



# North Kerr Industrial Park

## FLEX SPACE FOR LEASE

**ADDRESS** 3012 Hall Watters Dr, Wilmington NC 28405

**ACCESS** via I-40 exit #420, I-140 ext #17, MLK Pkwy

**UTILITIES** water, sewer, 3-phase power

**PARCEL** 2.20 acres, zoning: I-2 (industrial use)

**LEASE RATE** \$12.50 per ft<sup>2</sup> per annum (shell rate)

**BUILDING** 22,040 ft<sup>2</sup> office/warehouse (25% leased)

**AVAILABLE** 1 x 5,510 ft<sup>2</sup> and 1 x 11,020 ft<sup>2</sup> units remain

**FEATURES** interior layouts custom designed to maximize operational efficiency; truck loading docks in rear; 19' clear height; LED lighting in warehouse

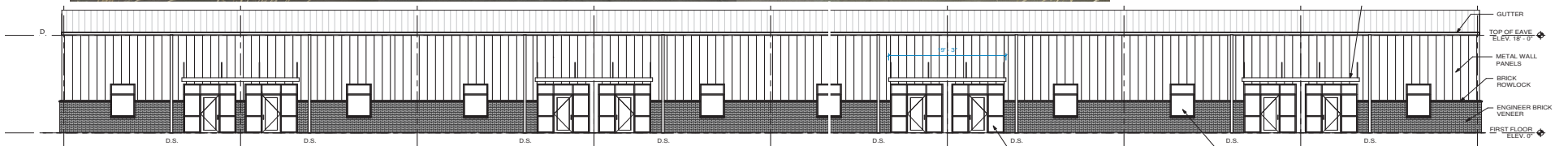
Contact Napier S. Fuller

Atlantic Brokerage, Inc.

910.763.0380 or 910.228.8451

[napier@alum.mit.edu](mailto:napier@alum.mit.edu)

# NEW OFFICE / WAREHOUSE SPACE



We are a family owned company with 500,000 ft<sup>2</sup> of flex space under management; we are pleased to be the region's leading provider of high quality flex space to Fortune 500 companies. Since we are vertically integrated — we build, lease, and manage each building — we offer great value and a single point of contact throughout the term of the lease. -Napier S. Fuller

