



Wilmington Business Park

HEAVY INDUSTRIAL SPACE

AVAILABLE

202 Raleigh Street | Wilmington, NC 28412

ONNO STEGER
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SITE SUMMARY

202 RALEIGH STREET | WILMINGTON, NC 28412



This 68-acre, heavy manufacturing facility in Wilmington, N.C. features: 20 cranes, heavy power, direct rail service. Since 2015, the property has received significant and ongoing upgrades, including new rail lines and a new blast, paint and cure booth. Former manufacturing on site included Terex Cranes and Vertex Rail.

The location is ideal, adjacent to the Wilmington - North Carolina State Port and 10 minutes south of U.S. 74 and I-40. The Wilmington Commercial Airport is also approximately 15 minutes north of the site.



Paint Shop /
Storage
8,240 SF

Crawler Assembly
70,400 SF

Warehouse
52,668 SF

Main Office
2,975 SF

Main Building
392,144 SF

Build-to-Suit Opportunity
400,000 SF - 750,000 SF

MAP



AERIAL



BUILDING SUMMARY



Property Highlights

- » Heavy manufacturing facility in Wilmington, N.C.
- » 20 cranes of varying heavy tonnage and direct rail service.
- » Recent improvements to infrastructure, rail with scale, heat treat ovens and new, state-of-the-art blast, paint, and cure shop.
- » Former manufacturing included Terex Cranes and Vertex Rail.
- » Adjacent to Wilmington - North Carolina State Port and 7.5 miles of U.S. 74 and I-40.
- » 15 minutes to the Wilmington Commercial Airport.
- » Multiple spur rail access with direct connection to Wilmington - North Carolina State Port via G&W/CSX Railway.

Property Specifications

Size	Buildings	Clear Height	Column Spacing
526,427 sq. ft. (5) Buildings 68 Acres	Main Building: 392,144 sq. ft. Warehouse: 52,668 sq. ft. Crawler Assembly: 70,400 sq. ft. Main Office: 2,975 sq. ft. Paint shop / storage: 8,240 sq. ft.	Main Building: 32'4" - 52" Warehouse: 20' - 24' Crawler Assembly: 62' - 72'	Main Building: (3) Bays - 75' (1) Bay - 100' Crawler Assembly: (1) Bay - 103' Clear Span

BUILDING SUMMARY



Building Features

Construction	1942 -1985, Significant updates made since 2015
Floor	Varies 6"- 8"/10" reinforced concrete, with manufacturing production areas up to 24"
Walls	Pre-engineered metal (Manufacturing and Warehouse)
Columns	Steel
Roof	Varies
Lighting	T8, LED
Sprinkler System	Sprinkled - Wet System
Compressed Air	(2) 100 HP Gardner Denver compressors with air lines throughout production area.

BUILDING SUMMARY



Utilities

Water:

Supplied by City of Wilmington 12" main; new 8" main on Raleigh St.

Sewer:

Supplied by City of Wilmington 24" main; 6" line

Gas:

Supplied by Piedmont Natural Gas 4 ½ " main; 4 ½ " line

Power:

Supplied by Progress Energy

Onsite substation with three 1000 KVA pad- mounted transformers which feed 1200 amps interior 480/277 volt, three phase, four wire switch gear and two 750 KVA pad-mounted transformers which feed 900 amps interior 480/277 volt, three phase, four wire switch gear.

BUILDING SUMMARY



Cranes

Cranes are pendant or remote controlled. The bridges are in good condition and most trolleys have been recently upgraded.

Main Building:

- (1) 30-ton, bridge crane (24' clear under hook)
- (1) 2-ton jib (16' clear under hook) with approximately 75' span.
- (5) 15-ton, bridge cranes with approximately 75' span and 24' clear under hook.
- (5) 10-ton bridge cranes with approximately 75' span and 24' clear under hook.
- (1) 5-ton bridge crane with approximately 75' span and 24' clear under hook.

Crawler Assembly Facility:

- (1) 150-ton, bridge crane with approximately 100' span and approximately 44' clear under hook. Currently rated at 65-tons.
- (4) 10-ton, 100' span bridge cranes with approximately 29' under hook

Warehouse:

- (2) 5-ton cranes

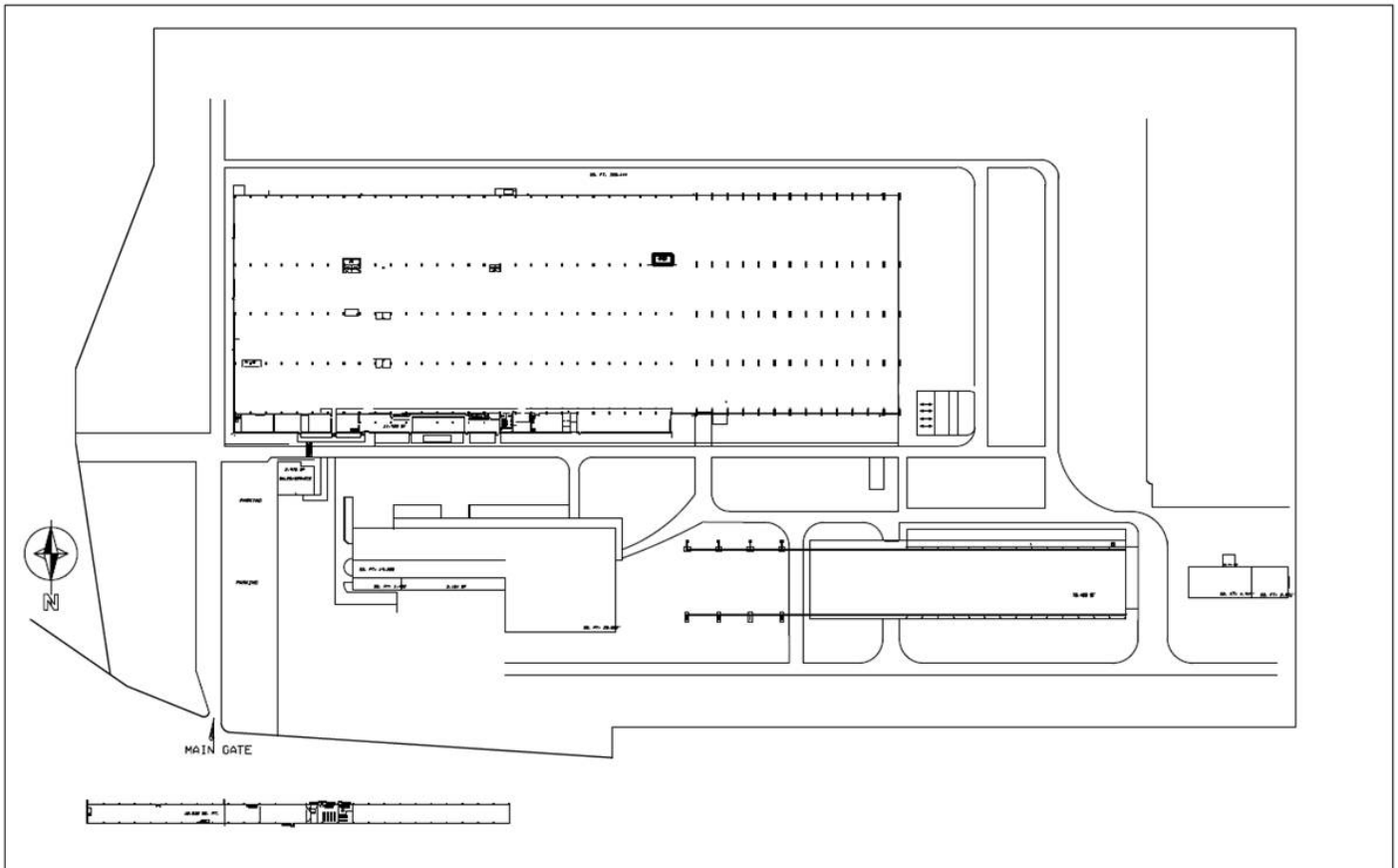
BUILDING SUMMARY

Blast, Paint & Cure Booth

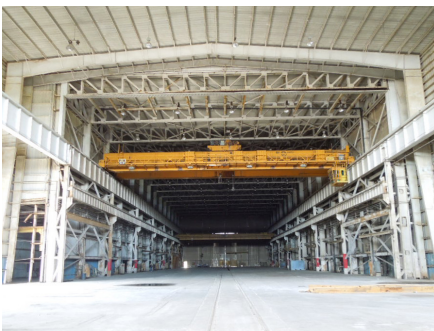
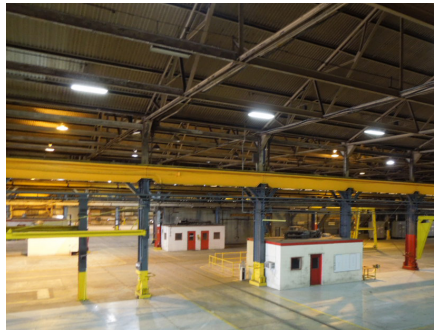
New, state-of-the-art, Blast One International blast, paint, and cure shop with full-robotics.



