

# FOR LEASE: +/- 1,963—7,990 SF FLEX SPACE

4533 TECHNOLOGY DRIVE

WILMINGTON, NC | NEW HANOVER COUNTY





## SUMMARY

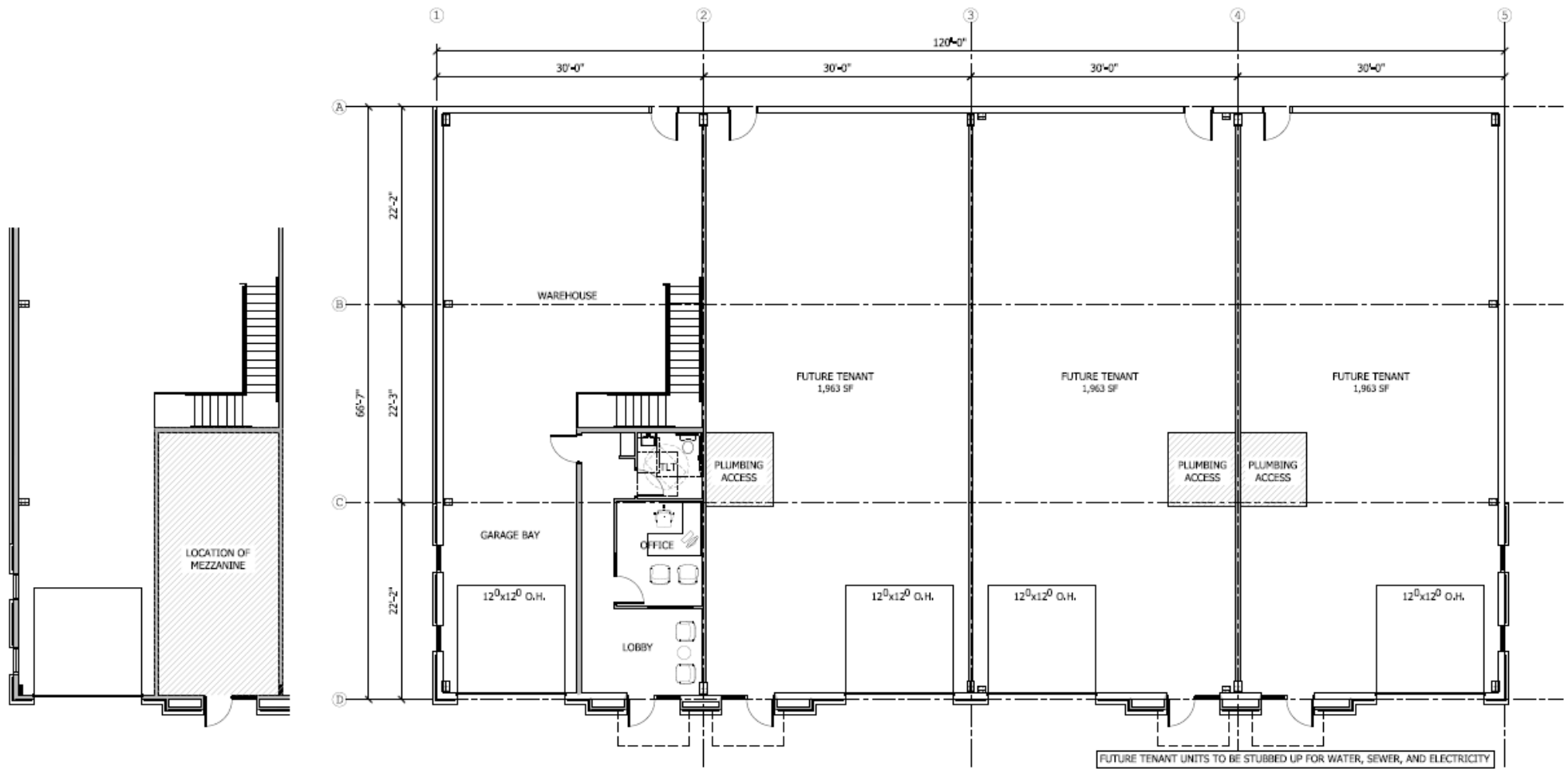
ADDRESS	<b>4533 Technology Drive</b> Wilmington, NC 28405   New Hanover County
AVAILABLE SF	+/- 7,990 SF Building - +/- 1,963 SF per unit - +/- 420 SF of mezzanine space per unit
LEASE RATE	\$19.50 PSF * \$3.50 Expense Stoop
LEASE TYPE	Full Service
DESCRIPTION	+/- 8,000 Sq. Ft. building can be leased as one unit or four (4) separate units.  Located in NorthChase Industrial Park this facility provides easy access to I-40 as well as I-140, ILM, the Port of Wilmington, US Highways 17, 76/76 and Us Hwy 421.



