

AGTECH FLEX SPACE

4,000 square feet Now Available

Office, research lab and warehouse / production space

TURNER DEVELOPMENT
BUILDING VALUE. CREATING COMMUNITIES.

Learn more about Fletcher, NC… Where an AgTech company goes to become a business. www.EatYourView.com

A PREMIER DESTINATION FOR AGRICULTURAL TECHNOLOGY, RESEARCH AND INNOVATION IN THE SOUTHEAST.

Fletcher and Mills River, North Carolina



ADVANCING AGTECH

DRIVING INNOVATION

BUILDING PARTNERSHIPS

CREATING VALUE

AGTECH FLEX SPACE:

A home for AgTech Commercialization



From prototype design to production and shipping, it fits here with high 16’ ceilings.

Available January 2027

4000 square feet of office and warehouse / production space, overhead door, 5 large offices, customer service area, reception, and research lab space. 3-phase Power and high-speed internet.

Join a growing number of companies moving to a new AgTech hub in WNC.

Welcome



Reception area

WNC is already an AgTech Hub with several companies and farms using new technologies in a real-world commercial setting.

It’s also a great place to live.





Five large offices and customer service area



Five large offices



Customer Service Center

Room for the team

Five large offices offer space for management, technical work and focused conversations. A separate customer service area supports sales, coordination and day-to-day customer relationships.

Office and production, together

Keep the people developing the business close to the products, equipment and inventory that move it forward.

PROTOTYPE. TEST. DEMONSTRATE.
MANUFACTURE. DISTRIBUTE. SCALE.

Research Lab Space



Research and Lab Space

Space to develop the next product

Combine research activity with a professional office and an adjacent production environment.

Applied R&D

A setting for evaluating samples, developing methods and refining a product.

Your equipment and workflow

Plan the lab fit-out around the needs of your team and the work you intend to carry out.

Warehouse and production space



Easy Access Overhead Door

Overhead door access

Move equipment, materials and finished products through an overhead door serving the production area.

Flexible use

Configure the open area for assembly, storage, packing or production.

An integrated workplace

Connect office functions with the space needed to operate and grow.

