



MARITIME NORTH BUSINESS PARK

4270-4320 US HIGHWAY 421 N, WILMINGTON, NC

FLEX / WAREHOUSE SPACE FOR LEASE



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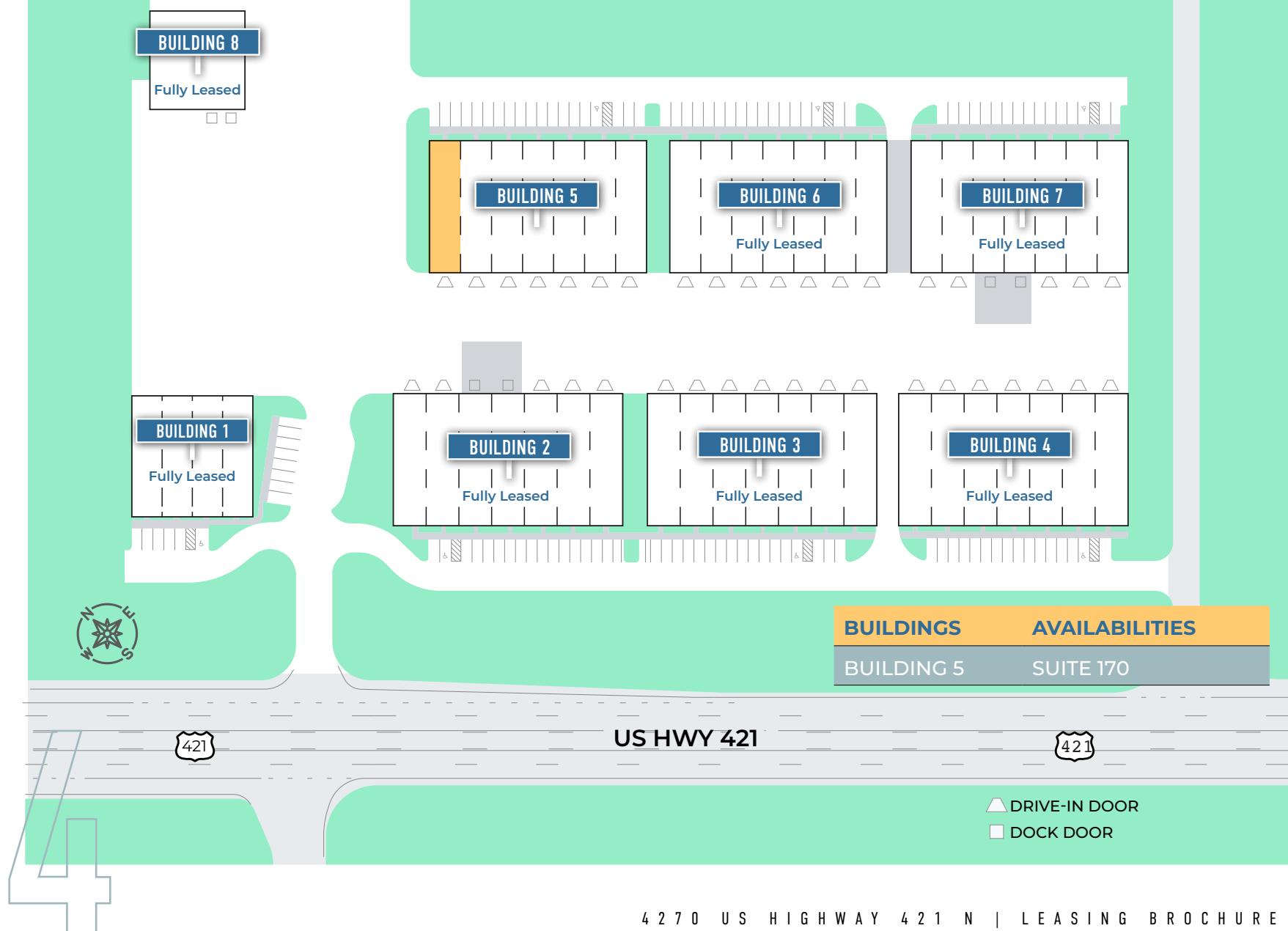
Strategically located in the thriving coastal market of Wilmington, North Carolina, Maritime North Business Park offers high-quality, flex / warehouse solutions tailored to meet the needs of today's modern businesses. The 138,500 square foot park, completed in 2025, is comprised of eight standalone buildings 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.

