



# ARVATO BERTELSMANN BUILDING

WEAVERVILLE, NORTH CAROLINA



## PRIME INDUSTRIAL BUILDING & CORPORATE HEADQUARTERS MULTI-TENANT LEASE PROPOSALS AVAILABLE

- 416,500 Sq Ft. Industrial Facility
- 85,000 Sq Ft. Corporate Office
- Ceiling Heights 16' - 36'
- 100% Conditioned / Sprinkled
- Current Mfg / Distribution Use
- Situated on 35 Acre landscaped campus
- 300,000 Sq Ft. Manufacturing & Warehouse
- Quality Masonry & Tilt-Up Construction
- Campus Overlooks busy I-26 Corridor
- For Sale or Lease

### PLEASE CONTACT US

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Site Description: : German-owned, very clean and well maintained Manufacturing & Distribution Facility with significant corporate office space in heart of North Buncombe County Industrial and Commercial District. Located approximately 10 minutes from downtown Asheville, 30 minutes from Asheville Regional Airport, and 1 hour 15 minutes from Greenville Spartanburg International Airport by interstate travel. Building offers 330,000+ sq ft. existing Mfg and Distribution space + approximately 85,000 sq ft. class-A office on 35 graded and landscaped acres. Existing office space could be demised to create 16' mfg space. Site formerly home to US headquarters and manufacturing for Arvato Digital Services, a subsidiary of Bertelsmann. Robust manufacturing infrastructure and utilities capacity in place supporting past uses such as cassette tape injection molding, CD, DVD and software replication. Located 10 minutes North of Downtown Asheville and surrounding 12-county laborshed.

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
Ceiling Height(s):	16' standard in office and manufacturing, 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:	625 surface parking spaces
Pricing:	Offered for \$10,500,000.00 for Sale
Available:	For Lease with proposal on demand



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Pictures below showcase the interior of the Arvato facility

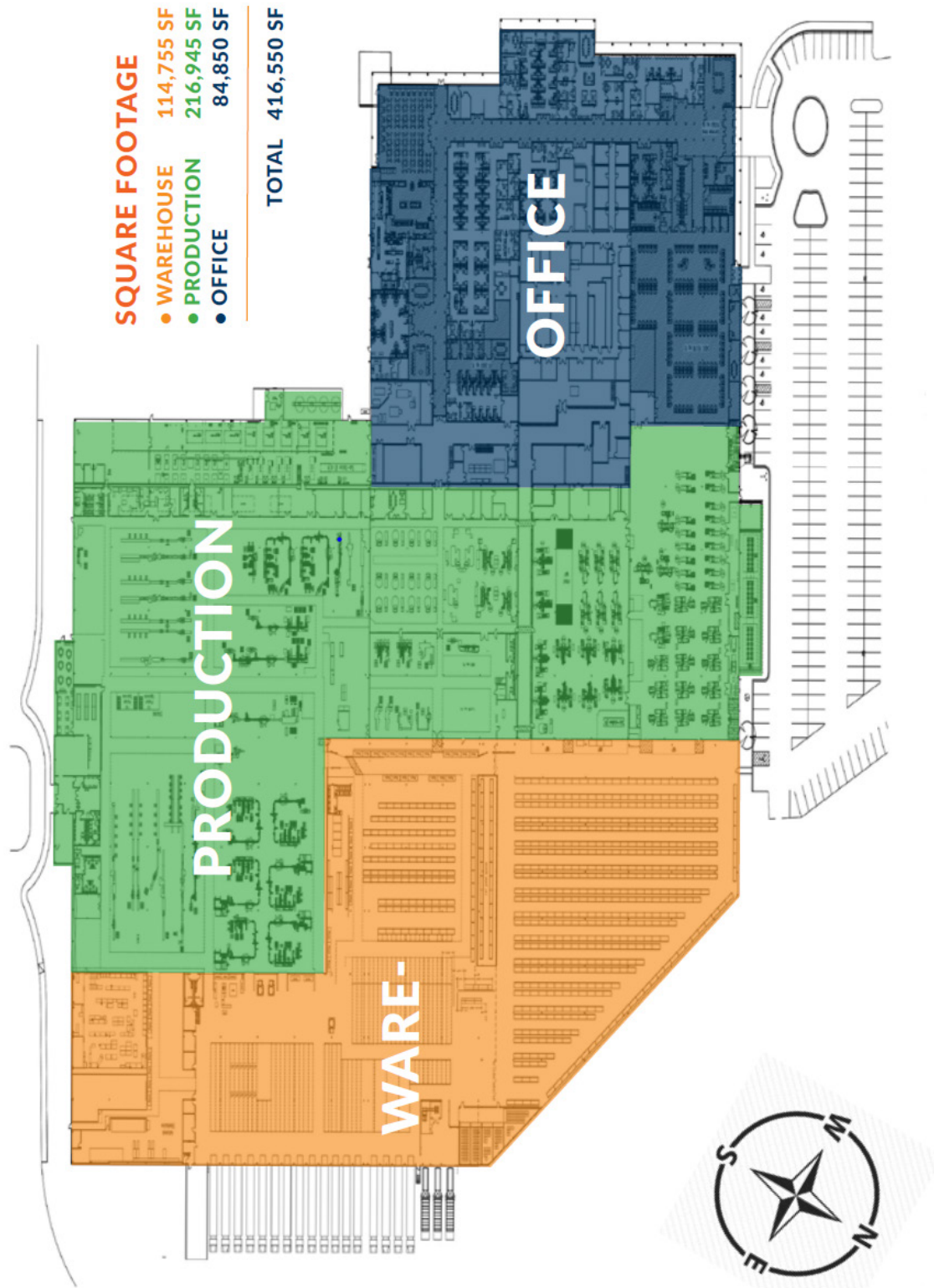


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