SITE PLAN



PHOTOS



TRANSPORTATION NETWORK

Wilmington International Airport (ILM)

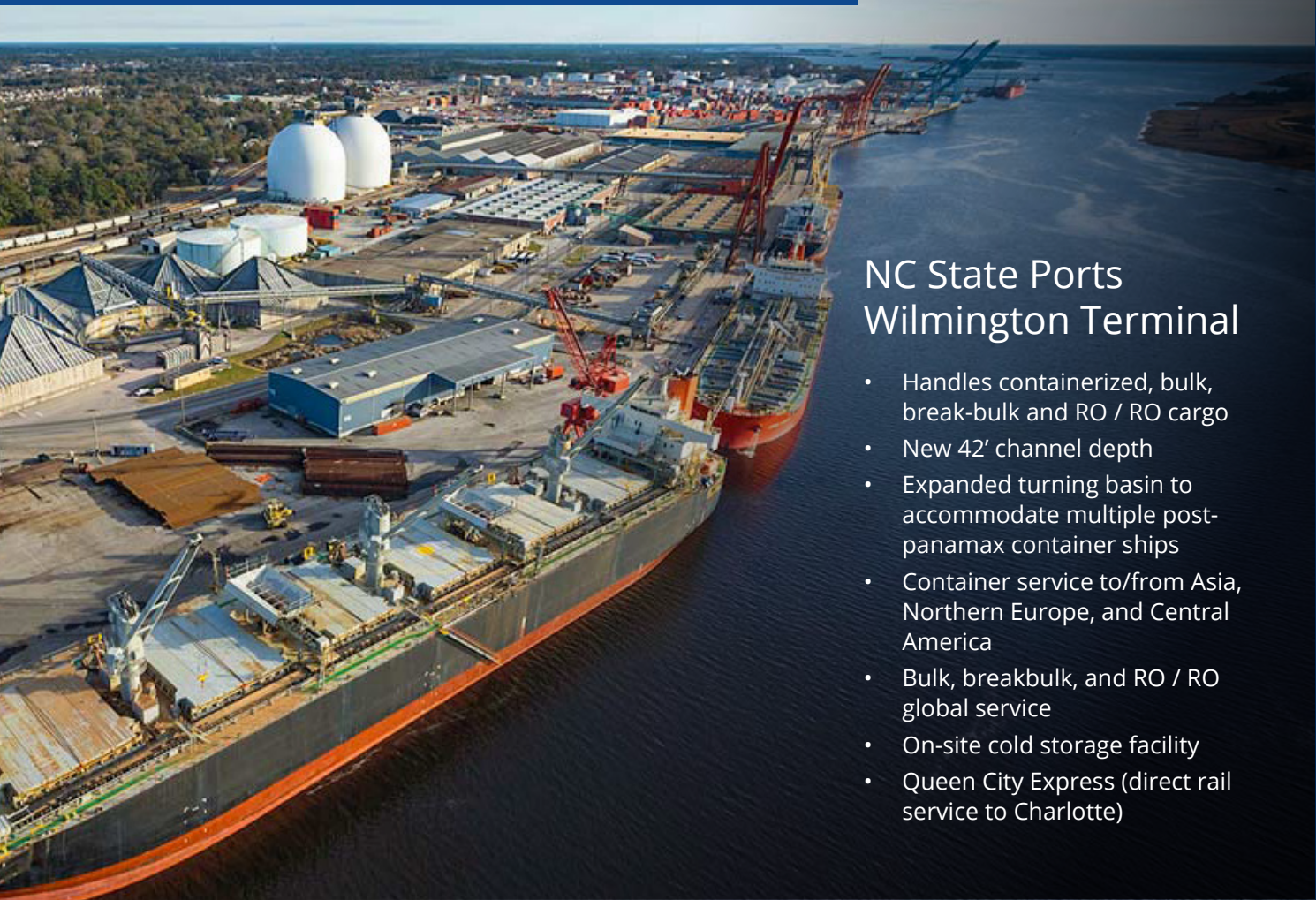
- US Customs capability

- **Airlines**



- **Daily non-stops to 13 major cities including:**

Atlanta ATL	New Haven HVN
Baltimore / Washington BWI	Newark EW
Boston BOS	New York LGA
Charlotte CLT	Philadelphia PHL
Chicago ORD	Washington DC DCA, IAD, BWI
Dallas Fort Worth DFW	Orlando MCO
Fort Lauderdale FLL	



NC State Ports Wilmington Terminal

- Handles containerized, bulk, break-bulk and RO / RO cargo
- New 42' channel depth
- Expanded turning basin to accommodate multiple post-panamax container ships
- Container service to/from Asia, Northern Europe, and Central America
- Bulk, breakbulk, and RO / RO global service
- On-site cold storage facility
- Queen City Express (direct rail service to Charlotte)



IRG

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