



Dewey Property Advisors

EASTSIDE BUSINESS PARK AVAILABLE UNITS FOR LEASE



FLEX & OFFICE PROPERTY FOR LEASE

104 EASTSIDE DRIVE, BLACK MOUNTAIN, NC 28711

Presented By

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LEASE SPACES

LEASE INFORMATION

| | | | |
|--------------|-------------------|-------------|------------------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 1,530 - 17,000 SF | Lease Rate: | \$8.00 - \$10.50 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------|-----------|-----------|----------------|---------------|---|
| Unit 210 | Available | 17,000 SF | Modified Gross | \$8.00 SF/yr | Unit 210 consists of 17,000 SF of Warehouse and Office Space. Features include: Loading dock with 10x10 garage door 12 x 15 garage door (2) 10 x 10 garage door 3-phase power Overhead gas heat Separately metered for electric and gas +/-3,000sf office and Mezzanine storage area (bonus) |
| Unit 306 | Available | 1,779 SF | Modified Gross | \$10.50 SF/yr | Excellent flex space with roll-up door to common corridor with drive-in door and loading dock access. Suite also has an office and a showroom partition with a dedicated exterior entrance to customer-facing parking area. |
| Unit 309 | Available | 1,600 SF | Modified Gross | \$9.50 SF/yr | Shared drive in bays and loading docks in common areas of the property. |
| Unit 310 | Available | 1,530 SF | Modified Gross | \$9.50 SF/yr | Open flex-space with roll-up door providing common corridor access to loading dock and drive-in door. |



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UNIT 210 PHOTOS



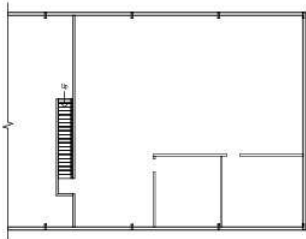
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UNIT 210 FLOOR PLAN



