

2014 BLUE CREEK ROAD

INDUSTRIAL/WAREHOUSE SPACE

FOR LEASE | JACKSONVILLE, NC



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PROPERTY OVERVIEW



2014 Blue Creek Rd, Jacksonville, NC 28540



±4.00
Acres



10,800
Total SF



NNN
Lease



\$8,000
Lease Rent/Mo.



6
Drive-in Bays (16')



2010
Year Built



Onslow
County



Industrial
Zoning

PROPERTY DESCRIPTION

2014 Blue Creek Road offers 10,800 SF of functional space with a stand-alone laydown yard. The property features 6 loading doors and efficient clear height of 16'. Located just west of Downtown Jacksonville, NC, it provides excellent access to Hwy 53 and Route 17.

PROPERTY HIGHLIGHTS

- ±9,600 SF Warehouse
- (6) Drive-In Bays: 16' height
- ±1,200 SF Office Area
- ±4 Acres of usable yard area included.

PROPERTY DETAILS

Address	2014 Blue Creek Rd
Market	Jacksonville (Eastern NC)
County	Onslow
Type	Industrial/Warehouse
Zoning	Industrial
Lot Size	4 acres
Total Building Size	10,800 SF
Year Built	2010
Lease Type	NNN
Lease Rent	\$8,000/Mo.

Property Photos



Property Outline



4 ACRE LAY-
DOWN YARD

±9,600 SF
WAREHOUSE &
±1,200 SF OFFICE

6 DRIVE IN DOORS

BLUE CREEK ROAD

Market Overview | Jacksonville, NC

MSA HIGHLIGHTS

82K

Residents

60K+

Total Military
Workforce

\$71K

Avg. Household
Income

\$252K

Avg. Home
Value

Home of the USMC Base Camp Lejeune & Marine Corps Air Station New River

Jacksonville's history and economy are closely tied to the military, particularly Camp Lejeune, which was established in 1941 and covers a 246-square-mile training area with 14 miles of beaches, while the city offers a mix of outdoor activities, historical sites, and local events.

Supported by the military presence and population growth, Jacksonville's industrial market has seen steady rental rates following a surge in new construction since 2020.



More than
600K SF of new
construction
delivered in Q3.



Rents held steady
at an even \$9.00
per square foot
NNN.



Increased
demand from
tenants sized
100K - 200K SF.

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