdoor / laydown space available



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PARK 108 PHOTOS

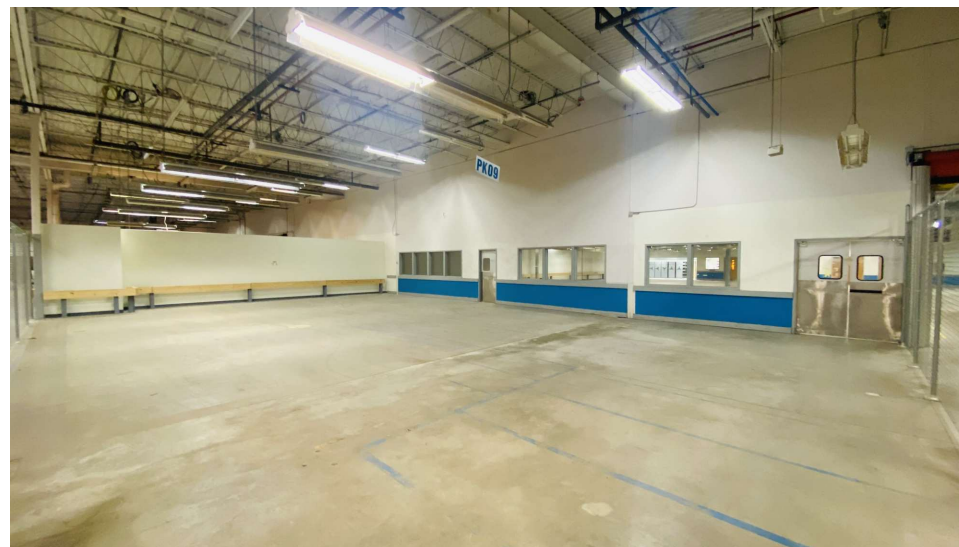
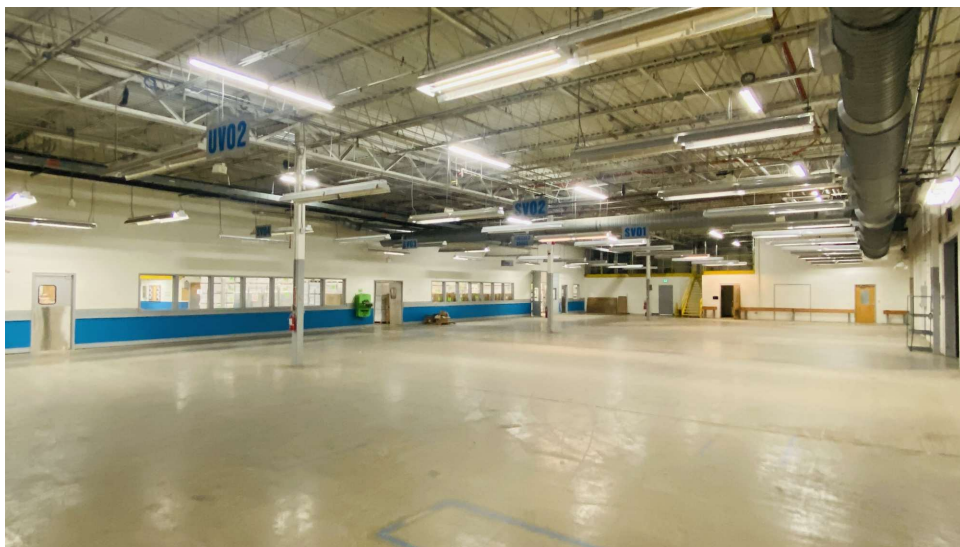


