

FOR LEASE: +/- 56,627 SF WAREHOUSE/DISTRIBUTION SPACE

PENDER COMMERCE PARK | 33 ACME WAY, SUITE 200

WILMINGTON, NC | NEW HANOVER COUNTY





SUMMARY

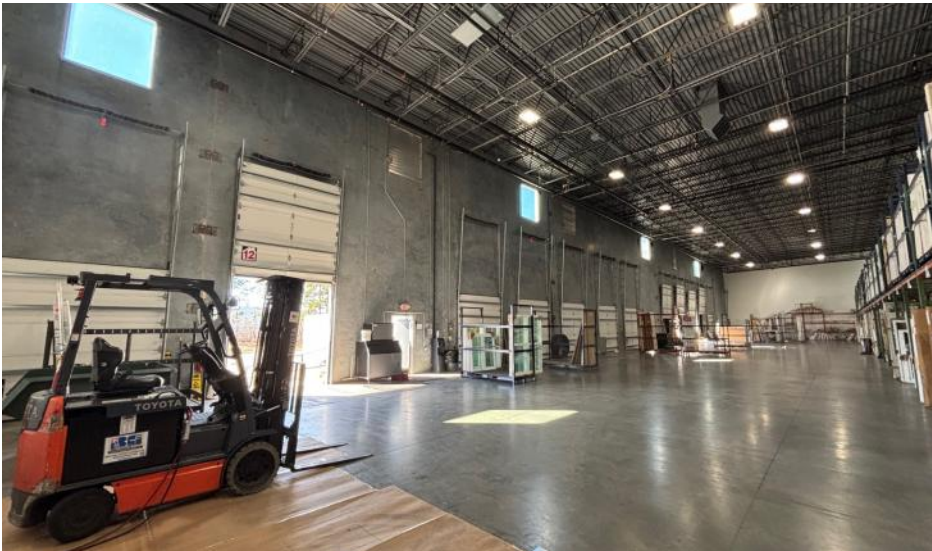
Cape Fear Commercial is pleased to present this opportunity to lease ± 56,627 SF of highly efficient warehouse/distribution space in Pender Commerce Park, just north of Wilmington, North Carolina.

