



# **Park 108**

## Weaverville, North Carolina



- **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**

PLEASE CONTACT US

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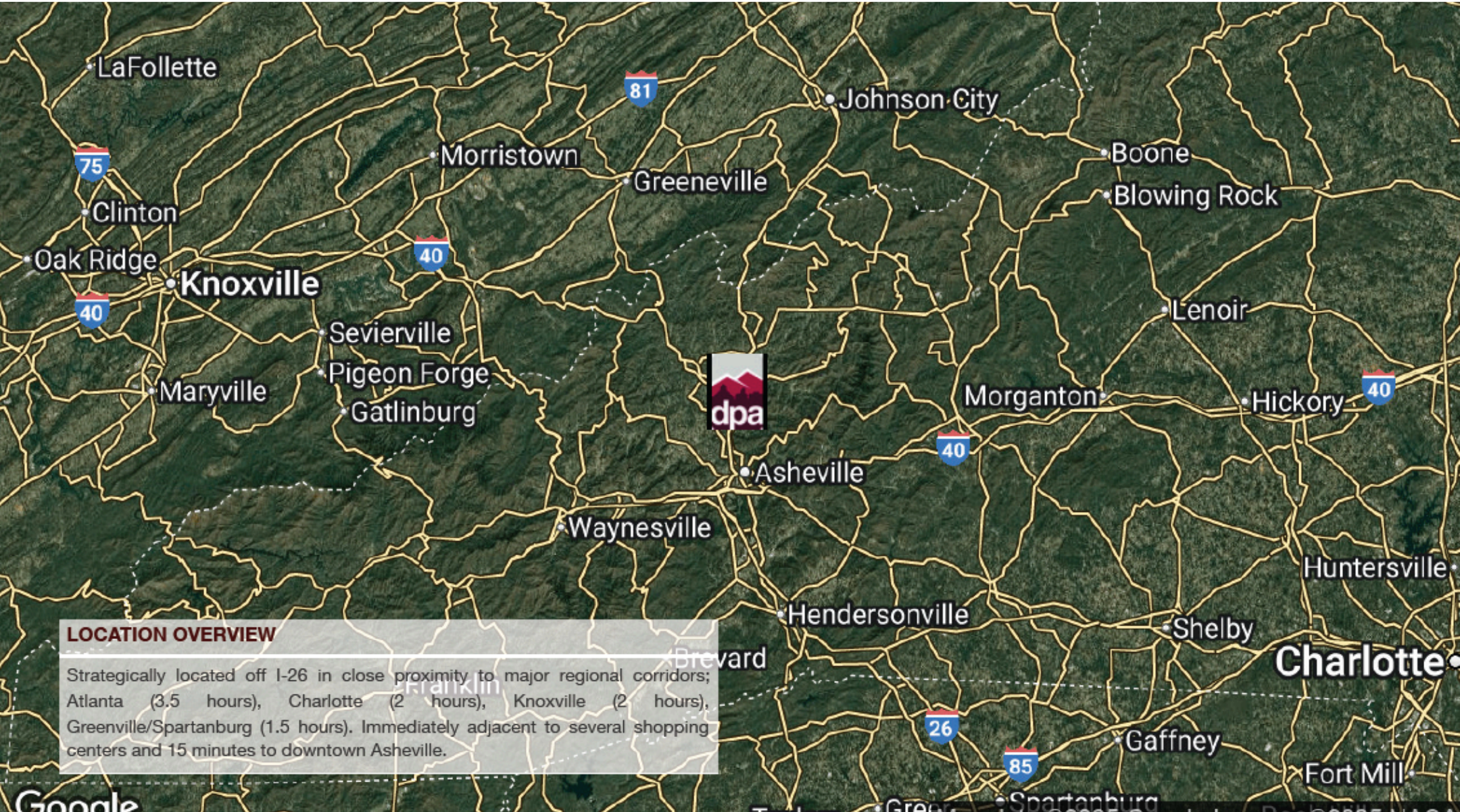


**Site Description:** Park 108 is a 400,000 square foot professional industrial flex complex located on 34 acres in Weaverville, North Carolina (Asheville MSA). Built in 1988 as a single-tenant facility, the property is now home to a variety of office, warehouse, distribution and manufacturing users. 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.