Prototype, assemble and demonstrate



Open Production Floor Plan

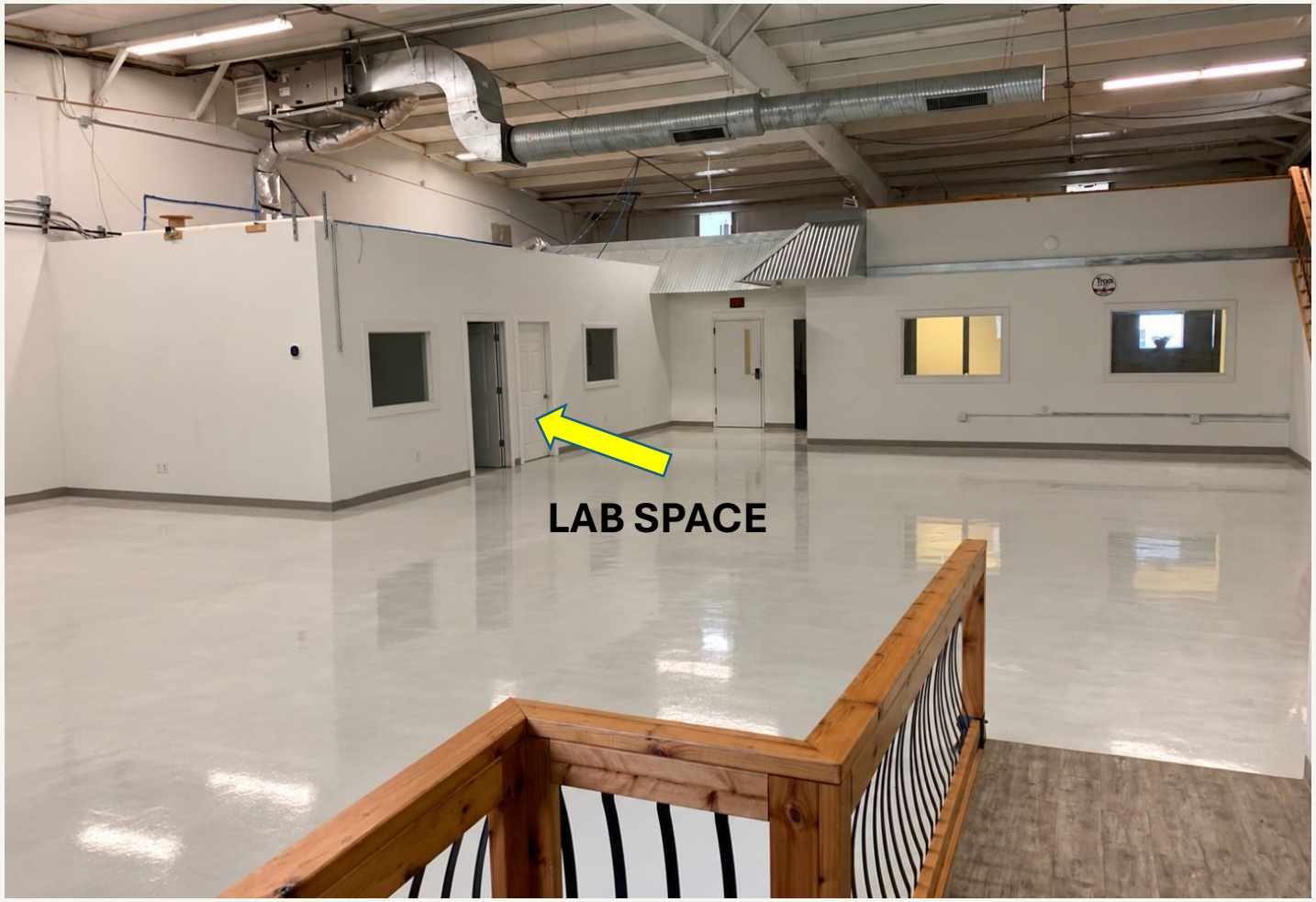
A flex space for working technology

AgTech companies need room to turn a promising idea into a product that customers can see working.

Potential uses

Robotics, sensors, equipment assembly, packaging and other compatible AgTech activities.

The space between the lab and the market



Conceptual visualization

Commercial operations under one roof

Research campuses and incubators help AgTech companies discover and develop technology. This space addresses the next real estate need: a place for the company to become operational.

Applied work

Finish the product, demonstrate the technology and organize the business around it.

Nearby process support

Explore extraction and purification services with the neighboring company as your product and process needs develop.

Building Location

Note: Most of the buildings in this image are owned by Turner Development.

Planning for Growth? We've got you covered, in Fletcher and Mills River (coming soon)!



DOES YOUR COMPANY NEED COMMERCIAL EXTRACTION?

Featured Tenant: Silver Moon Nutraceuticals

Right next door, sharing the building, is a company with specialized extraction and purification equipment suitable for botanical and agricultural raw materials.

