

FOR LEASE: +/- 17,600 SF BUILD-TO-SUIT

3515 US HIGHWAY 421 NORTH

WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA



SUBJECT



UNDER CONTRACT
C-Store w/ Truck Fueling



421



**Colonial
Materials**
A GMS COMPANY



SUMMARY

Cape Fear Commercial is proud to present this light industrial, build-to-suit for lease that is currently planned for 17,600 SF (the "Subject"). The site is located off of US Highway 421 North in Wilmington, North Carolina just north of the intersection of I-140.

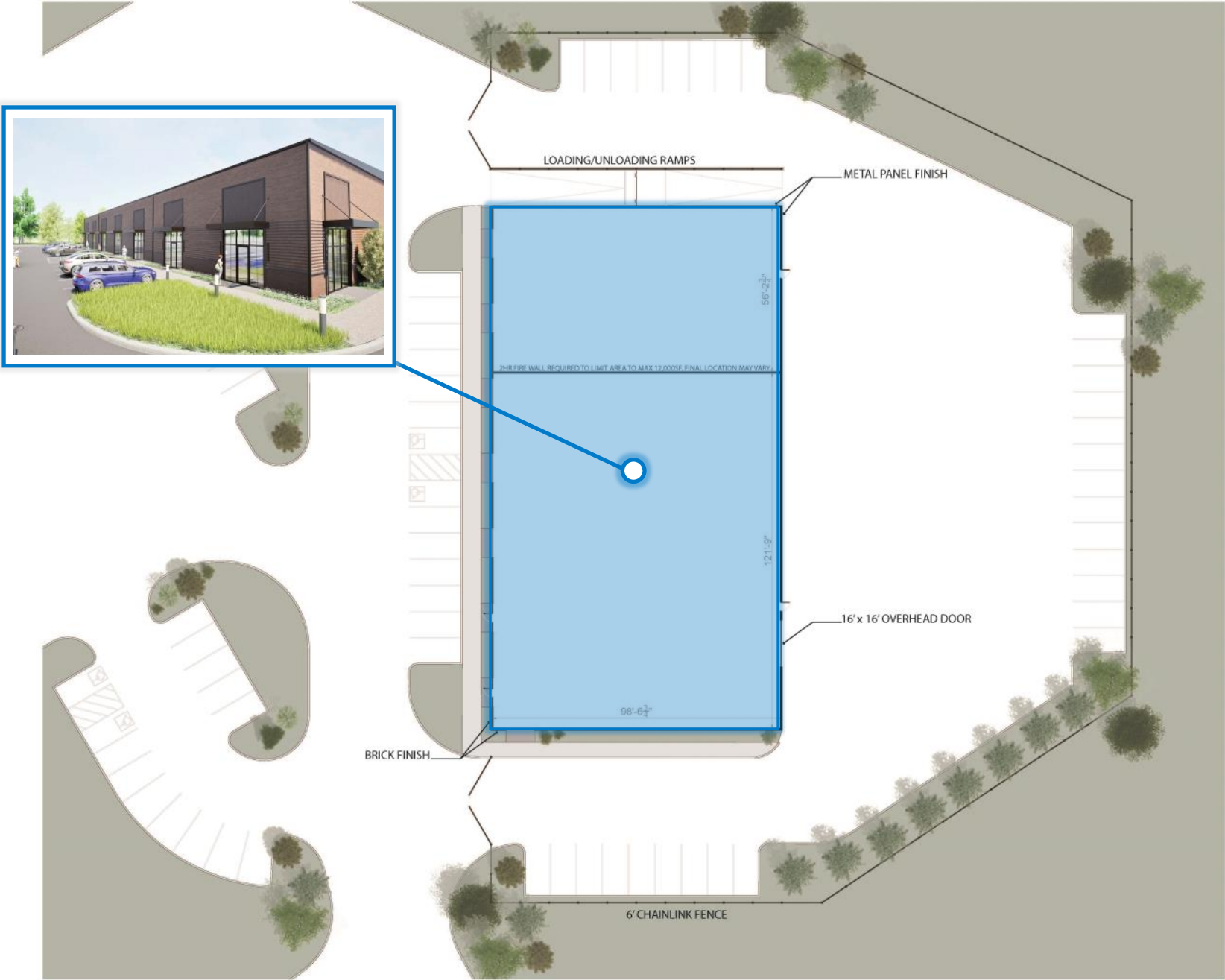
The Subject's parcel is adjacent to the recently completed build-to-suit for Colonial Materials and will be behind a proposed C-store.