RENDERINGS

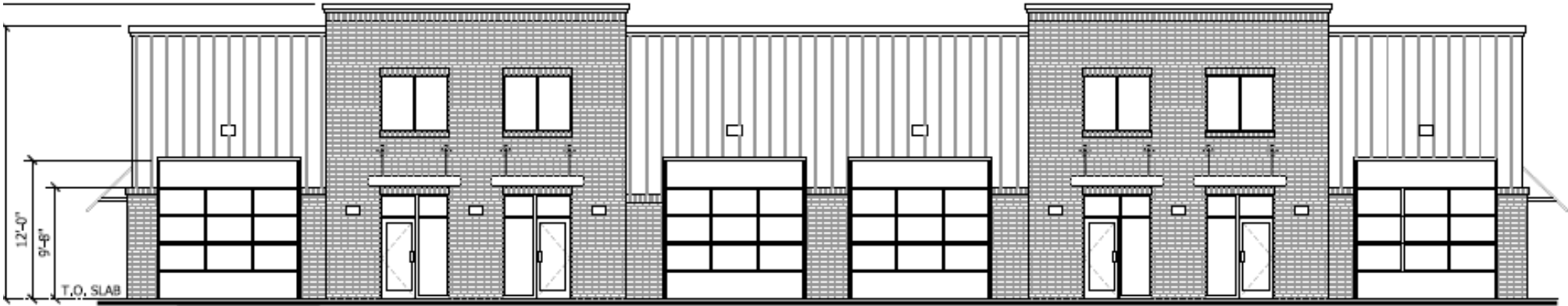


FLOORPLAN

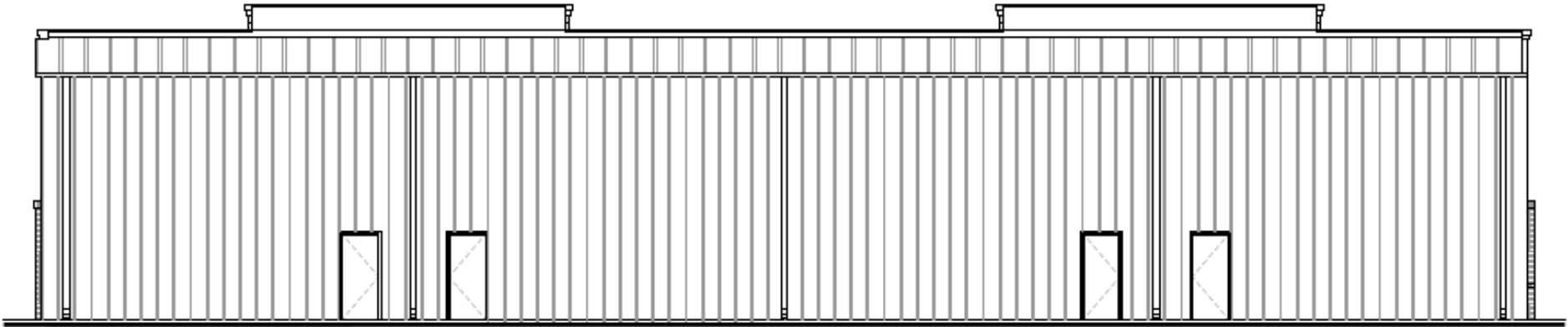


**A PRELIM. FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 7,898 SF (TOTAL)  
1,913 SF (EA. UNIT)