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WAREHOUSE SPACE AVAILABLE

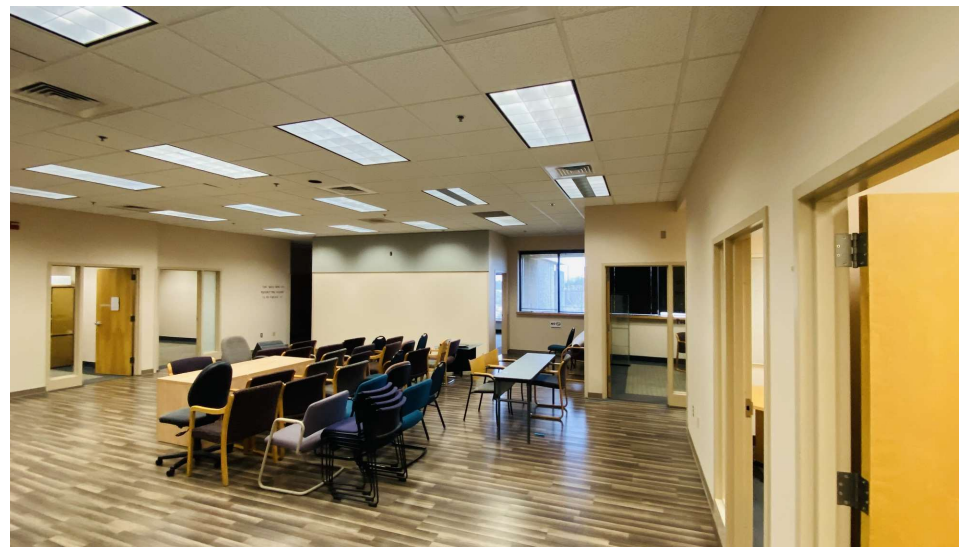


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A VARIETY OF OFFICE CONFIGURATIONS AVAILABLE



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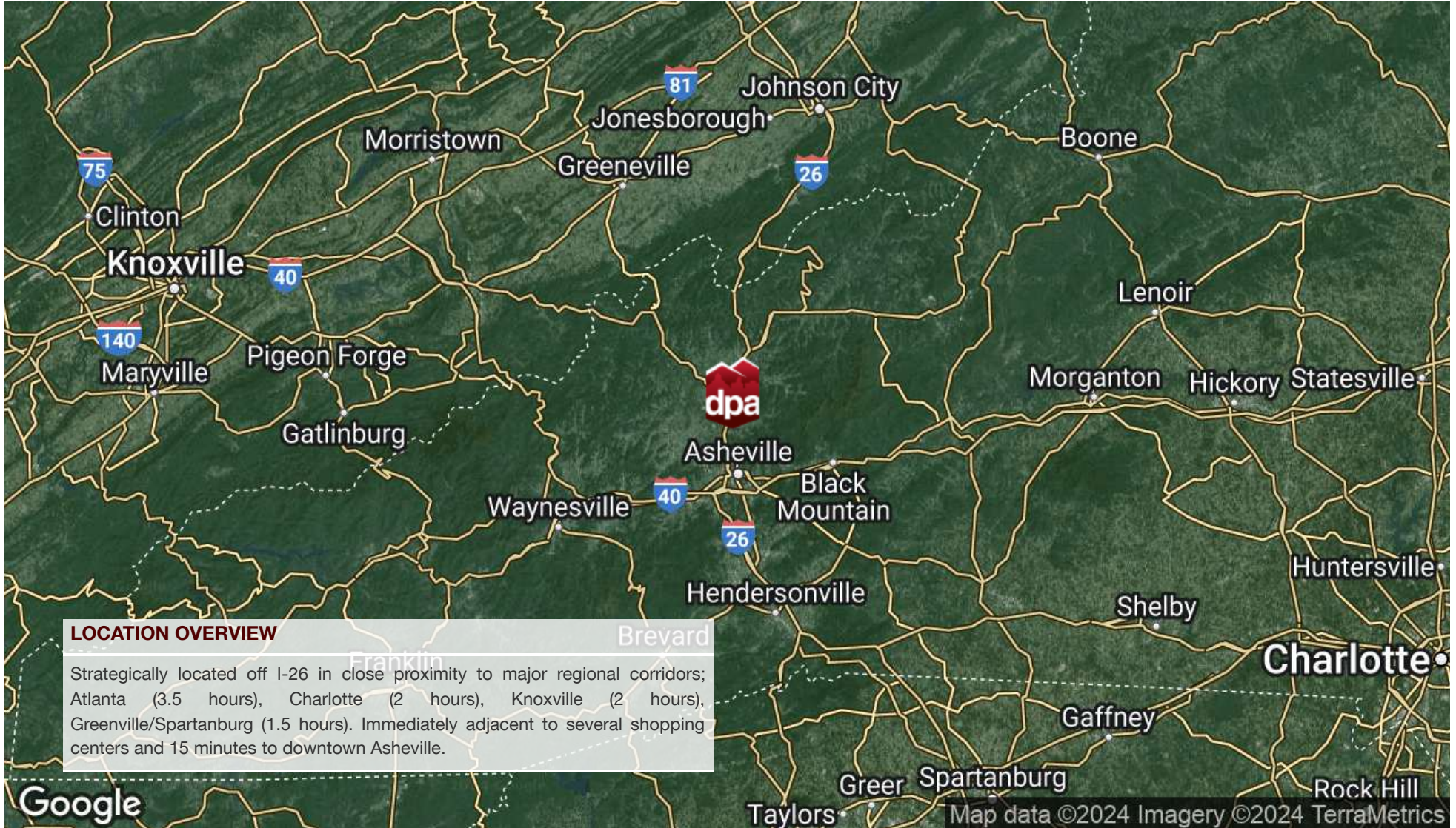
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**WEST
ENTRANCE**

