

INDUSTRIAL FOR SUBLEASE

EDGEWATER COMMERCE CENTER - SUITE 200 - SUBLEASE



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PROPERTY DESCRIPTION

Cameron Management is pleased to offer a highly desirable 100,000 square foot sublease opportunity within Edgewater Commerce Center, making it an ideal space for warehouse and distribution operations. The expansive layout and flexible design of the space is well-suited for businesses that require efficient storage, logistics, and distribution capabilities. The property includes approximately 1,200 square feet of office area and restrooms located at the entrance of Suite 200, providing a functional workspace for your team. The current Tenant, Kessebohmer Retail Merchandising USA, Inc has purchased and development a new facility in the region and will no longer need to operate in this suite. This sublease offers a below market rent opportunity, and the Landlord will consider long term options after the sublease term expires.

Strategically located, the property offers easy access to key transportation routes, including US-74/76, I-40, US-17, and the Port of Wilmington. This prime location ensures seamless connections for businesses relying on fast, reliable shipping and supply chain operations. Additionally, the property will benefit from a brand-new roof being installed in 2024, a significant upgrade that guarantees long-term durability and protection for your business. The new roof not only enhances the property's structural integrity but also provides tenants with peace of mind, knowing the building is well-maintained and equipped for the future.

OFFERING SUMMARY

Sublease Rate:	\$4.75 (Below Market Rent Opportunity)
Sublease Type:	NNN
Date Available:	February 1, 2025 or Earlier
Sublease Expiration:	6/30/2026
Available SF:	100,000 SF
Suite Name:	200

ACCESSIBILITY

US Highway 74/76	Immediate
Interstate I-140	2.2 Miles
Downtown Wilmington:	12 Miles
Wilmington International Airport:	15 Miles
NC Port of Wilmington:	13.6 Miles



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BUILDING FEATURES

Property Name	Edgewater Commerce Center
Address	2975 Andrew Jackson Highway
City	Leland, NC
County	Brunswick
Date Available	February 1, 2025 or Earlier
Available SF	100,000
Lease Rate	\$4.75 SF/YR (NNN)
Zoning	IG - Industrial General (Brunswick County)
Building Dimensions	310' x 864'
Building Size:	505,818