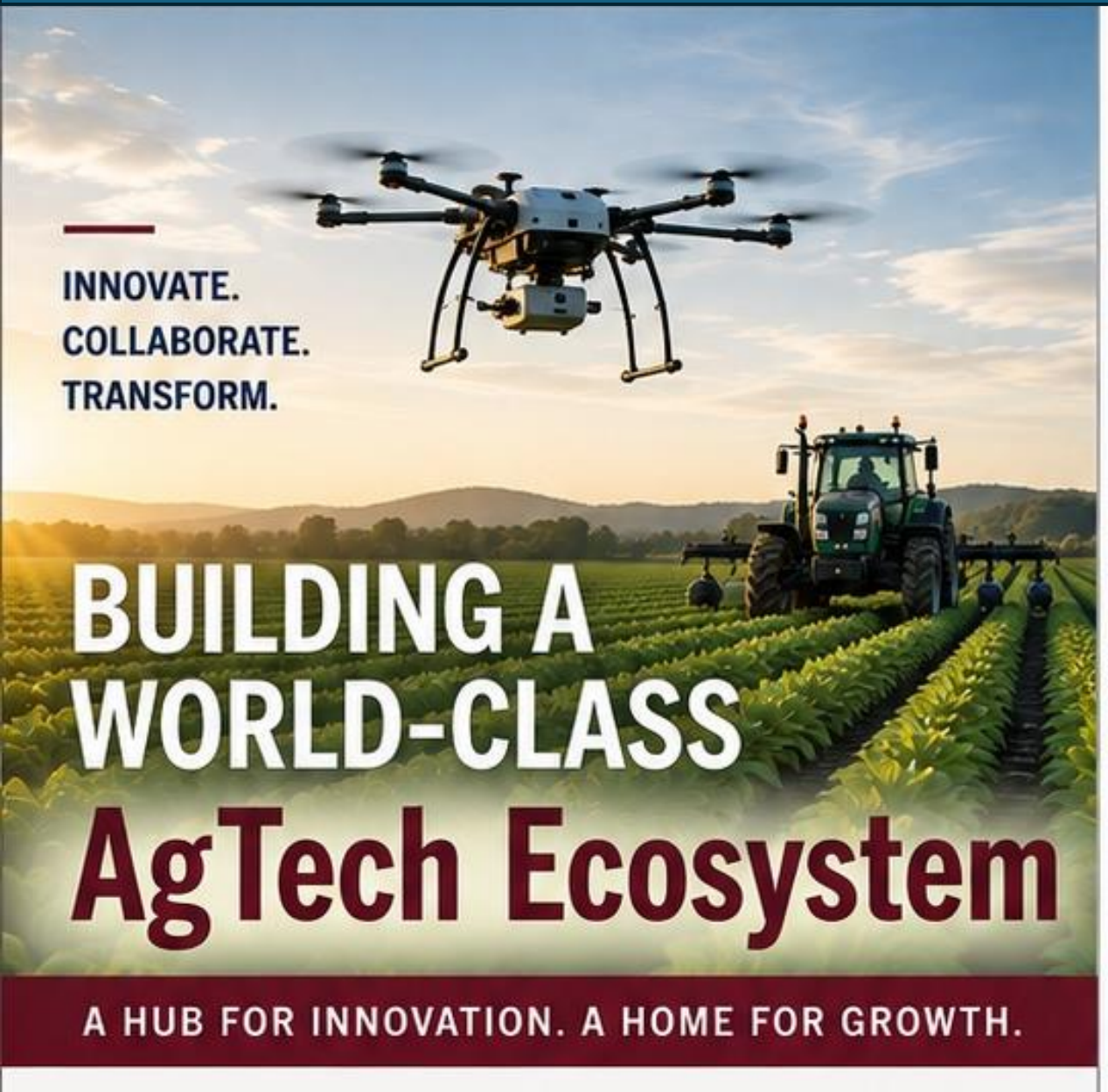
This company offers large-scale solvent extraction capacity (including a 25 L Soxhlet system), an ultrasonic homogenizer for efficient cell disruption and enhanced extraction of plant actives, and supporting processing equipment for oils, resins, and concentrates.