Completed in late 2020, this modern tilt-up concrete facility provides 32' clear span ceiling heights with full ESFR sprinkler system. Expansive truck courts and on-site parking provide efficient vehicular flow.

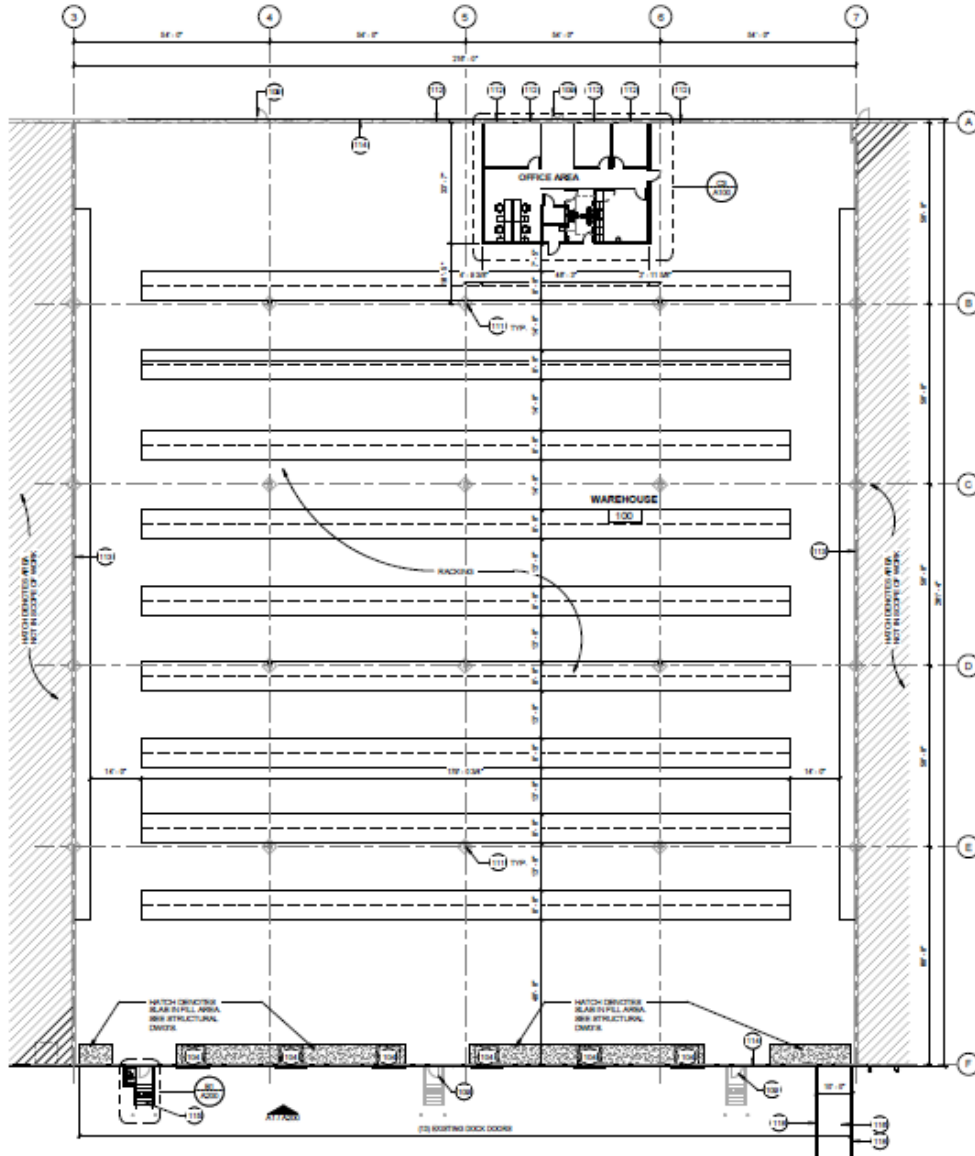
Pender Commerce Park is serviced by all municipal utilities, and is located off US Highway 421 N, within 5 miles of Interstate 140 (Wilmington's "Outer Loop"), 9 miles of US Hwy 74/76 & US Hwy 17, and 12 miles to Interstate-40.

