

± 22,680—158,760 SF FIRST GENERATION WAREHOUSE/DISTRIBUTION SPACE FOR LEASE
1203 CEDAR HILL ROAD | NAVASSA, NC 28451

Concept Image Photo is of the neighboring space. New building will be constructed similar in design.



Presented By:
Cape Fear Commercial
102 Autumn Hall Drive | Suite 210
Wilmington, NC 28403
(p) 910.344.1000 (f) 910.344.1020

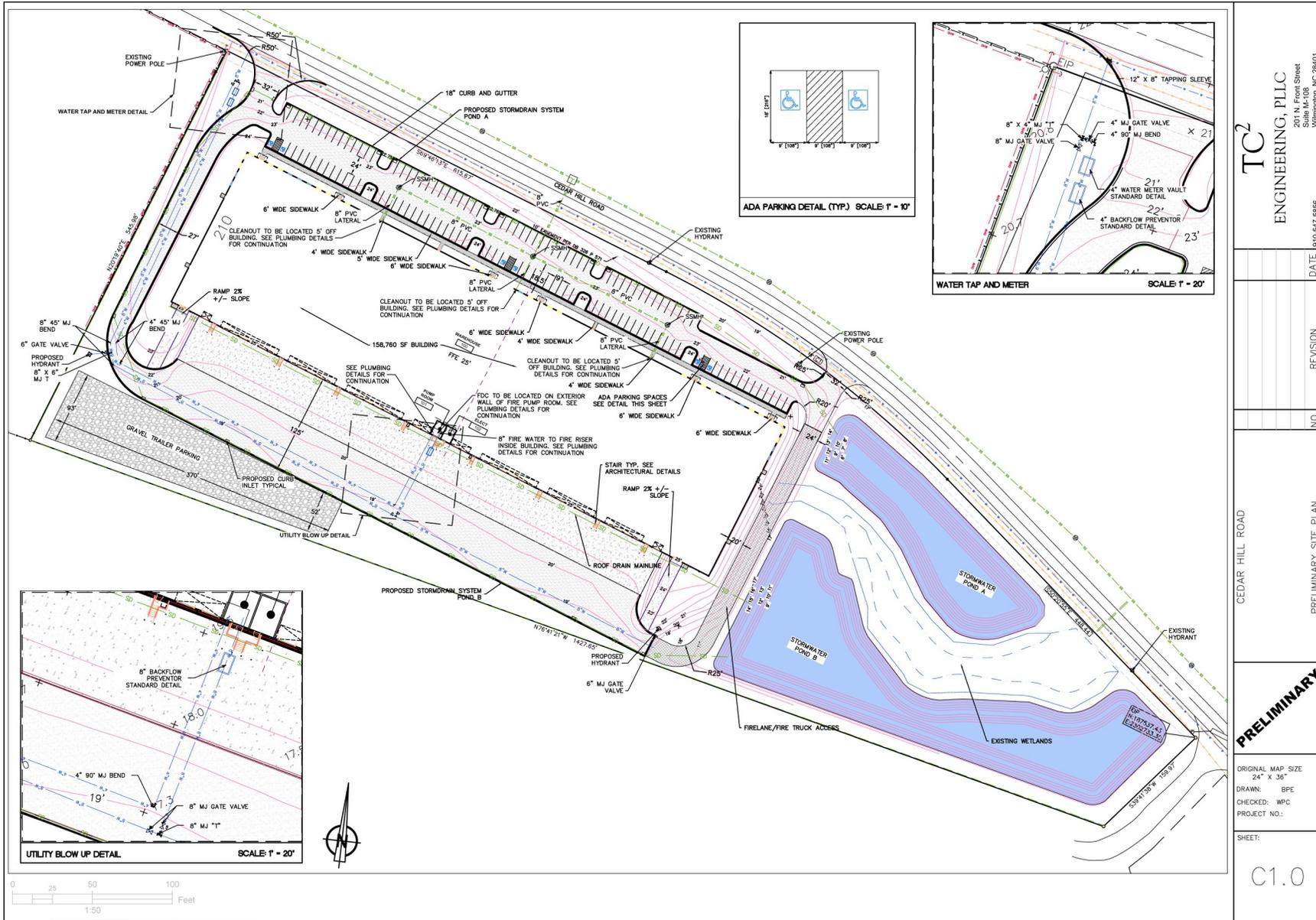




ADDRESS:	1203 Cedar Hill Road Navassa, NC 28451 Brunswick County
AVAILABLE SF:	± 22,680—158,760 SF of first generation, Class A warehouse/distribution space. The building will be delivered in the Summer of 2026.
LEASE RATE:	\$9.50 PSF NNN to include a \$5.00/SF Tenant Improvement Allowance. TICAM estimated at \$2.05/SF
ZONING:	LI - Light Industrial (Town of Navassa)
DESCRIPTION:	For Lease, ± 22,680—158,760 SF of first generation, Class A warehouse/distribution space. The subject will consist of fourteen (14) bays (54' x 210' each). The project will be located on approximately 13.77 acres. The building will be equipped with 38 dock doors (9' x 10') as well as two drive-in doors (12' x 14') with ramps. 30' clear ceiling heights with full ESFR fire suppression system. The building will have access to 135 car parking spaces, as well as additional trailer parking spaces behind the truck court.
LOCATION:	Located at the intersection of Cedar Hill Road (NC State Road 140) and Interstate 140, the location provides unparalleled access to all parts of the Greater Wilmington area, as well as Brunswick County and the Myrtle Beach, SC MSA.

For more information, please contact:

Will Leonard, SIOR
910.344.1015 (main)
910.233.5351 (mobile)
wleonard@capefearcommercial.com



TC²
ENGINEERING, PLLC
201 N. Front Street
Suite M-108
Wilmington, NC 28401

DATE: 9/10/24
REVISION:

NO.:

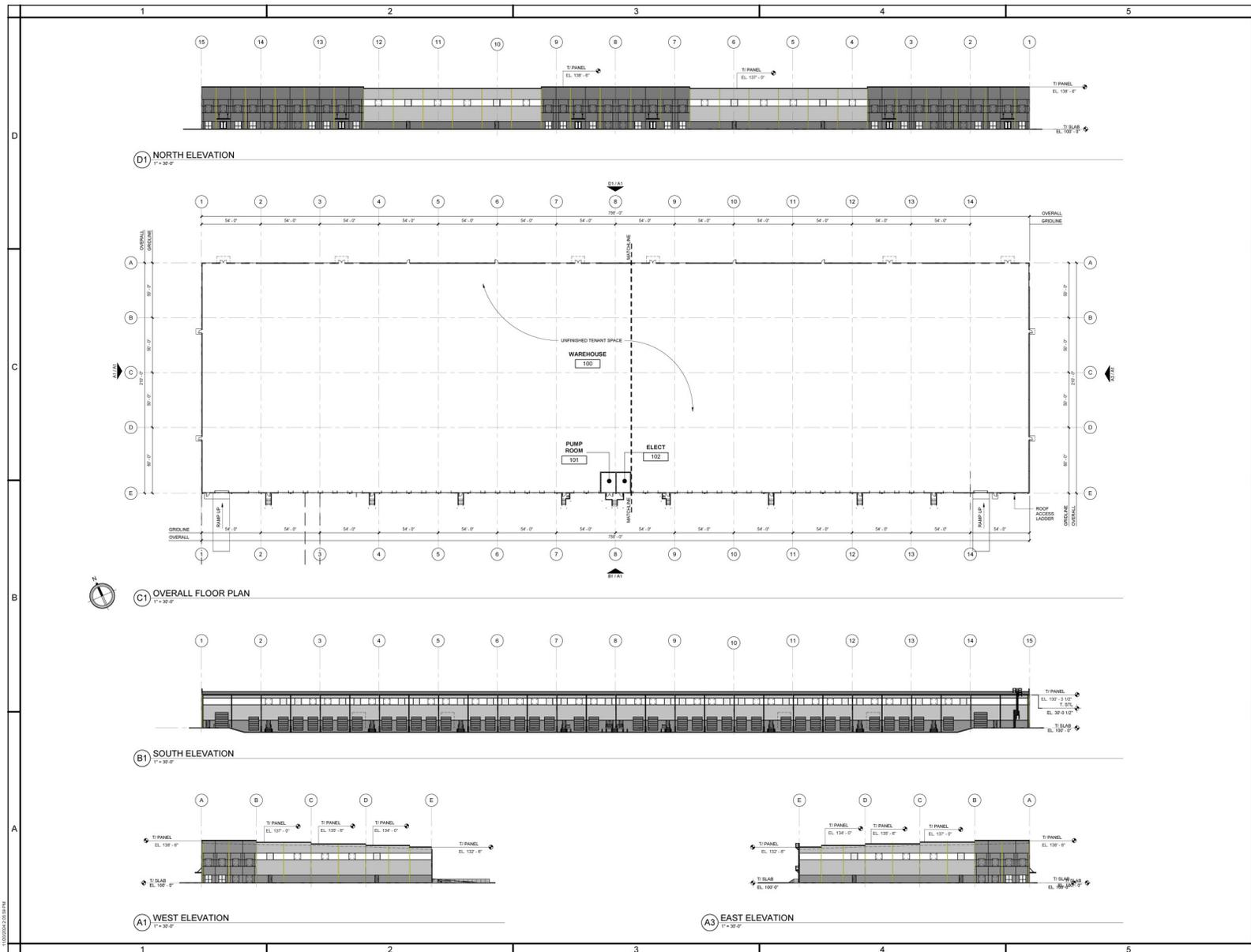
CEDAR HILL ROAD
PRELIMINARY SITE PLAN

PRELIMINARY

ORIGINAL MAP SIZE
24" x 36"
DRAWN: BFE
CHECKED: WPC
PROJECT NO.:

SHEET:
C1.0

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910.233.5351 (mobile)
wleonard@capefearcommercial.com



4807 Koger Boulevard Suite C
Chapel Hill, NC 27517
Telephone 336-313-6362
4535 University Executive
Park Drive Suite 650
Cherokee, NC 28505
Telephone 704-313-0140
www.tdg-designgroup.com
NC Architecture Reg. 50709
NC Engineering Lic. C-1108



PRELIMINARY

NOT ISSUED FOR CONSTRUCTION

The drawings and the design herein are preliminary and are not intended for construction. They are subject to change without notice. The user of these drawings shall be responsible for verifying the accuracy of the information and for obtaining all necessary permits. The user shall indemnify and hold the architect harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of these drawings, whether or not such claims, damages, and expenses are caused in whole or in part by the negligence of the architect.



**CEDAR HILL
SPEC BUILDING 2**
CEDAR HILL ROAD
NAVASSA, NORTH CAROLINA

SUBMITTALS:

DATE	DESCRIPTION

REVISIONS:

NO	DATE	DESCRIPTION

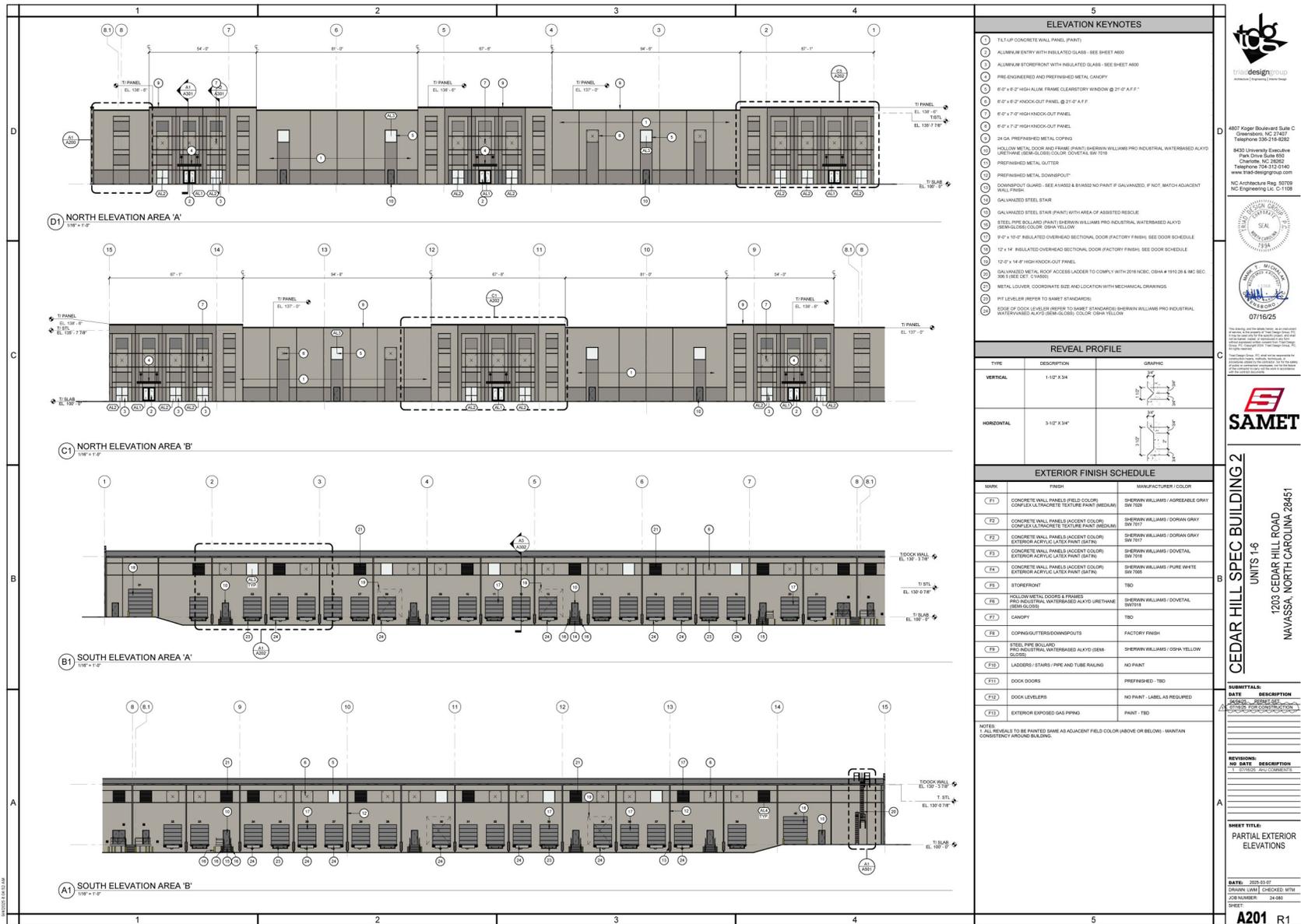
SHEET TITLE:

PROPOSED FLOOR
PLAN AND
ELEVATIONS

DATE: March 04, 2024
CREATED: XXXX | **CHECKED:** XXXX
JOB NUMBER: 24-000
SHEET:

A1

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910.233.5351 (mobile)
wleonard@capefearcommercial.com



4807 Koger Boulevard Suite C
Chapel Hill, NC 27517
Telephone 336-218-8282

8420 University Executive
Park Drive Suite 600
Chapel Hill, NC 27517