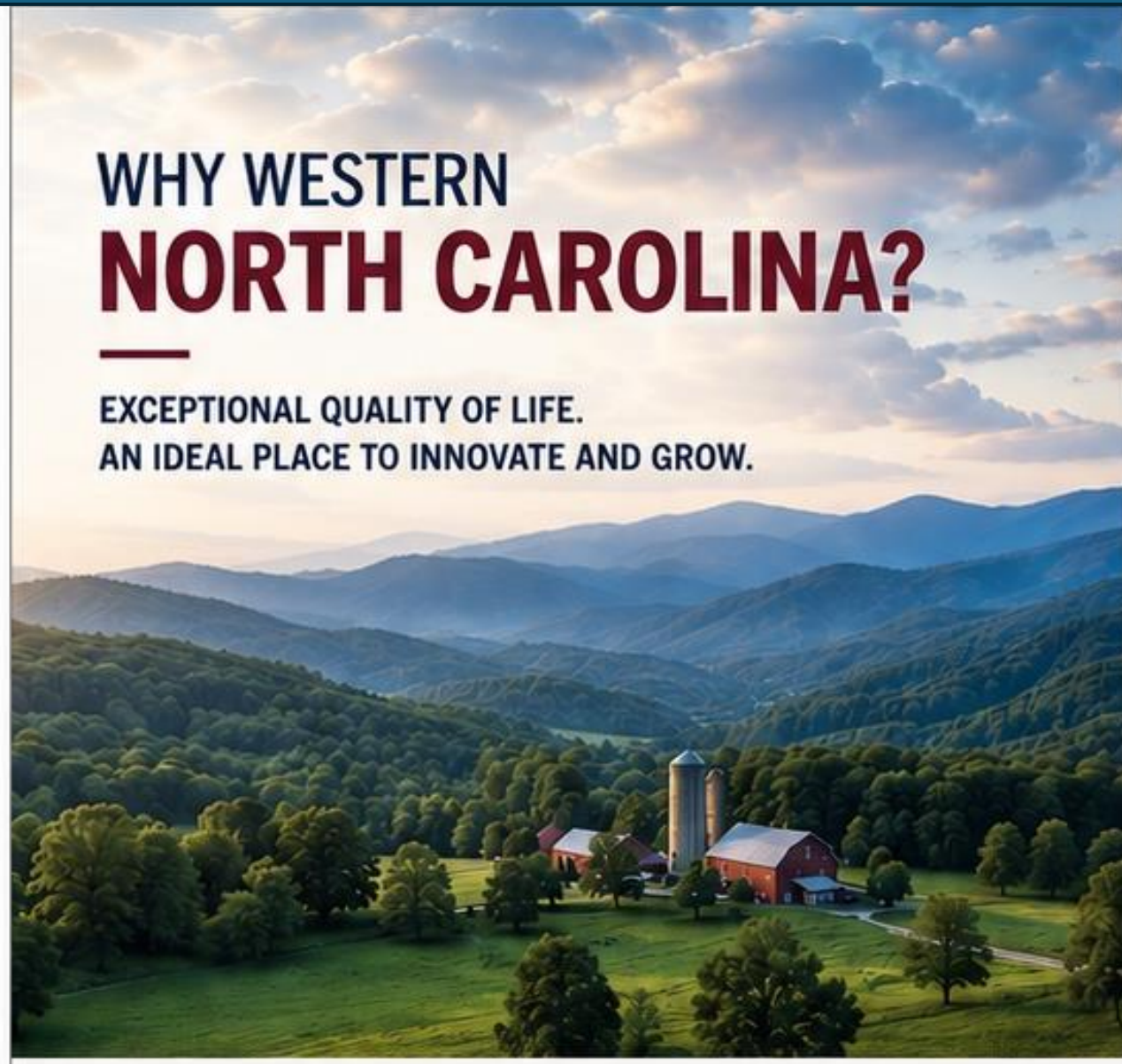
The company also has a centrifugal partition chromatography (CPC) system, which enables high-recovery liquid-liquid separations of complex plant mixtures without solid stationary phases. CPC is particularly useful for isolating and purifying individual compounds or fractions—such as terpenes, alkaloids, flavonoids, polyphenols, or other bioactive molecules—at research, pilot, or small-production scale with high purity and minimal product loss.

These capabilities can support ag tech companies by providing flexible contract extraction, process development, and purification services. The ultrasonic homogenizer is especially useful for rapid, high-yield extraction of actives from plant materials with reduced solvent volumes and shorter processing times.

Companies can use the equipment for R&D on crop-derived compounds, pilot batches of extracts or isolates, or ongoing production support without the capital cost and operational overhead of owning dedicated systems. The combination of ultrasonic-assisted extraction, conventional extraction capacity, and CPC purification offers a practical pathway from raw plant material to refined, high-value fractions for nutraceutical, cosmetic, research, or specialty chemical applications.

Turner Development owns and manages 20 commercial Flex Buildings in Fletcher, NC with plans for two exciting new projects dedicated to attracting more AgTech Companies to WNC





Why Western North Carolina?

Field and CEA Testing: As of the 2022 Ag Census, there were 32,743 acres of farmland and approximately 3 million square feet of active greenhouse space in Henderson County.

COLLABORATE

Cross-sector partnerships fuel solutions that scale.



INNOVATE

Access to leading-edge research, technology, and real-world testing.



COMMERCIALIZE

Move faster from concept to market with greater impact.



FLETCHER AGTECH PARK
WESTERN NORTH CAROLINA'S APPLIED AGTECH INNOVATION DISTRICT







A THRIVING FOOD & AG REGION

Specialty crops, farms, and food producers drive a rich ecosystem.

