

CMC Office Warehouse

Les Love

During our strategic planning meeting, one of the goals we set, was for our club to have our own office for Council and Committee meetings, as well as a space to hold our increasingly important First Aid and CPR classes. We also felt that we need a space to store all of the old documents that our members pass from one household to the next.

Because of the expensive trail maintenance equipment we have been acquiring through generous donations, a secure warehouse has become important, not only for storage and organization, but also for a dry and heated warehouse, to allow members to work inside when the weather forces cancellation of work on our trails.

An office / warehouse “flex space” checked all these boxes. We organized a team to find one of these in a favorable location and quickly found that they are very scarce here and very expensive compared to larger markets with more competition. Then with Helene destroying many businesses, those that had been available were snatched up.

We contacted several real estate companies and eventually got connected to Keoki Kimzin (originally from Hawaii) with GM Property, who showed our team a space off airport road that we could rent at a discounted rate if we could do some of the “fixing up” from the last tenant. At 1750 square feet with a 750 square foot mezzanine to give 1000 sq ft of warehouse space and 1500 sq ft of office space on 2 levels, this seemed like it might work. The commercial rate was \$2,200 per month, but the owner agreed to \$1,500 if we could provide them with an annual letter of donation to the club for the difference.

With additional add-on expenses (utilities, insurance, etc.) the total cost would be \$2,000 per month or approximately \$25,000 per year. This is the figure our team presented to the CMC Council during a specially called meeting, suggesting that the unrestricted donation given by the Deerfield Foundation of \$50,000 could be used to fund the first two years of our lease. The Foundation had made this donation to show their appreciation for our club clearing the MST adjacent to their property in the Asheville Corridor.

We would then establish an Office / Warehouse fund to receive donations for future years. The motion to establish this space as CMC’s first “physical home” passed unanimously! The lease was signed to start June 1, 2026, and the initial funds were paid. (already Keoki has connected us with a neighboring tenant who is moving out and would like to donate his warehouse shelving to us)

The address of the space is 2 Business Park Circle, #18, Arden. It has a glass front door, with 2 windows in the downstairs office since it is on the end. There is a bathroom

and breakroom cabinet with a sink, providing space for smaller meetings and room for file cabinets and memorabilia storage. Going into the open warehouse, there are stairs leading to what will become our large meeting room (once we remove a dividing wall and shower and install carpet to make our First Aid class attendees more willing to practice on the floor). Both the downstairs and upstairs offices have a central HVAC unit.

The open warehouse area has an access door in the back and a roll-up door large enough to back our tool and equipment trailers through. There has0 a natural gas blower unit suspended from the ceiling to allow work in this area in the winter.

This is a major step for our club and with the Deerfield Foundation's generous donation, the timing of finding this space seemed like a serendipity.

If you would like to make a special donation to the club to make sure we have long-term funds to support this endeavor, mark your check or on-line donation to CMC as Office / Warehouse Fund.

Let's all pitch in to make this work!

Les