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

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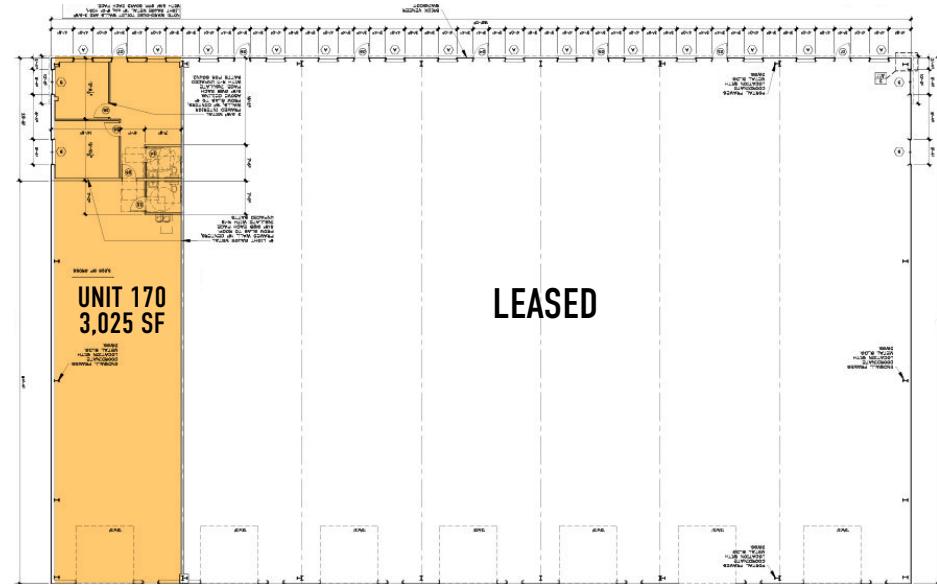
SITE PLAN / AVAILABILITIES



LEASING AVAILABILITIES

BUILDING 5

Address	4294 US Hwy 421 N Wilmington, NC
Suites	170
Size	3,025 SF
Available	April 1, 2026
Dock High Doors	None
Drive-ins	One, 12'x12'
Layout	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)



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M A R K E T O V E R V I E W

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**

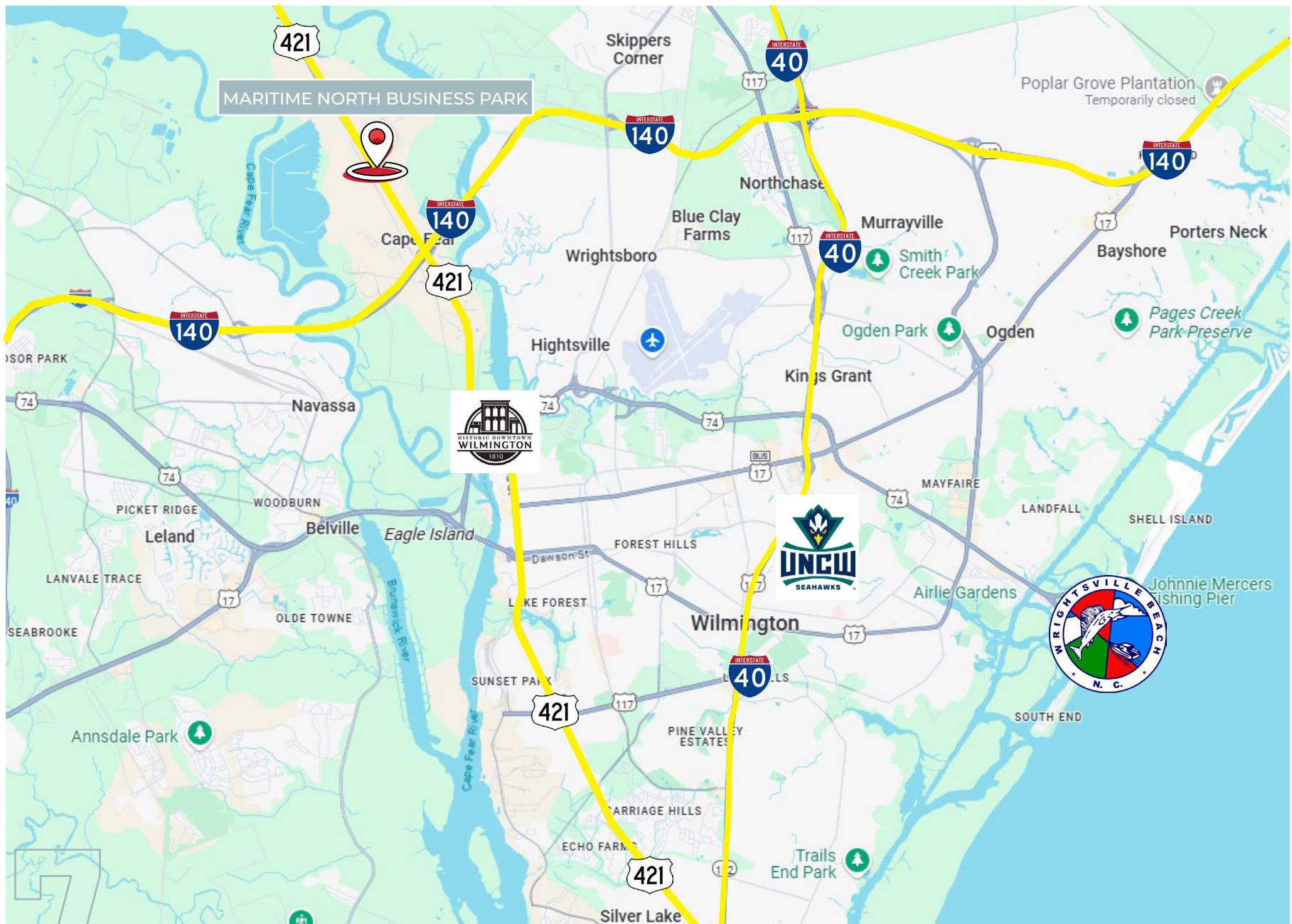
**#6
BEST BUSINESS
CLIMATE (MID-SIZE MSAs)**
Business Facilities

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



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LOCATION OVERVIEW





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