



# MARITIME NORTH BUSINESS PARK

4270-4320 US HIGHWAY 421 N, WILMINGTON, NC

FLEX / WAREHOUSE SPACE FOR LEASE



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Strategically located in the thriving coastal market of Wilmington, North Carolina, Maritime North Business Park offers high-quality, flex / warehouse solutions tailored to meet the needs of today's modern businesses. The 138,500 square foot park, completed in 2025, is comprised of eight standalone buildings with versatile layouts ideal for distribution, light manufacturing, service providers, and office/warehouse users. Tenants enjoy efficient floorplans, dock-high and drive-in loading options, generous clear heights, and ample parking.

With direct access to major transportation corridors including U.S. Highway 421, I-140, and the Port of Wilmington, Maritime North provides unparalleled connectivity for logistics and commerce. The park benefits from proximity to a skilled labor force, growing residential communities, and Wilmington International Airport.

<b>Rate</b>	Call For Details
<b>TICAM</b>	\$2.00 PSF Estimated
<b>Availabilities</b>	3,025 SF
<b>Zoning</b>	I-2 Industrial
<b>Building Signage</b>	Available
<b>Clear Heights</b>	14' – 16'
<b>Drive-in Doors / Dock Doors</b>	Both
<b>Power</b>	3-Phase



# S I T E P L A N / A V A I L A B I L I T I E S

**BUILDING 8**  
Fully Leased

**BUILDING 5**

**BUILDING 6**  
Fully Leased

**BUILDING 7**  
Fully Leased

**BUILDING 1**  
Fully Leased

**BUILDING 2**  
Fully Leased

**BUILDING 3**  
Fully Leased

**BUILDING 4**  
Fully Leased



## BUILDINGS AVAILABILITIES

BUILDING 5	SUITE 170
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US HWY 421

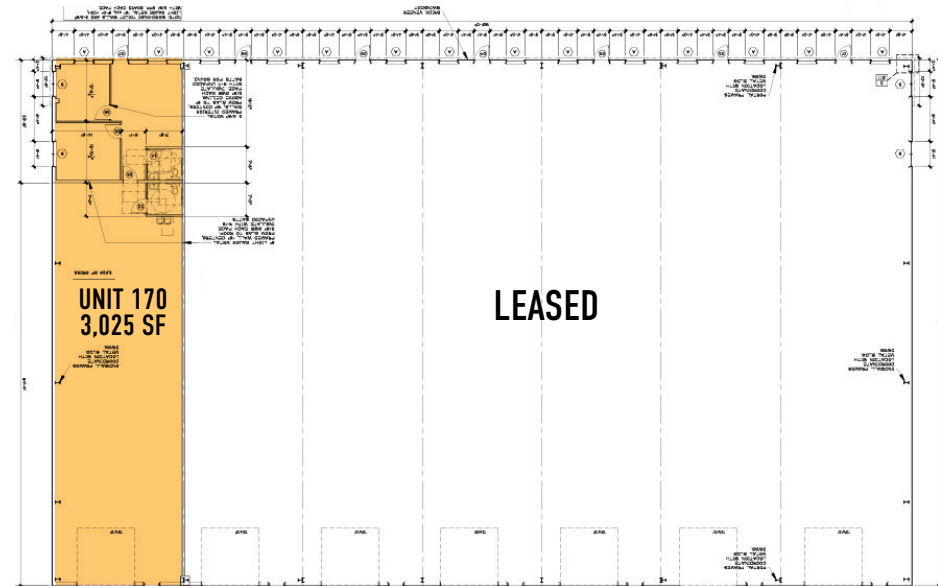


- ▲ DRIVE-IN DOOR
- DOCK DOOR

# LEASING AVAILABILITIES

## BUILDING 5

<b>Address</b>	4294 US Hwy 421 N Wilmington, NC
<b>Suites</b>	170
<b>Size</b>	3,025 SF
<b>Available</b>	April 1, 2026
<b>Dock High Doors</b>	None
<b>Drive-ins</b>	One, 12'x12'
<b>Layout</b>	Approximately 765 SF of class A office space including a reception area, a two private offices (one functioning as a work room / break area) and two restrooms (one warehouse facing)