ADDRESS	Pender Commerce Park 33 Acme Way, Suite 200 Wilmington, NC 28405 New Hanover County
AVAILABLE SF	± 56,627 SF ± 1,560 SF of office space
AVAILABLE DATE	Early summer 2026
DOCKS	12 Dock-High Doors and 1 Drive-in door with ramp
CONSTRUCTION	Tilt-UP
CLEAR HEIGHT	32'
FIRE SUPPRESSION	Yes—ESFR System
LEASE RATE	\$7.25 PSF NNN For year 1 of lease, then raised to market rate.

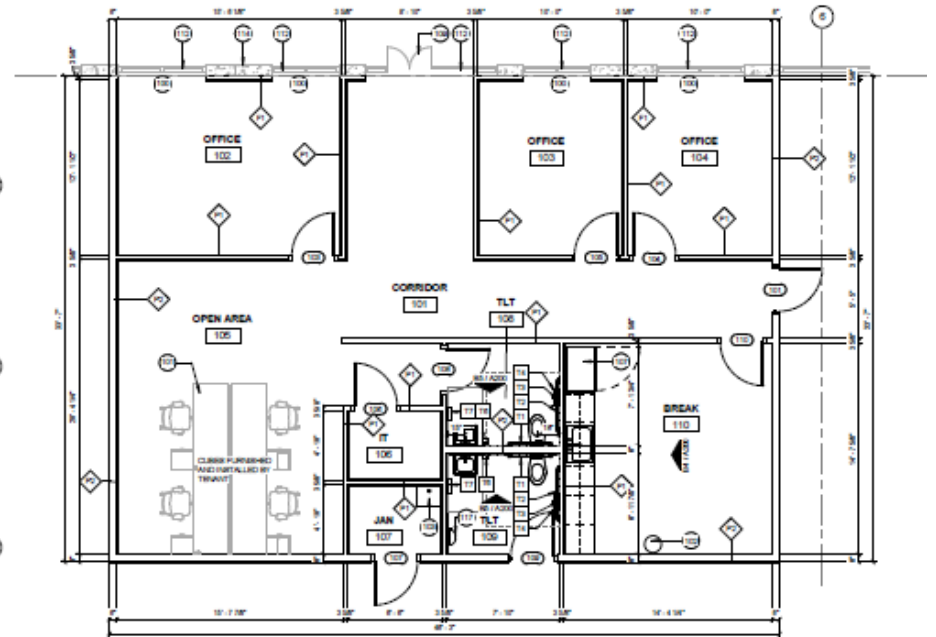
PHOTOS



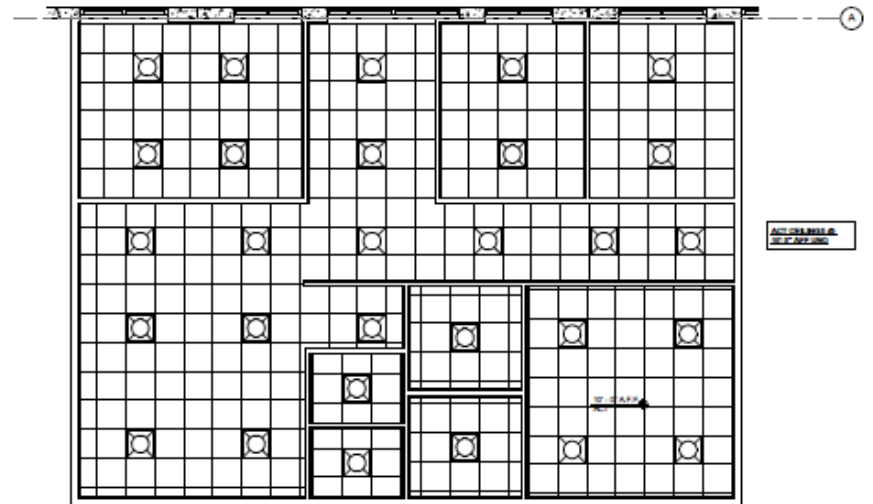
FLOOR PLAN



A1 GROUND FLOOR PLAN
1/8" = 1'-0"