Telephone 336-932-1140
www.tdg-designgroup.com

NC ARCHITECTURE REG. 50758
NC ENGINEERING LIC. C-1108



07/16/25



CEDAR HILL SPEC BUILDING 2
UNITS 1-6
1203 CEDAR HILL ROAD
NAVASSA, NORTH CAROLINA 28451

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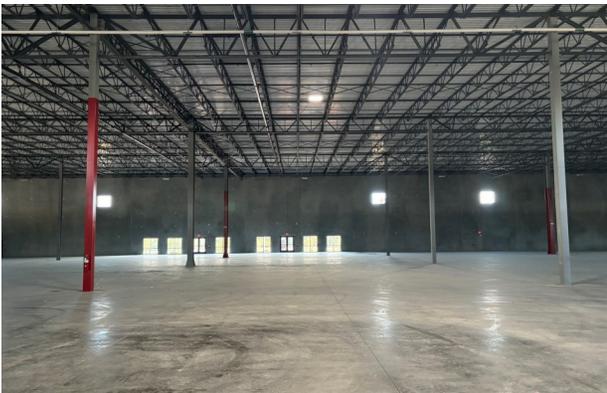
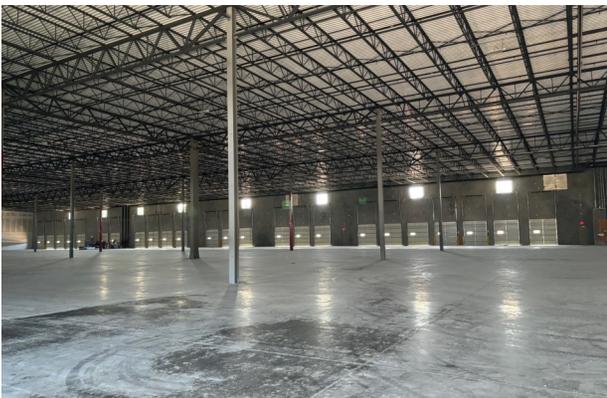
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CONCEPTUAL PHOTOS (NEIGHBORING SITE WITH SIMILAR DESIGN)