ELEVATION

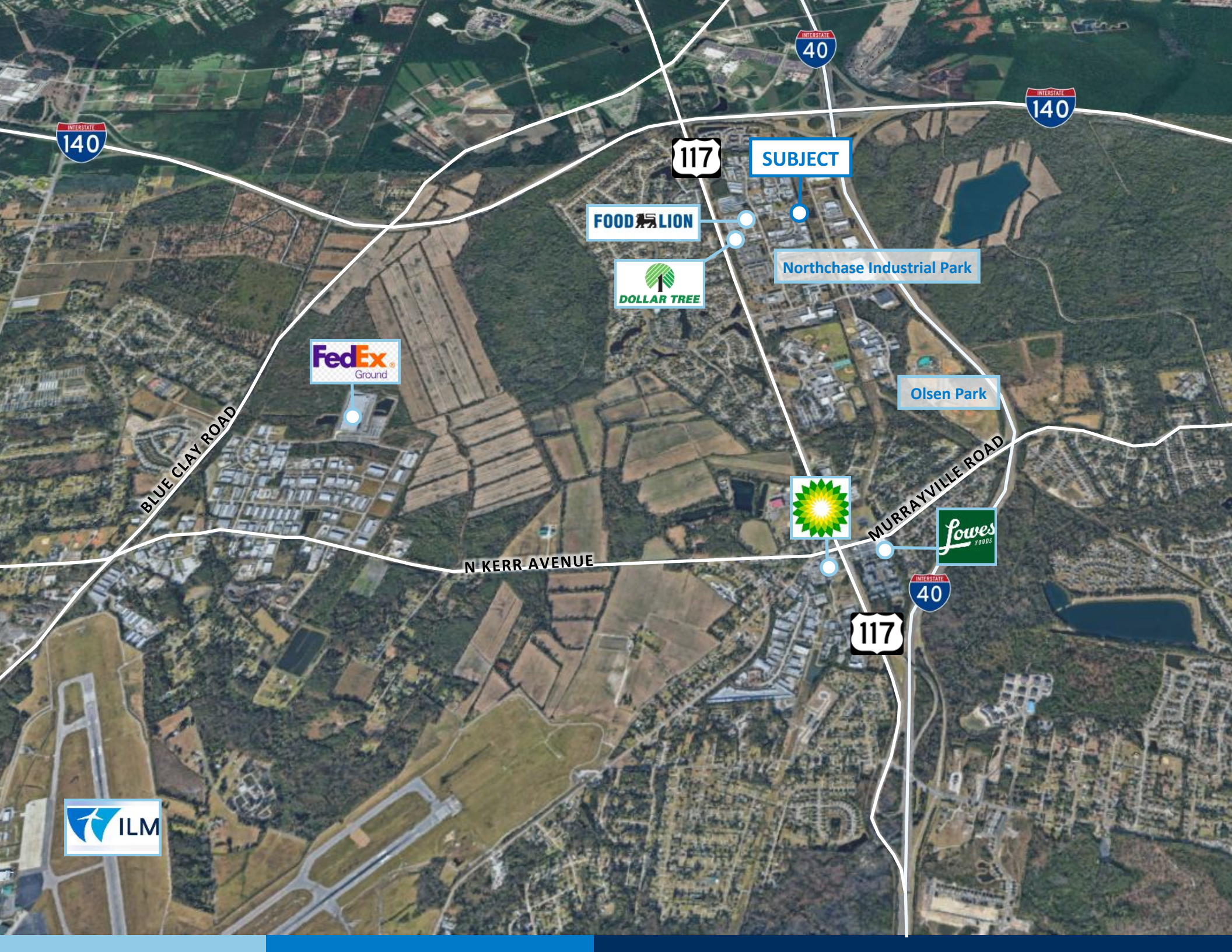


**B** FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



**C** REAR ELEVATION  
SCALE: 1/8" = 1'-0"





SUBJECT

FOOD LION