ADDRESS	3515 US Highway 421 North Wilmington, NC 28401
PRODUCT TYPE	Flex/Industrial Build-To-Suit
PARCEL ID	R03200-001-026-000
ZONING	I-2 - Heavy Industrial (New Hanover County)
LOT SIZE	±1.95 Acres
BUILDING SIZE	±17,600 SF (PROPOSED)
CEILING HEIGHT:	22' clear span
DRIVE-IN DOORS:	Yes - details are TBD
DOCK-HIGH:	Yes - external loading ramp
EST. DELIVERY	2026 (estimated)
LEASE RATE	\$15.50 PSF (NNN)

PARK LAYOUT



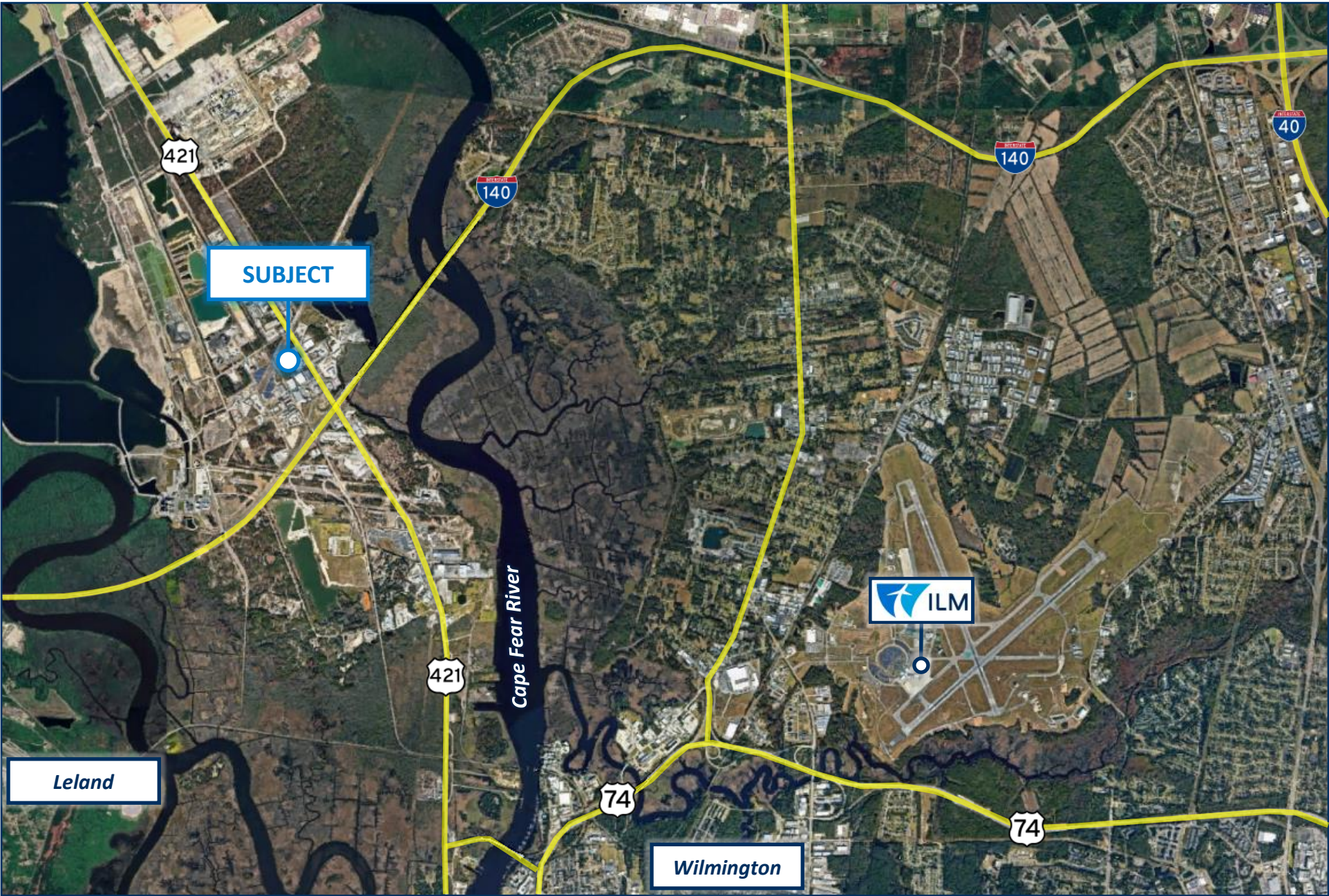
SITE PLAN



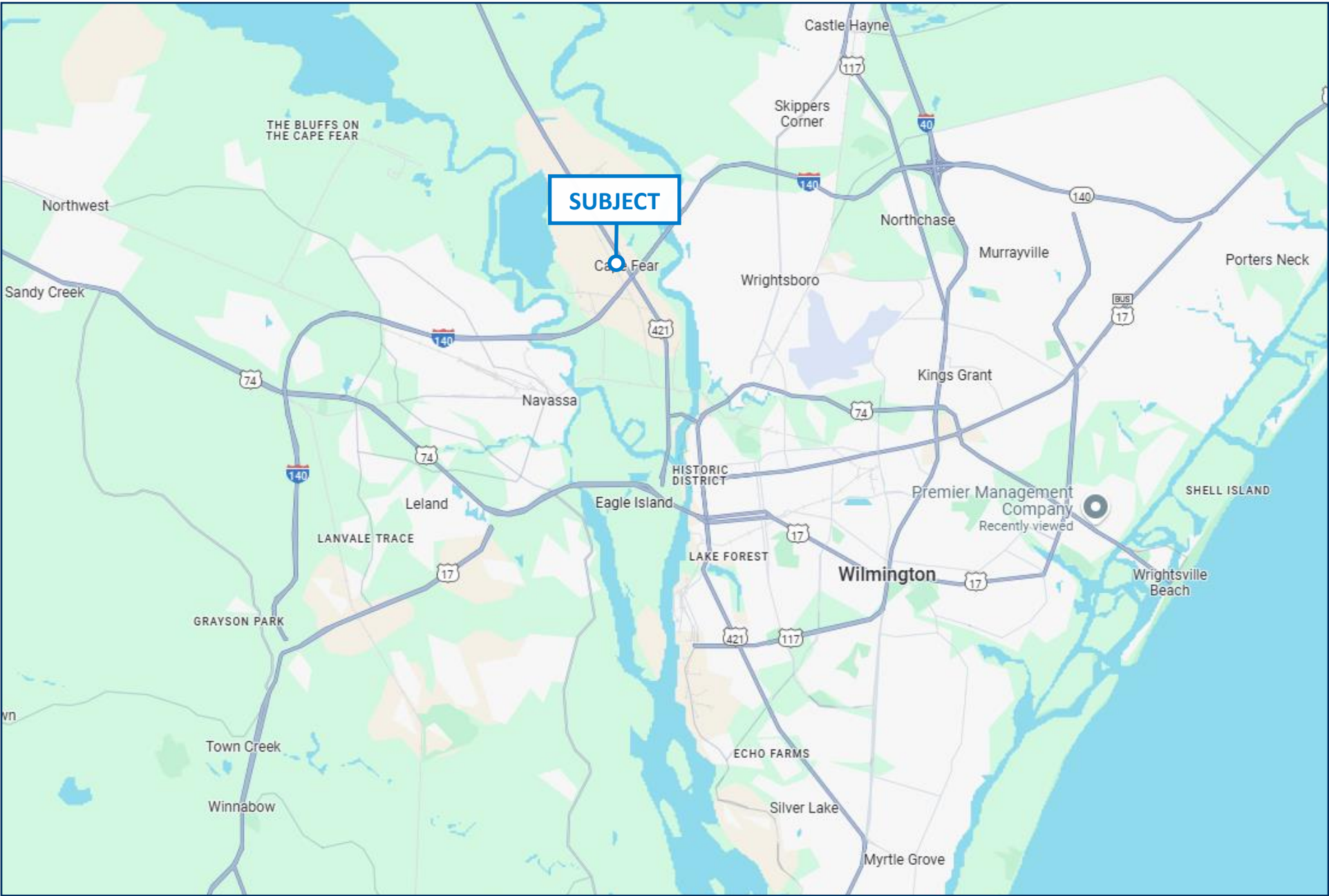
RENDERINGS



AERIAL MAP



LOCATION MAP





PAUL S. LOUKAS, SIOR, CCIM

Partner & Broker-in-Charge

910.344.1008 direct

910.540.5045 mobile

paul@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403

capefearcommercial.com

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