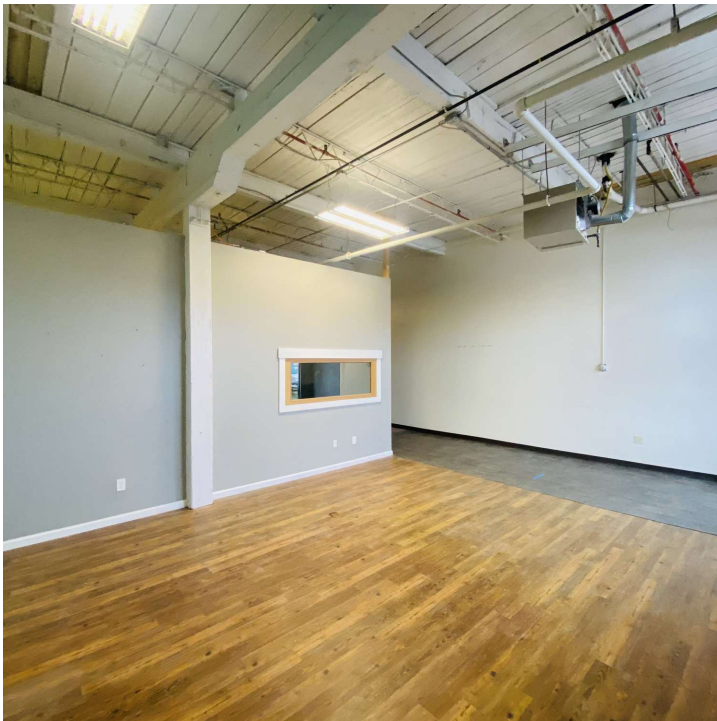
GROUND FLOOR



MEZZANINE



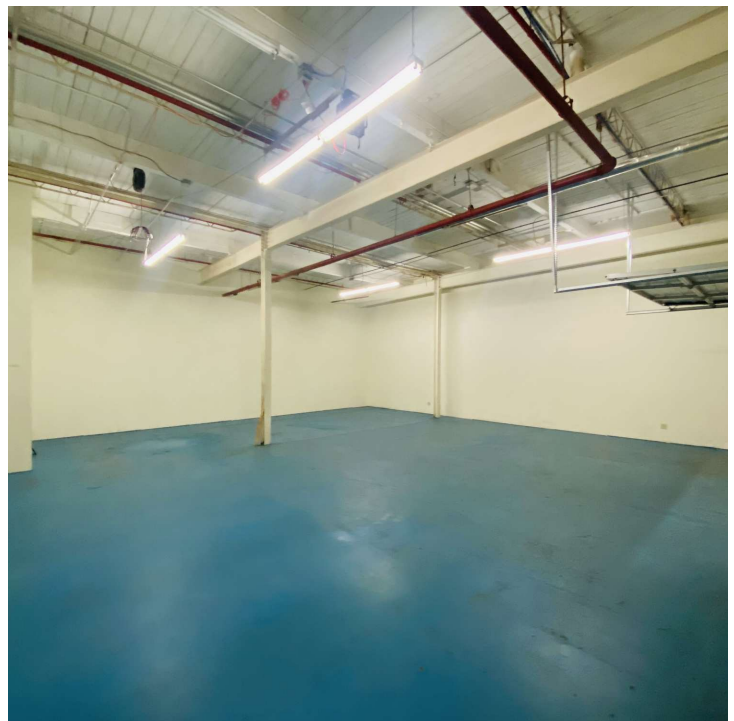
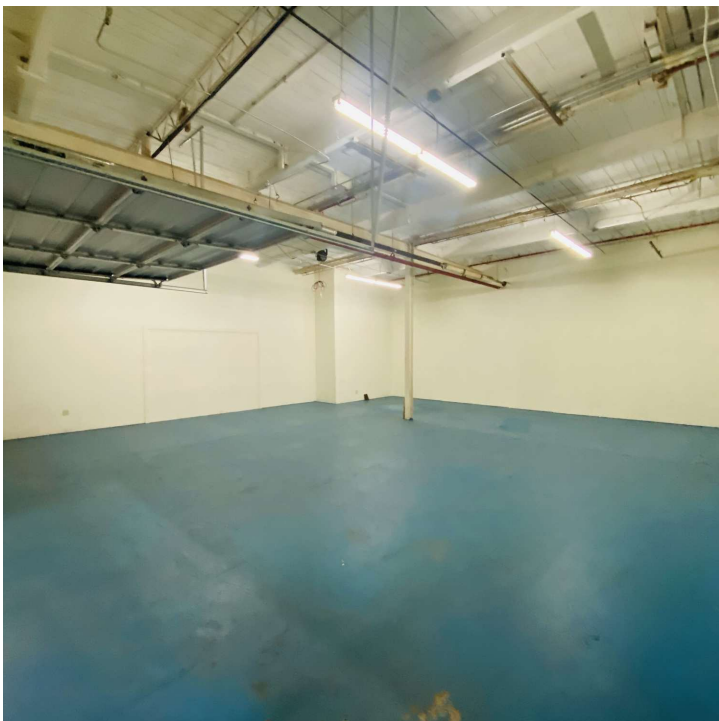
UNIT 306 PHOTOS



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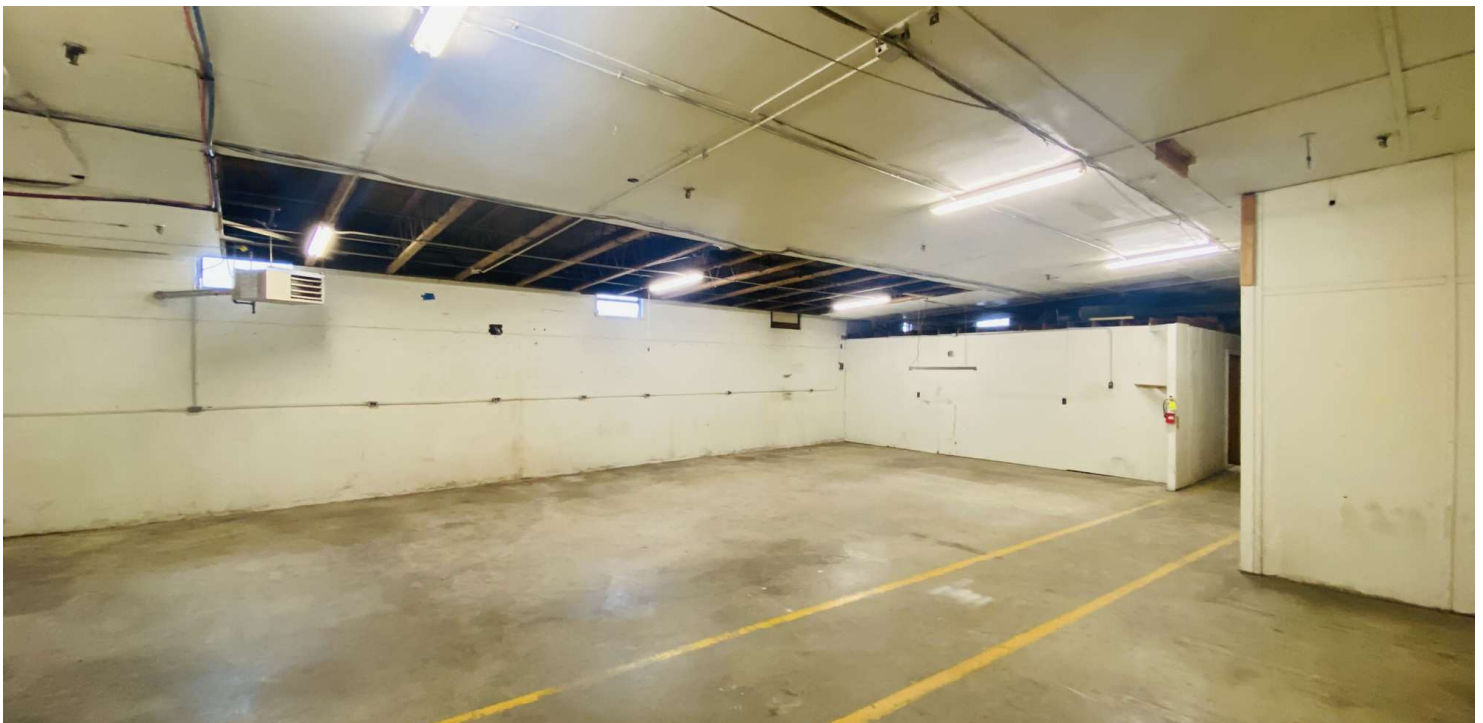
UNIT 310 PHOTOS