- **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
- **Warehouse Square Feet:** 14,000-110,000 sf
- **Office Square Feet:** 1,350- 157,575 sf
- **Built In:** 1984 / Expanded 1996, 2003, 2021
- **Ceiling Height(s):** 13' standard in office, 28'-30' in manufacturing, and 34' in warehouse
- **Floor Thickness:** 6" throughout, original 50,000 Sq Ft. 4"
- **Dock Door(s):** 17
- **Drive-In Doors(s):** 2
- **Construction:** Masonry block and tilt-up
- **Parking:** 690 surface parking spaces



## Regional Location Map





# Immediate Area Map







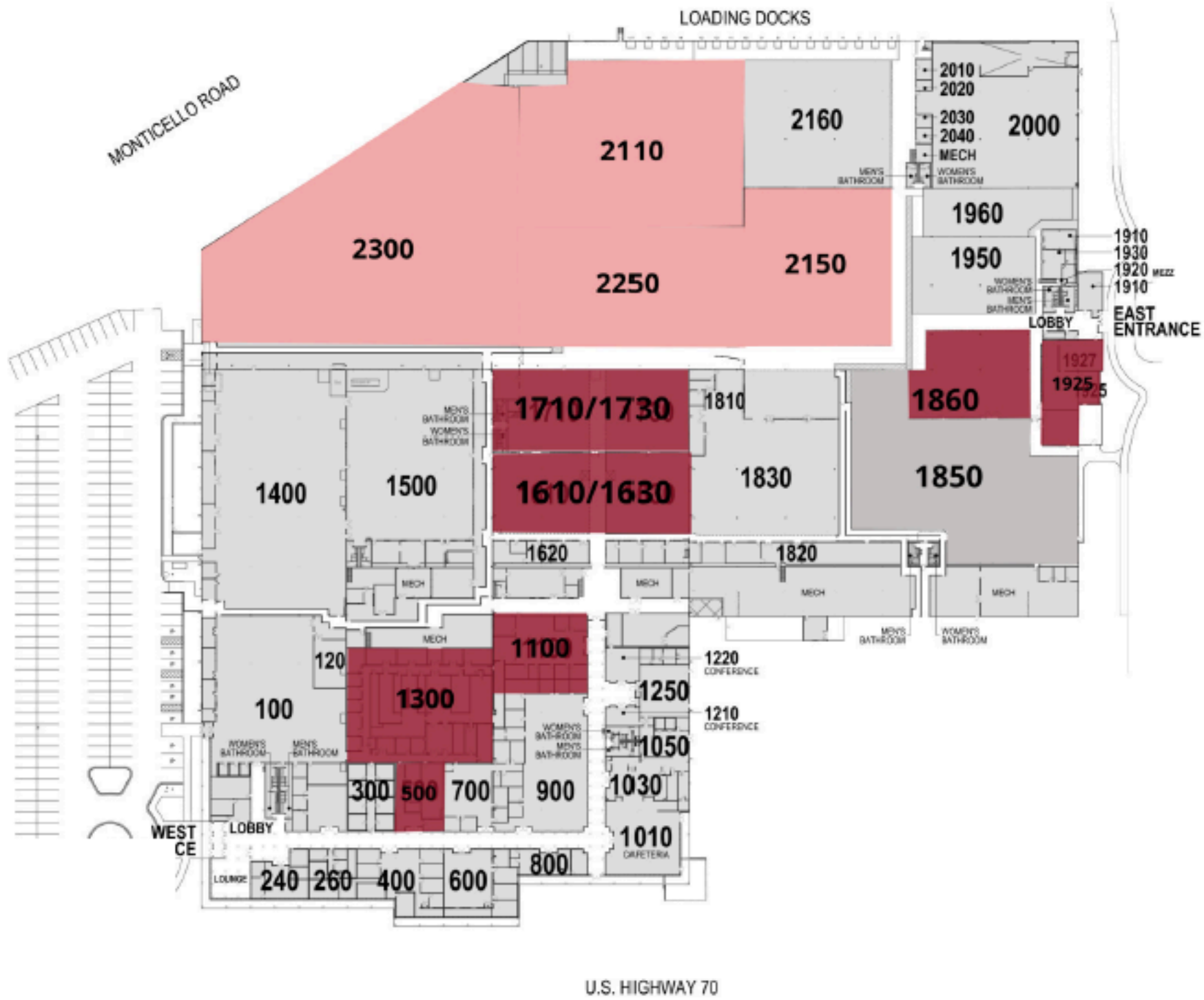
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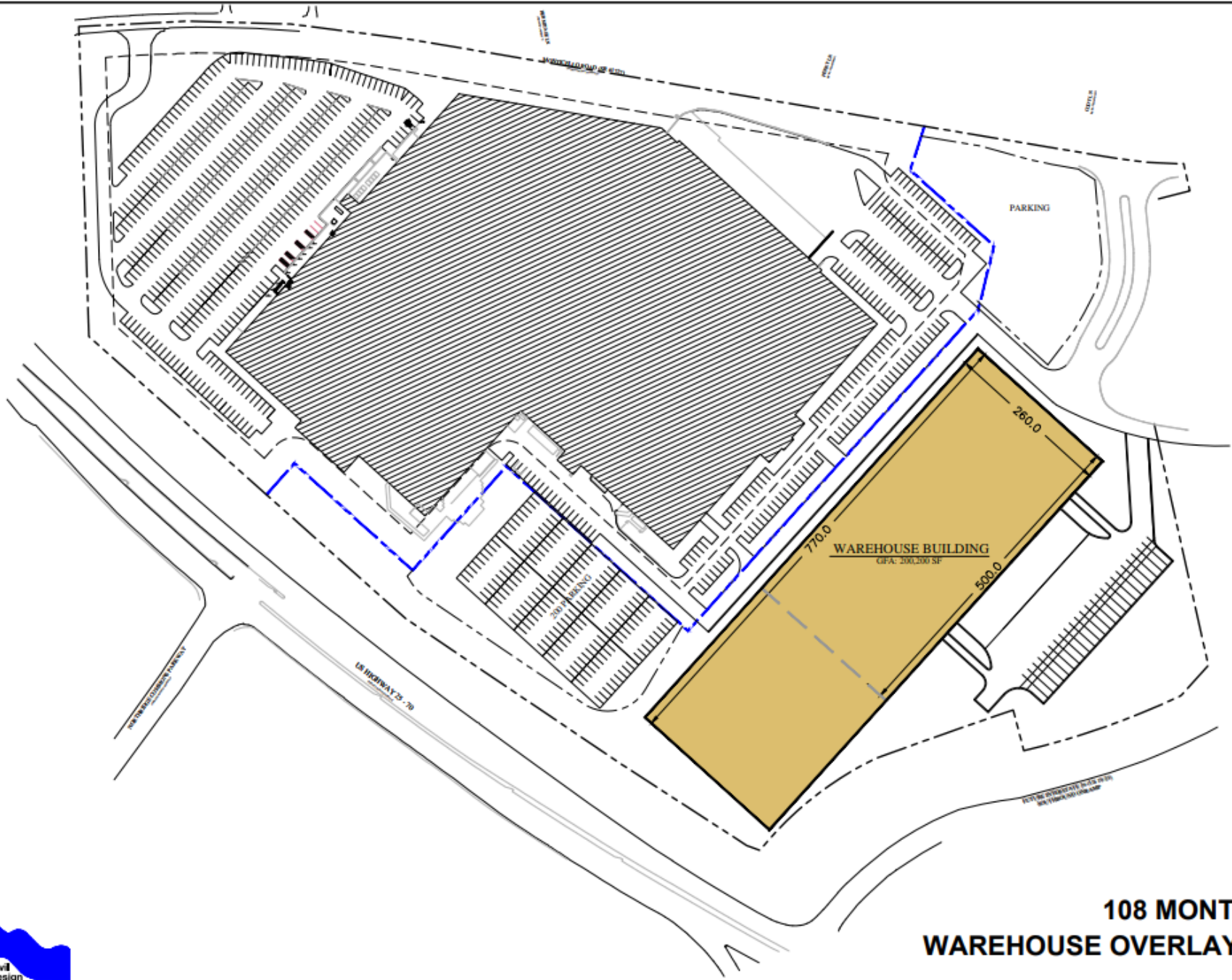
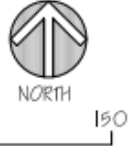




Park 108 Photos







**108 MONTICELLO RD  
WAREHOUSE OVERLAY BULLETIN**

**MAY 2025**

**PROGRESS DRAWINGS DO NOT USE FOR CONSTRUCTION**





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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