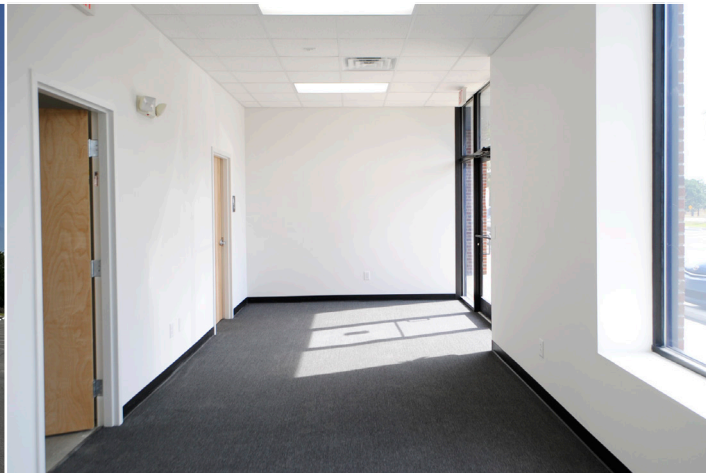
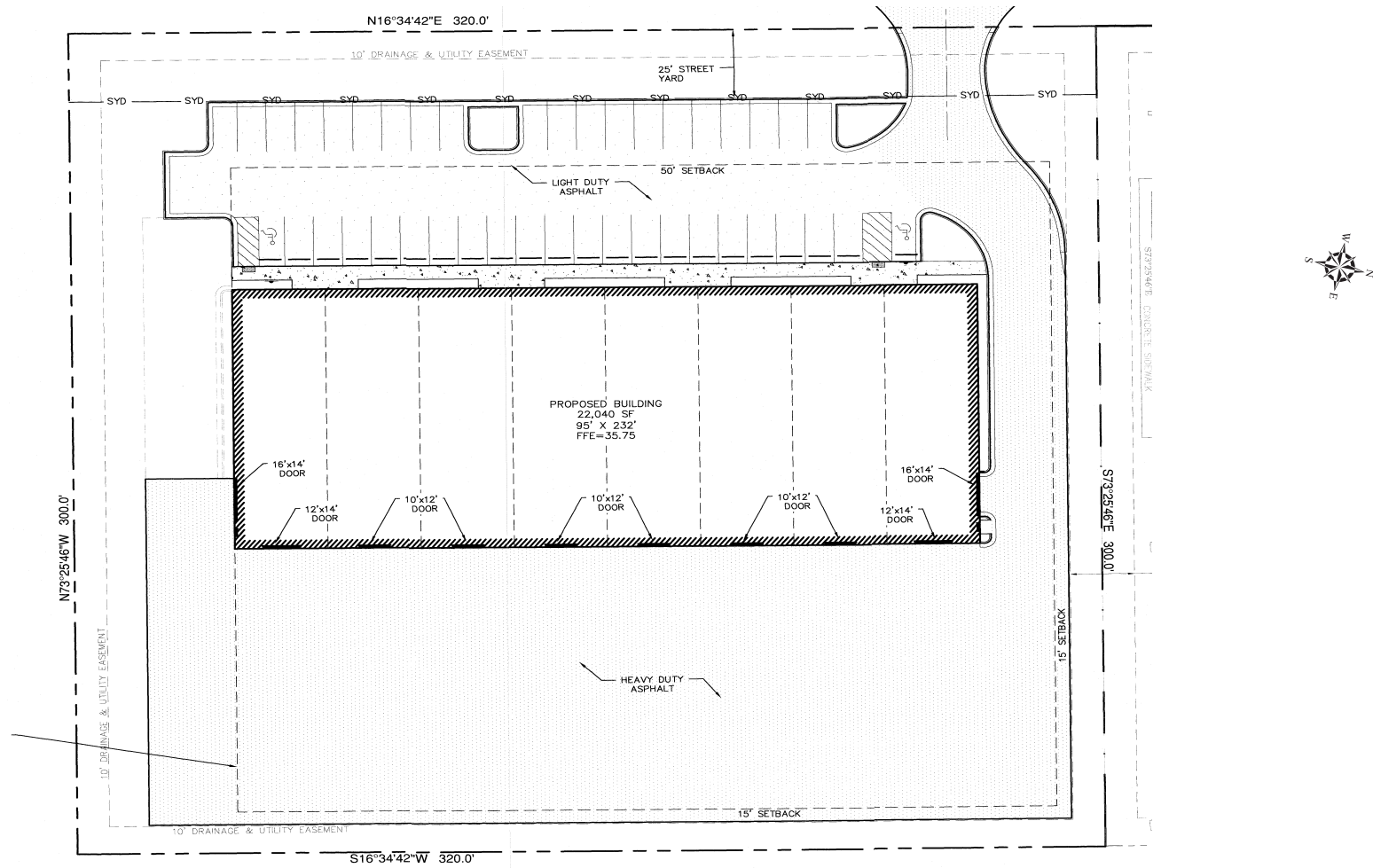




Photo taken Aug. 14, 2024



215,000  
SQ FT

**FedEx**<sup>®</sup>  
Ground

Pennington Dr

Hall Watters Dr

**SITE**

to I-140

N Kerr Ave

to I-40





**WILLIAM B. FULLER, SR.** founded Atlantic Brokerage in 1979. A graduate of UNC-Chapel Hill and Georgia State, he has managed the development of 50 office/warehouse buildings and several business parks in the Carolinas.

**NAPIER S. FULLER** focuses on architectural design, site selection, and marketing. A graduate of MIT's School of Architecture and Planning, he recently served on the City of Wilmington's Board of Adjustment.

**WILLIAM B. FULLER, JR., CCIM** oversees new construction, finance, and property management. A graduate of UNC-Chapel Hill, he holds an unlimited general contractor's license.

**SELECT CLIENT LIST:**



“Managing a lease portfolio of over 8 million ft<sup>2</sup> throughout the USA, Mexico and Canada keeps me very busy. Expanding in the Carolinas, we chose to lease space from the Fullers, not once but twice. They provided layouts custom tailored to our needs: delivered on time and on budget. However, it is the relationship we’ve developed with the Fullers that will keep us as tenants for the long haul - they just do it better!”

**Marc Morisseau, RPA, CCIM**  
**Director of Real Estate for Dal-Tile Corp., Dallas TX**

**MORE INFO** Napier S. Fuller  
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