# MARKET OVERVIEW

## NEW HANOVER COUNTY, NORTH CAROLINA



**2023  
TOP 100**  
BEST PLACES TO  
LIVE  
*Livability*

**#1  
BEST  
RIVERWALK**  
IN THE U.S., 2023  
*USA Today*

**55.3%**  
JOB GROWTH  
(2010-2023)



**4.6%**  
VACANCY RATE

**#2 NORTH CAROLINA  
HIGHEST DESIRABILITY**  
*U.S. News & World Report*

**100,000+**  
RESIDENTIAL POPULATION  
IN WILMINGTON

**#6 BEST BUSINESS  
CLIMATE (MID-SIZE MSAs)**  
*Business Facilities*

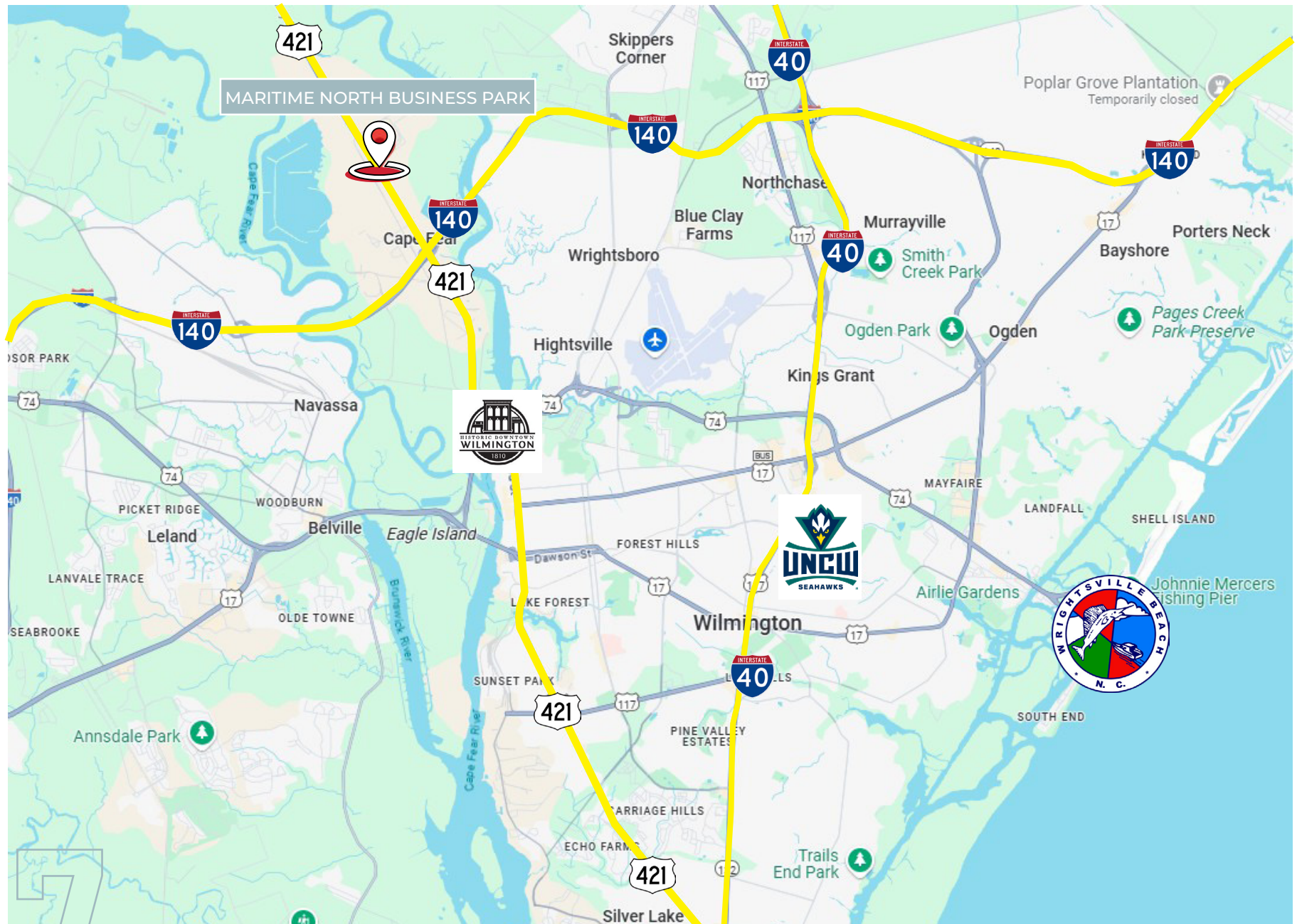
**27.8% POPULATION  
GROWTH (2010-2023)**



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# LOCATION OVERVIEW







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