**EAST
ENTRANCE**

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.

tourism economy

- Asheville had 11.9 million visitors in 2019.
- Visitors generated \$3.3 billion in Economic Impact.
- \$2.2 billion of Economic Impact went straight to the cash registers of local small businesses. By category, this includes:
 - Food & Beverage - \$610 million (27%)
 - Lodging - \$609 million (27%)
 - Retail Shopping - \$468 million (21%)
 - Recreation & Entertainment - \$300 million (13%)
 - Air & Local Transportation - \$255 million (11%)
- Tourism accounts for over one-third of all retail spending in Buncombe County.
- 4.2 million overnight guests drove room sales up to \$426 million in 2019, an increase of 9.2% over the previous year.
- Asheville also has a strong second-home market.
- Buncombe County has the highest retail sales tax (on a per capita basis) in the state, surpassing Charlotte and Raleigh.

Strong TDA, A 43:1 return on investment

Every \$1 invested in TDA tourism advertising generates \$43 in spending at local businesses, plus \$3 of sales tax. This promotion comes at no cost to these local businesses.



Hip and Historical

The Grove Arcade (pictured above) was constructed in 1928 to be America's first indoor shopping mall. The building has gone through many phases during its 100 years of history, including a military base, the national weather records center, and a notable destination to dine, shop, and live in Downtown Asheville.

The Biltmore Estate (pictured below) is an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States, hosting over 1.4 million visitors each year.



MANUFACTURING IN WNC



MANUFACTURING'S ECONOMIC IMPACT

Western North Carolina's manufacturing industry is a sector that makes up a large part of the economy for the Asheville Metro Statistical Area which comprises Buncombe, Haywood, Henderson, and Madison Counties.

Heidi Reiber, Senior Director of Riverbird Research at the Asheville Area Chamber of Commerce, shared data showing the overall concentration of jobs in the Asheville Metropolitan Statistical Area was 33 percent greater than the national average in 2021, the total number of jobs in the MSA increasing by 1,352 in the last five years. This data suggests the region likely has areas of specialization in manufacturing activities, according to Riverbird Research.

The 2016-2021 jobs growth rate of 7 percent outpaced the state's overall 0 percent growth. These jobs are within 570 payrolled business locations within the Asheville MSA. Within the Asheville MSA in 2021, the industry consisted of 21,769 jobs with an average annual wage of \$57,542. Within Buncombe County there were 13,756 jobs. Henderson, Haywood, and Madison counties had 5,022, 2,586, and 404 manufacturing jobs respectively.

SOURCE: <https://www.wncbusiness.com/2023/01/31/425227/manufacturings-economic-impact>



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