



TREELINE

100% Leased Multi-Tenant
Industrial Opportunity

\$13,068,000

+/- 6% CAP RATE

106,000 SF

CODY CRESS, SIOR
TYLER PEGG



**Sun Coast
Partners**
COMMERCIAL



THE CRESS GROUP
COMMERCIAL REAL ESTATE SITE SERVICES
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EXCLUSIVE OFFERING MEMORANDUM

THE EXCHANGE 3700 & 3720 US HIGHWAY 421 WILMINGTON, NC





EXECUTIVE SUMMARY

OCCUPANCY	100%
TENANT COUNT	3
BASE RENT / NOI	\$782,019
PRICE PER SF	\$123.28
MODELED RENT ESCALATIONS	2% - 3%
RENTABLE AREA	106,000 SF
AREA-WEIGHTED WALT	6.92 YEARS
ASKING PRICE	\$13.068M
GOING-IN CAP RATE	+/- 5.98%

THE EXCHANGE

A SCALED, FULLY LEASED INDUSTRIAL INVESTMENT IN WILMINGTON'S PRIMARY CORRIDOR

THE INVESTMENT CASE

Sun Coast Partners Commercial has been retained as the exclusive sales representative for The Exchange, a 106,000 square foot multi-tenant industrial facility located in Wilmington, North Carolina. This fully leased three (3) tenant asset presents an opportunity to acquire a rock solid investment in one of the top 10 fastest growing MSA's across the country.

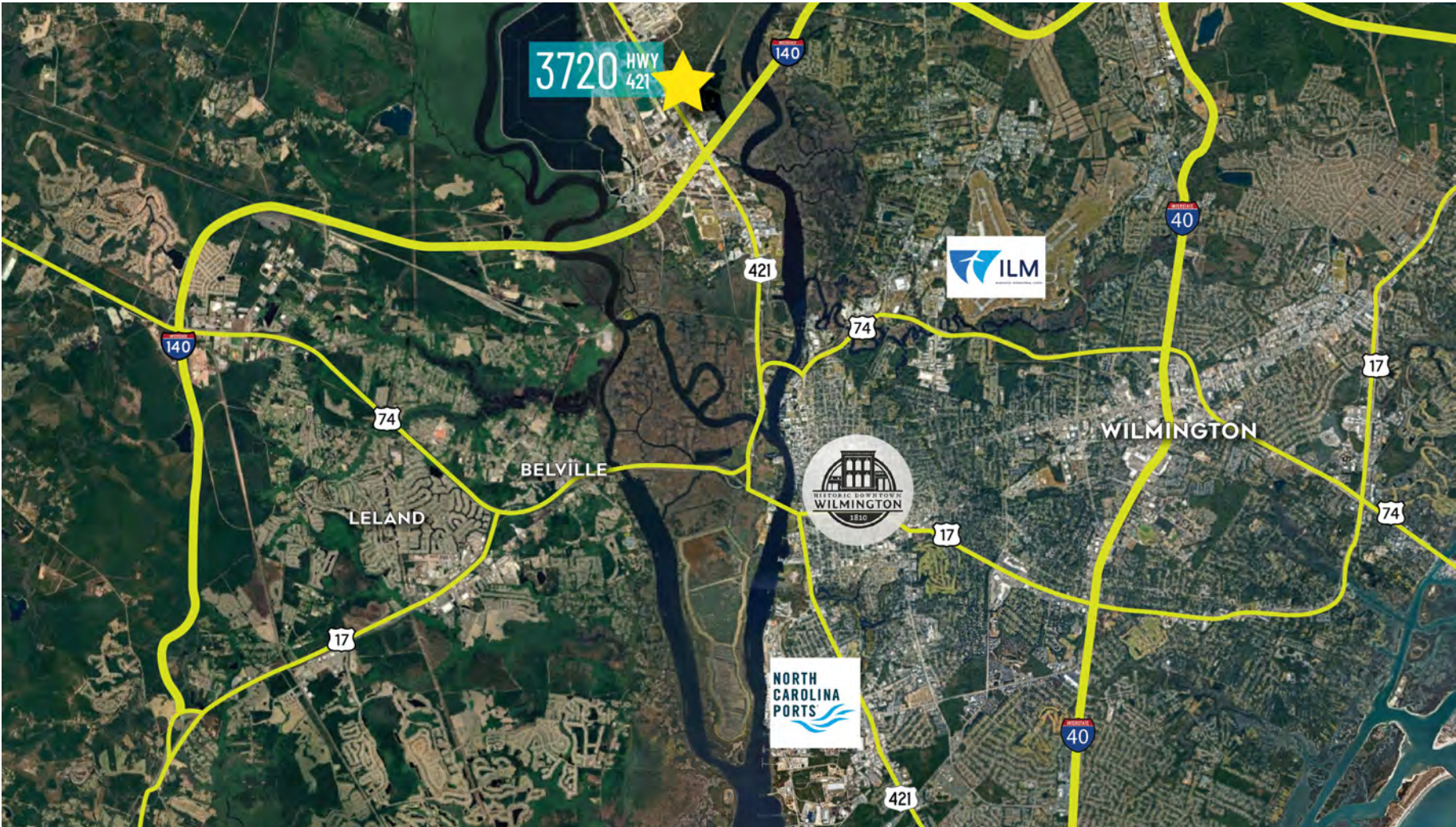
Positioned along Highway 421 near the access ramps to I-140 which provides an outer thoroughfare around Wilmington, linking it to Highway 17/74/76 in Leland, I40, and Highway 17 in Porters Neck, this property is the closest you can get to a central logistics hub to service Southeastern NC and other parts of the State such as Raleigh, Charlotte, Greensboro and areas like Myrtle Beach in SC.

3700 / 3720 Highway 421 offers investors immediate scale in one of Wilmington's most established industrial locations. The two-building asset is fully leased to three tenants under net lease structures, with contractual rent growth modeled through 2033.

The offering combines in-place income with direct access to the Highway 421 / I-140 interchange, the Port of Wilmington and the region's expanding industrial base.

TWO-BUILDING TRACT





THE HIGHWAY 421 CORRIDOR LINKS LOCAL INDUSTRY TO
PORT, RAIL AND INTERSTATE INFRASTRUCTURE

PORT AND INTERMODAL ADVANTAGE

The Port of Wilmington supports container, refrigerated and general cargo flows. Express rail services connect the port to inland markets, while an expanded intermodal yard is designed to increase annual rail capacity from 14,000 to 50,000 moves.

20 MIN

REPORTED SINGLE
TRUCK TURN

20 MIN

REPORTED DUAL
TRUCK TURN

50,000

PLANNED ANNUAL
INTERMODAL RAIL
MOVES



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EXCLUSIVE BROKERS



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This offering is for discussion purposes only. Information has been obtained from sources believed reliable but has not been independently verified. Prospective purchasers should conduct their own due diligence, including review of leases, expenses, physical condition, title, zoning, survey and measurements.