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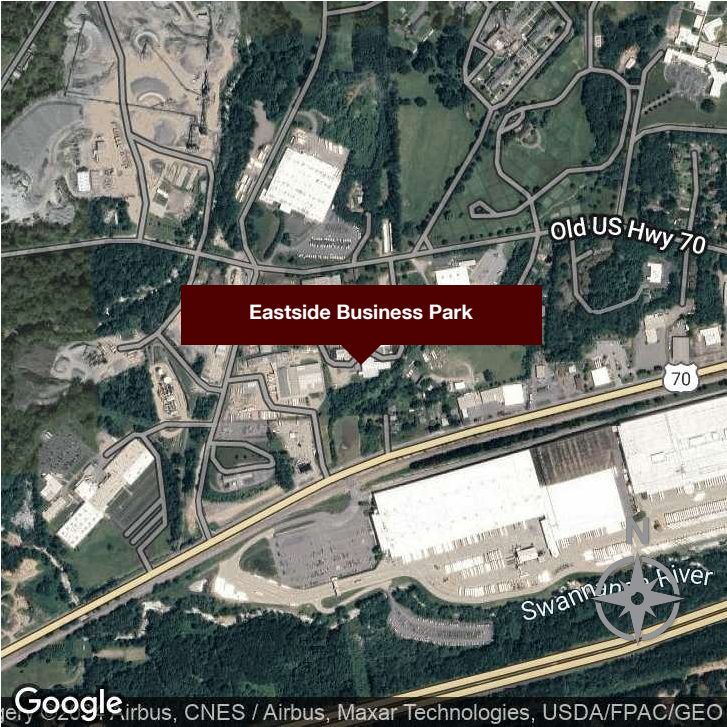
UNIT 512 PHOTOS



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LOCATION MAPS



| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 847 | 20,461 | 66,957 |
| Median age | 41.1 | 40.5 | 42.2 |
| Median age (Male) | 37.2 | 38.7 | 40.7 |
| Median age (Female) | 47.5 | 43.8 | 44.1 |
| Total households | 336 | 8,093 | 27,756 |
| Total persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH income | \$54,335 | \$56,404 | \$61,410 |
| Average house value | \$220,299 | \$224,424 | \$231,529 |

LOCATION OVERVIEW

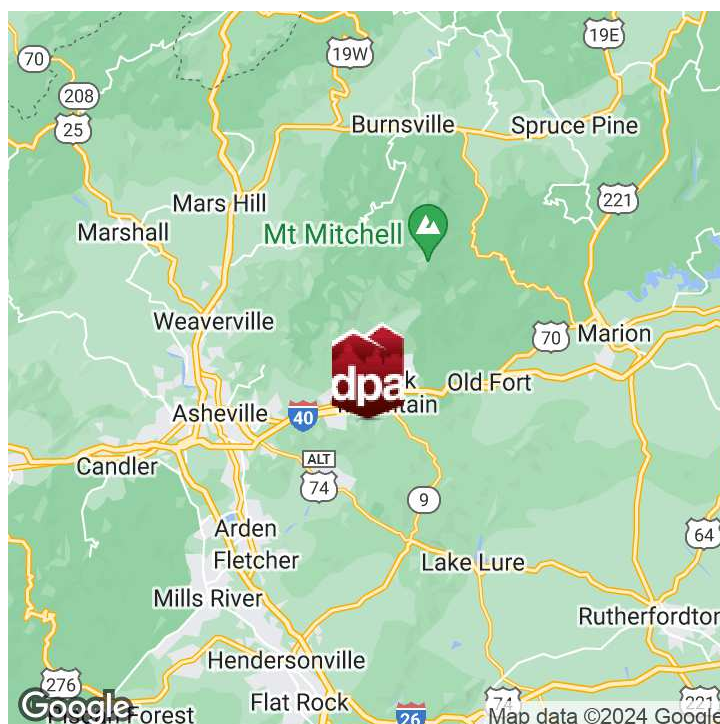
Black Mountain is near Asheville, North Carolina - a hub of economic and creative activity with diverse entrepreneurs operating new economy businesses with great success. The property is across US Hwy 70 from Ingles HQ facility.