Northchase Industrial Park



Olsen Park



BLUE CLAY ROAD

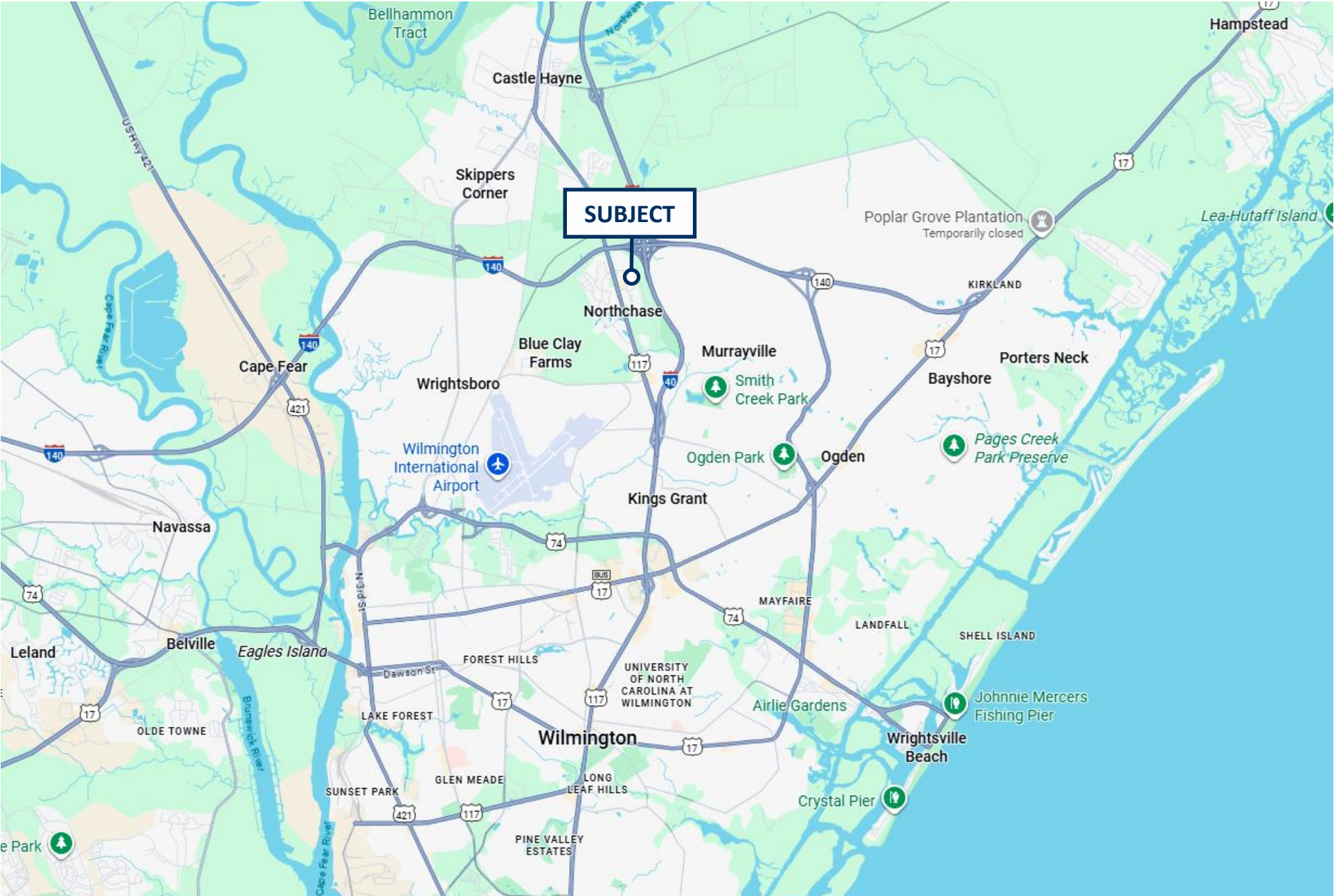
N KERR AVENUE

MURRAYVILLE ROAD





# LOCATION MAP





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