ACCESS TO TOP TALENT

Proximity to top universities and a skilled, growing workforce.

INNOVATION ECOSYSTEM

Research, entrepreneurship, and supportive partners accelerate growth.

FLETCHER AGTECH PARK
WESTERN NORTH CAROLINA'S APPLIED AGTECH INNOVATION DISTRICT

FLETCHER TECHNOLOGY PARK. Ready when you are.

YOUR NEXT 20,000–100,000 SF.

Highly adaptable flex space at affordable rates.

A SECOND-FACILITY STRATEGY in proximity to field test sites and still close enough to the Research Triangle. We can help you to control costs with flexible space that allows for growth as you scale up.



“When your next step means 20,000 to 100,000 SF for commercialization, manufacturing, field testing, warehousing or distribution, we can build it for you in Fletcher.”

Coming Soon To Fletcher

A PURPOSE-BUILT CAMPUS FOR THE NEXT GENERATION OF AGTECH.

Fletcher Technology Park is a strategically located, master-planned campus in Fletcher, North Carolina, designed to attract and support applied AgTech companies.

The campus will deliver modern facilities, flexible spaces, and a collaborative environment that accelerates innovation and drives measurable impact.



In the Planning Stage for Mills River



MODERN FLEX / R&D AND INNOVATION SPACE

100K+

SF PLANNED

HIGH-SKILLED WORKFORCE ACCESS

500K+

WITHIN 60 MILES

STRATEGIC LOCATION IN WNC

I-26

AT THE CROSSROADS

LONG-TERM VALUE AND IMPACT

SUSTAINABLE

GROWTH

WHERE AGRICULTURE MEETS TECHNOLOGY. WHERE IDEAS BECOME IMPACT.

OUR VISION

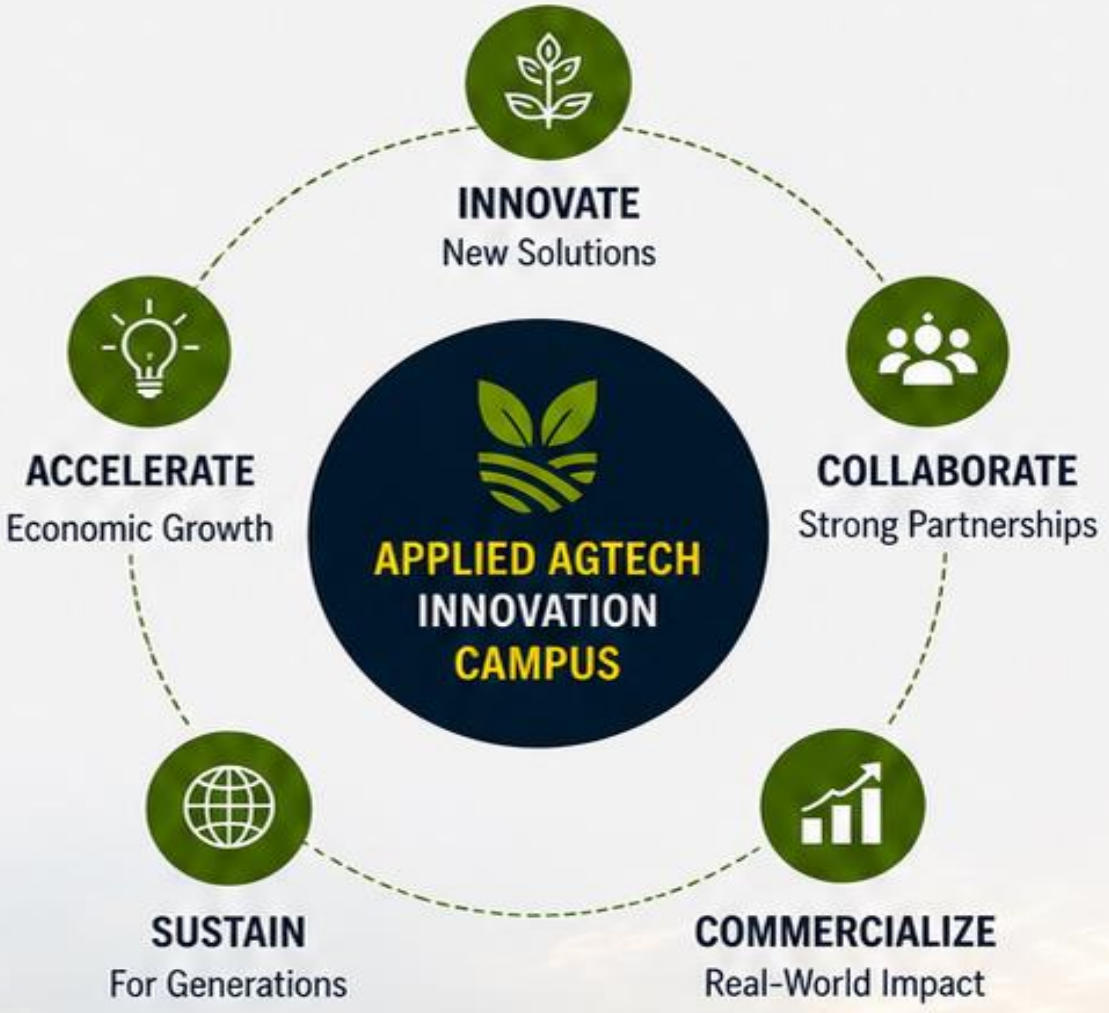
LEADING THE FUTURE OF FOOD, FARM AND TECHNOLOGY.