BUILDING FEATURES

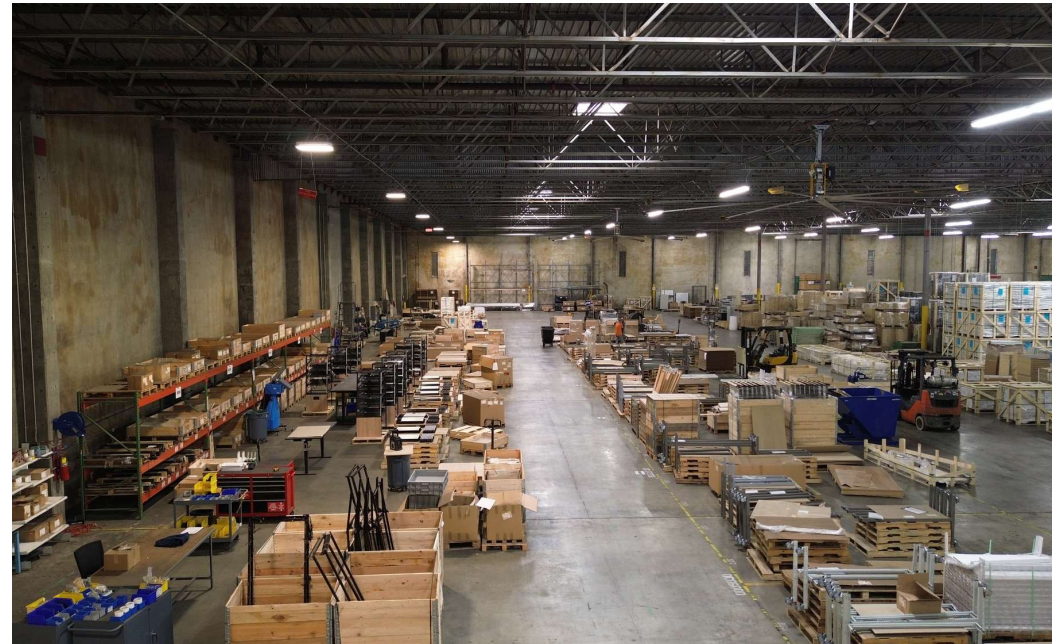
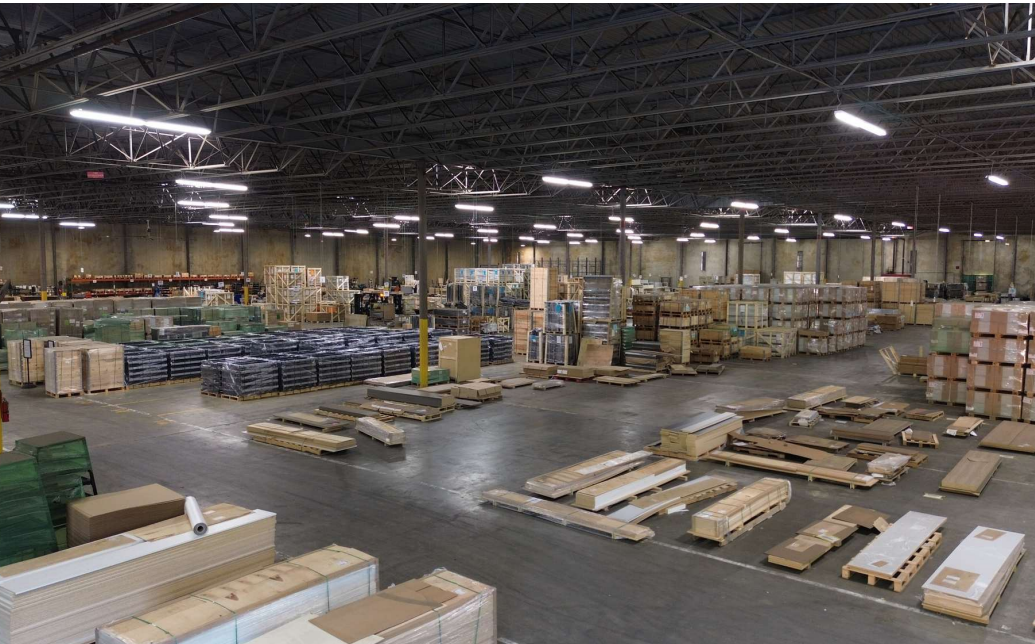
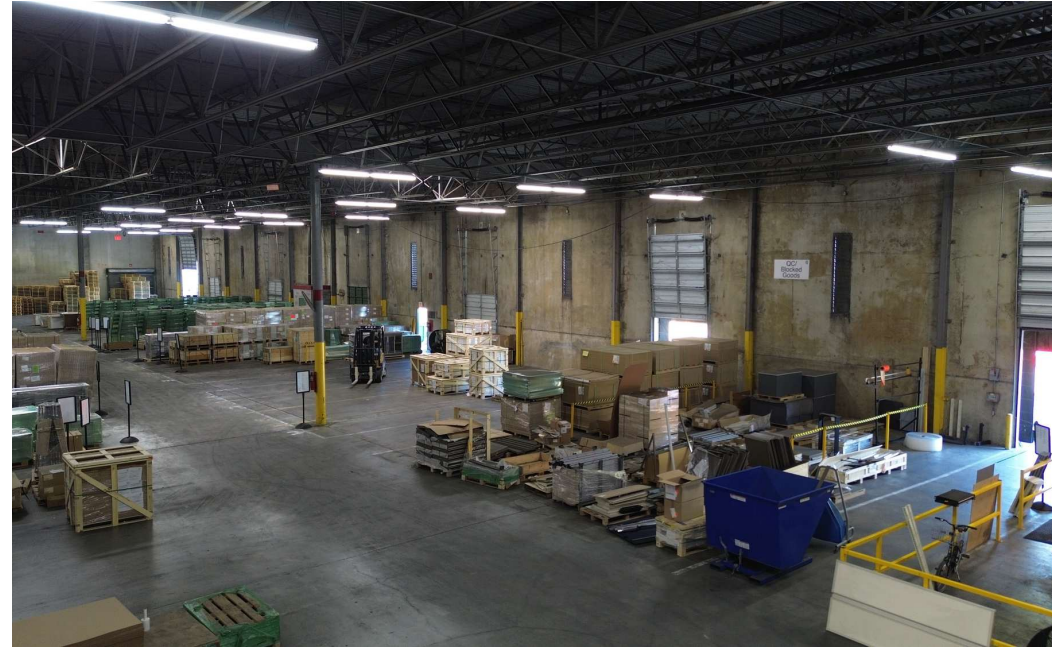
Loading Dock Doors	6 (One Electric, Five Manual)
Drive-In Doors	1
Ceiling Height	24 (FT)
Warehouse Stacking	12 (ft) Height Max
Column Spacing	100' x 41'
Floor Thickness	6" concrete floor
Sprinklers	Non ESFR
Roof Material	TPO Membrane (New Roof Installed in 2024)
Construction Type	Tilt Up
Water & Sewer Provider	Brunswick County
Electrical Provider	Duke Energy Progress




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All interested prospects are advised to do their due diligence. Information displayed herein is believed to be accurate but listing broker makes no representations or warranties to the accuracy of the information herein. Prices and terms subject to change without notice.

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