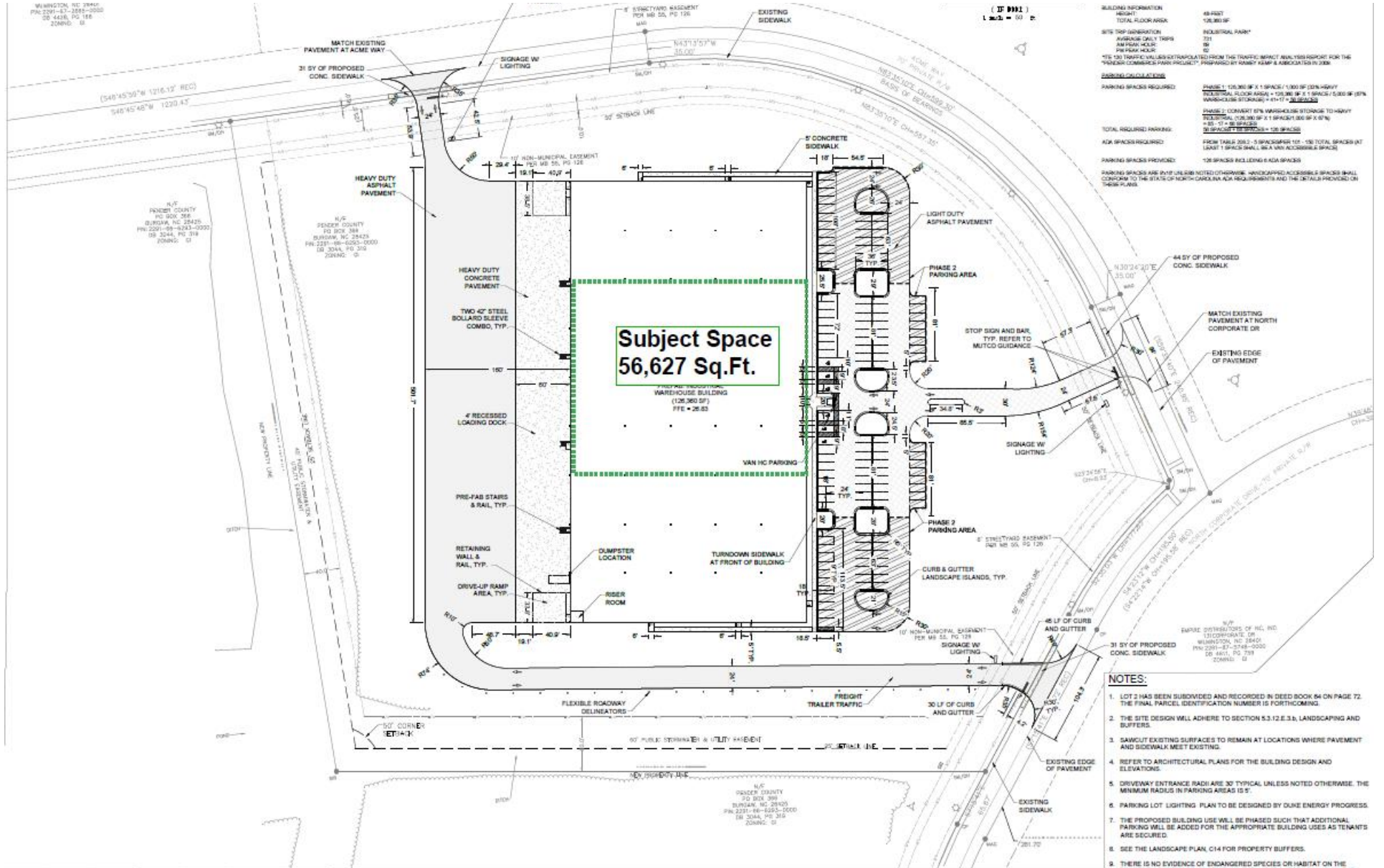


C3 OFFICE AREA PARTIAL PLAN
1/8" = 1'-0"



A3 OFFICE AREA PARTIAL RCP
1/8" = 1'-0"

SITE PLAN



(J 0991)
1:50.0 = 00'

BUILDING INFORMATION
HEIGHT: 48'-00"
TOTAL FLOOR AREA: 126,360 SF

SITE TOPOGRAPHY
WINDROSE: DAILY TRIPS
AM FROM: 0.00
PM FROM: 0.00

TO: 100' TRAFFIC WALLS DERIVED FROM THE TRAFFIC IMPACT ANALYSIS REPORT FOR THE "FORSYTH COMMERCIAL PARK PROJECT", PREPARED BY ROBERT KEMP & ASSOCIATES IN 2008.

PARKING SPACES REQUIRED:

PHASE 1: 120,000 SF X 1 SPACES / 1,000 SF (30% HEAVY METALLIC FLOOR AREA) = 120,000 SF X 1 SPACES / 1,000 SF (30% WAREHOUSE STORAGE) = 41,171 = 41 SPACES

PHASE 2: CONCRETE 67% WAREHOUSE STORAGE TO HEAVY METALLIC 100,000 SF X 1 SPACES (60% OF 3,074) = 60,171 = 60 SPACES

PHASE 3: ASPHALT TO ASPHALT = 100 SPACES

TOTAL REQUIRED PARKING: 201 SPACES

AKA SPACES REQUIRED: 100 SPACES

PARKING SPACES PROVIDED: 126 SPACES INCLUDING 6 ADA SPACES

FROM TABLE 200.2-3: SPACES SHALL BE 100' TOTAL SPACES AT LEAST 1 SPACES SHALL BE A VAN ACCESSIBLE SPACES

PARKING SPACES ARE 8' BY 18' UNLESS NOTED OTHERWISE. HANDICAPPED ACCESSIBLE SPACES SHALL CONFORM TO THE STATE OF NORTH CAROLINA ADA REQUIREMENTS AND THE DETAILS PROVIDED ON THESE PLANS.