Our Next Project

The Applied AgTech Innovation Campus will be the Southeast's premier Applied AgTech Innovation Campus—where technology, research, and industry converge to drive productivity, sustainability and food system resilience.

Scalability

The AgTech Park concept is scalable and can be reproduced in other regions around the country and the world, including prime locations we've identified in The Netherlands.



MARKET MOMENTUM

POWERFUL TAILWINDS FOR AGTECH INNOVATION.

AgTech is one of the fastest-growing sectors in the global economy. Mills River Technology Park positions your business at the center of opportunity.

RAPID MARKET GROWTH
The global AgTech market is projected to exceed $37B by 2030, growing at a double-digit CAGR.

GLOBAL FOOD DEMAND
Population growth and changing diets are driving demand for more food, sustainably.

TECHNOLOGY ACCELERATION
AI, robotics, biotechnology, and data analytics are transforming agriculture and food systems.

STRONG POLICY SUPPORT
Government initiatives and funding are fueling innovation and adoption worldwide.

SUSTAINABILITY DRIVES VALUE
Sustainable solutions are creating long-term value for businesses, communities, and the planet.



$37B+
Global AgTech market projected by 2030

9.7B
Global population by 2050

70%
More food needed by 2050

2X
Increase in AgTech investment since 2020

1 PLANET
Sustainable solutions for a resilient future

GLOBAL OPPORTUNITY
Be part of a global movement driving the future of food and agriculture.

INNOVATION ADVANTAGE
Access cutting-edge talent, research, and partnerships that accelerate success.

STRATEGIC POSITION
Mills River, NC connects you to markets, customers, and resources across the region and beyond.

BUILD LASTING IMPACT
Create solutions that improve lives, strengthen communities, and protect our planet.

The Dogwood Health Trust Report:
A Benchmark Study.

This report, commissioned by Dogwood and prepared by RTI International is foundational research for our projects in WNC. Download it at EatYourView.com



Solving Global Challenges: Why AgTech Matters
The Top 10 Problems Agriculture Must Solve

1. Economic Problems: Farmers are struggling, food costs are rising
2. Biodiversity: Birds, Bees and Butterflies are vanishing in a “Bug Apocalypse”
3. Farmland Sprawl and Deforestation: Saving the Rain Forest
4. Climate Change: heat, drought and flood
5. Growing World Population
6. Soil Erosion, Soil Degradation: We are degrading the land we depend on
7. Food Waste: About 32% of all food produced is wasted.
8. Farm Labor Shortages and Rising Labor Costs
9. Inefficient Use of Fertilizer and Chemicals are affecting Ecosystems
10. Insect and Plant Resistance to Pesticides; Antimicrobial Resistance in Farm Animals (includes the loss of antibiotics for human use.)

Other Important Factors in the news: Food Safety and Traceability



Your next business location



Call for a tour.

Office and warehouse / production space, overhead door, five large offices, customer service, reception and research lab space, security gate.

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www.EatYourView.com