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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.

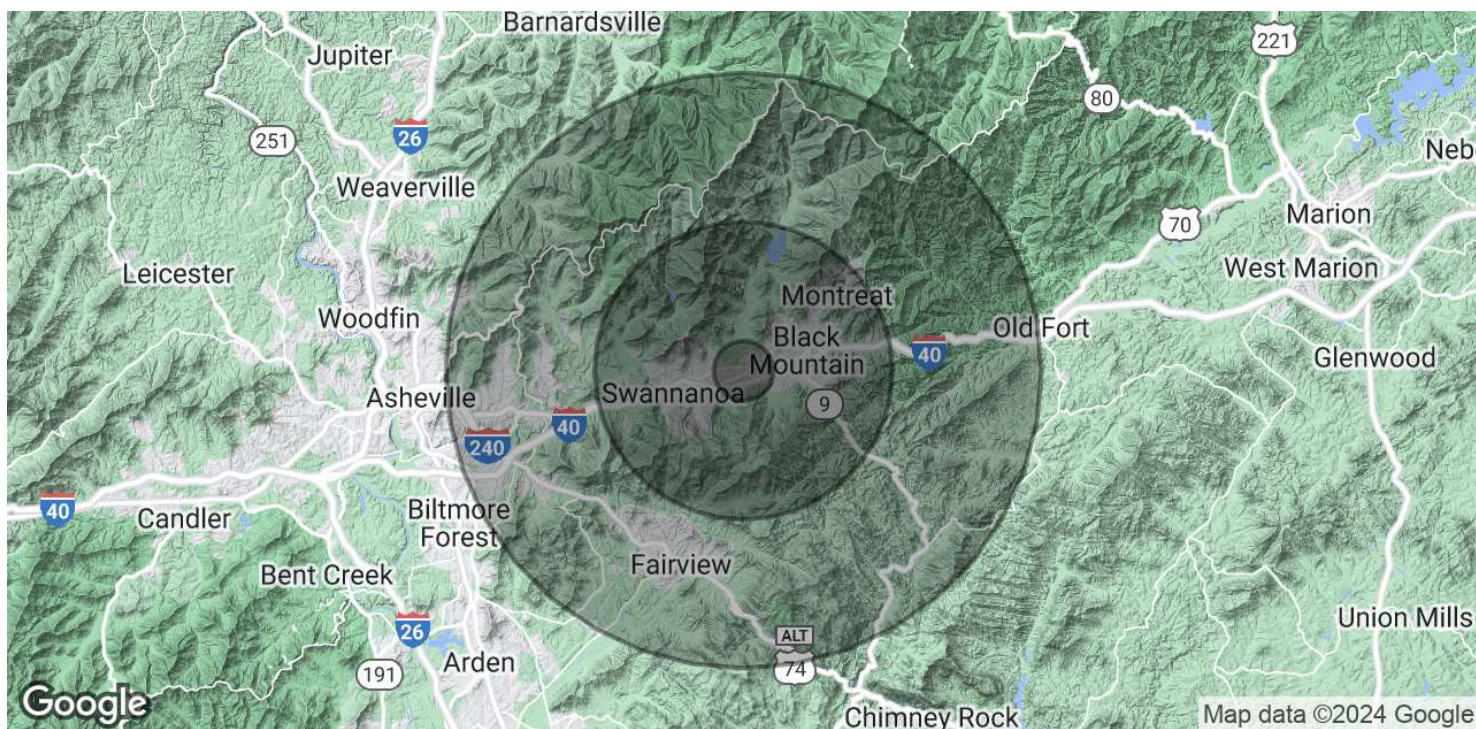
SOURCE: <https://www.wncbusiness.com/2023/01/31/425227/manufacturings-economic-impact>



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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
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| Average Age | 41.1 | 40.5 | 42.2 |
| Average Age (Male) | 37.2 | 38.7 | 40.7 |
| Average Age (Female) | 47.5 | 43.8 | 44.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 336 | 8,093 | 27,756 |
| # of Persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH Income | \$54,335 | \$56,404 | \$61,410 |
| Average House Value | \$220,299 | \$224,424 | \$231,529 |

** Demographic data derived from 2020 ACS - US Census*



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