PHASE 2 PARKING AREA

PHASE 3 PARKING AREA

44 SF OF PROPOSED CONC. SIDEWALK

46 SF OF CURB AND GUTTER

31 SF OF PROPOSED CONC. SIDEWALK

STOP SIGN AND BAR, TYP. REFER TO MUTCD GUIDANCE

SIGNAGE W/ LIGHTING

EXISTING EDGE OF PAVEMENT

EXISTING EDGE OF PAVEMENT

17' NON-MUNICIPAL EASEMENT PER MS 55, PG 120

5' STREETCROSSING PER MS 55, PG 120

5' STREETCROSSING PER MS 55, PG 120

5' STREETCROSSING PER MS 55, PG 120

5' CONCRETE SIDEWALK

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5' CONCRETE SIDEWALK

WINSTON, NC 28401
PIN 2201-87-2148-0000
OR 3044, PG 116
ZONING: O1

N/C FORSYTH COUNTY
PG 900, 906
BUNN, NC 28405
PIN 2201-87-2143-0000
OR 3044, PG 319
ZONING: O1

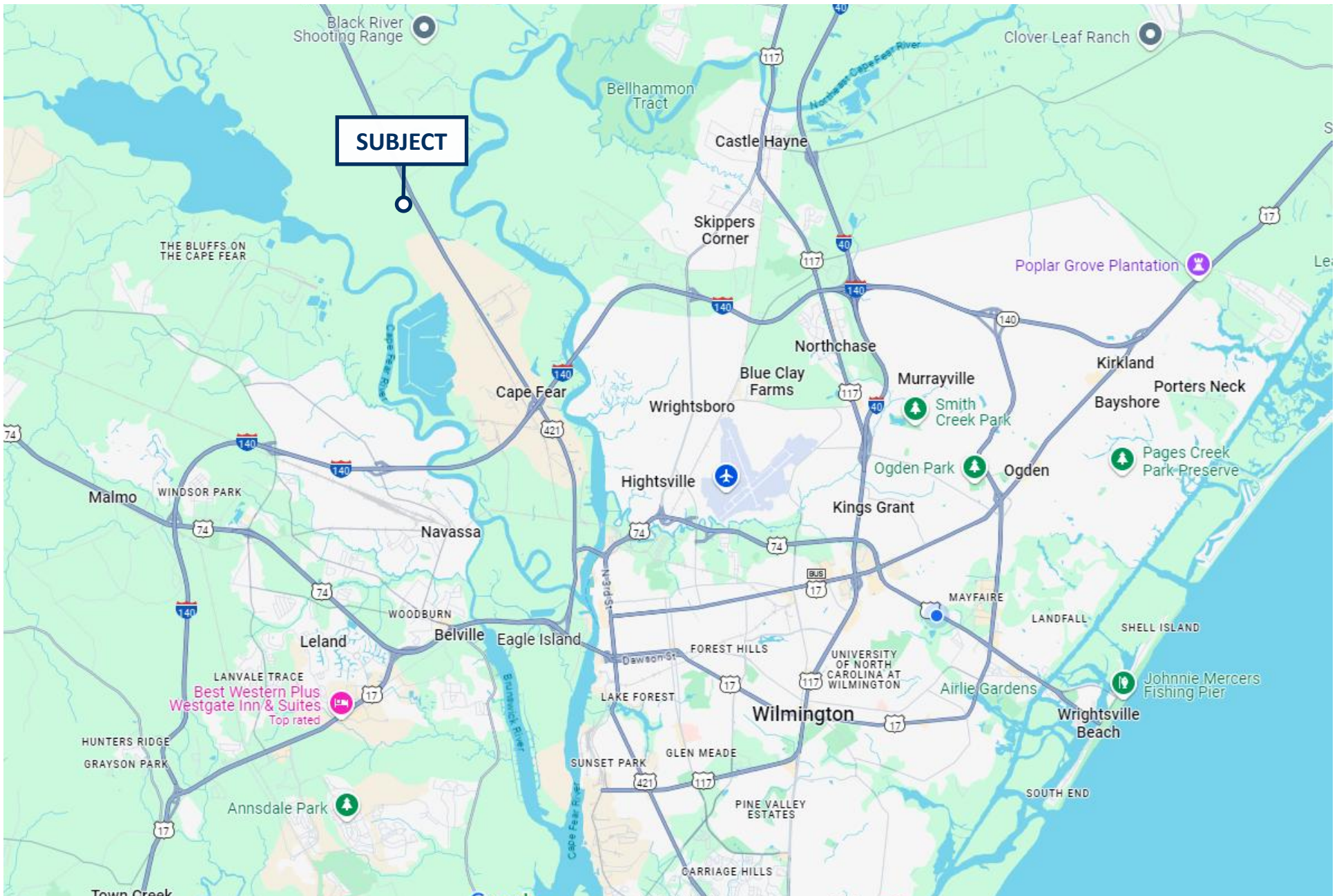
N/C SENECA COUNTY
PG 800, 804
BUNN, NC 28429
PIN 2201-86-6283-0000
OR 3044, PG 319
ZONING: O1

N/C SENECA COUNTY
PG 800, 806
BUNN, NC 28405
PIN 2201-86-6283-0000
OR 3044, PG 319
ZONING: O1

AERIAL MAP



LOCATION MAP





WILL LEONARD, SIOR

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