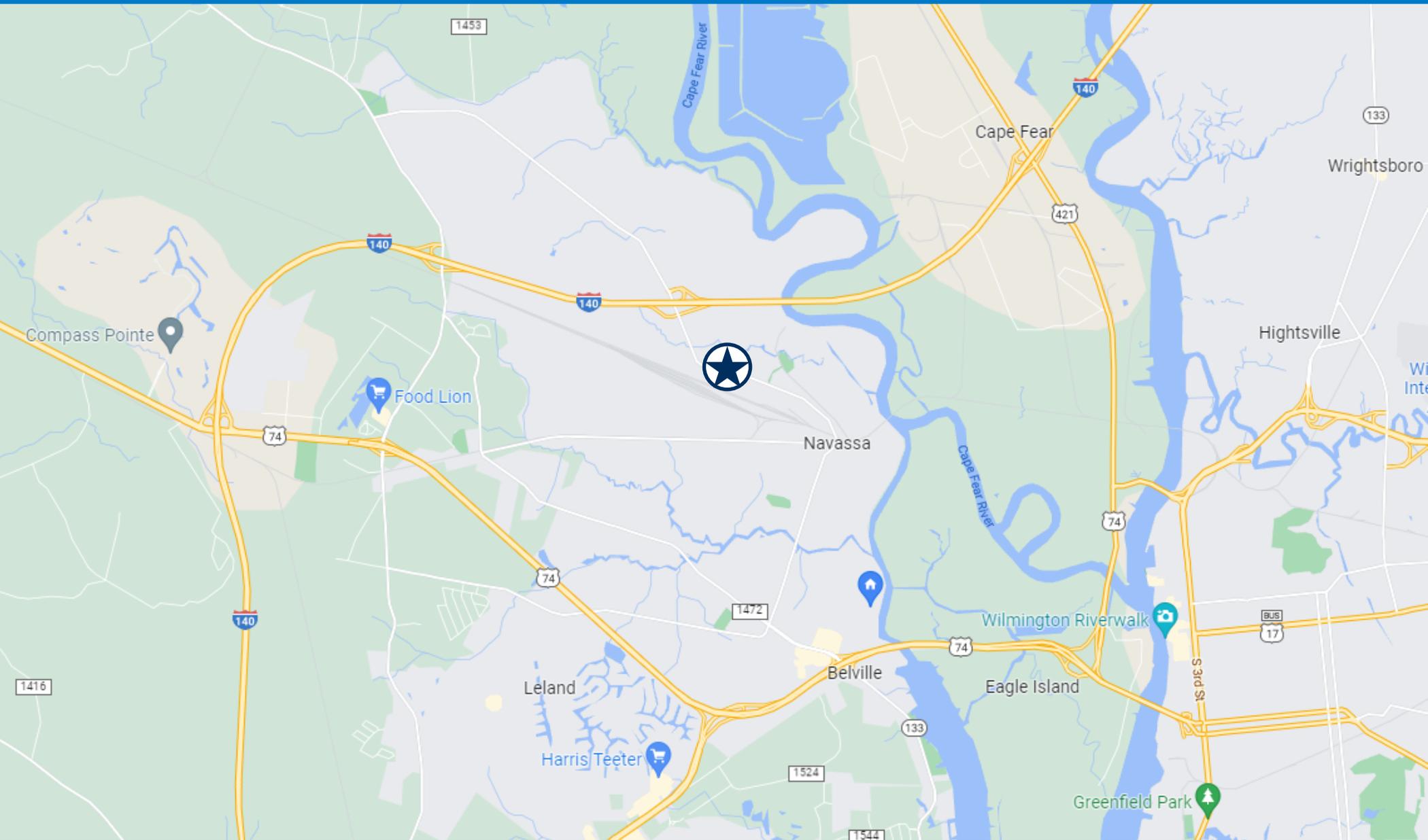
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LOCATION MAP

Cedar Hill Road
Navassa, NC



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