

Bottle Works Building

921 Princess St. Wilmington, NC 28401

FOR LEASE

Industrial/Warehouse & Retail/Restaurant



2524 Independence Blvd. Wilmington NC 28412

O: 910-791-0400

www.mwmrealestate.com



OVERVIEW

Small spaces. Big Perks.

Join a diverse and vibrant community of businesses utilizing the Bottle Works building for warehouse storage, retail, and light manufacturing needs. Located in downtown Wilmington and zoned Urban Mixed Use which allows for a WIDE range of permitted uses. Units include the use of common area features: loading docks, a covered drive-in loading area, restrooms, and a mail service/mail room.



Property Type:	Industrial
Building Size:	102,419 SF
Rentable Space:	102,419 SF
Occupancy Type:	Multi-Tenant
Land:	2.52 Acres
Units:	5

PROPERTY DETAILS

County: New Hanover
Building Size: 102,419 SF
Rentable Space: 102,419 SF
Property Type: Industrial
of Buildings: 1
Occupancy Type: Multi-Tenant
Building Status: Existing
Year Built: 1950
Primary Const: Masonry

of Floors: 2
Grade Level Doors: 3
Land (Acres): 2.52 Acres
Land (SF): 109,606 SF
Sanitary Sewer: Yes
Rail Service: No
Water: Yes
Zoning: Wilmington: UMX
Parcels: 3127-19-1392.000,
3127-19-0371.000

PROPERTY DETAILS

Suite 140

Retail Space

Floor 1, Suite 140

4,783 RSF (Max Contig.: 6,354 RSF)

\$8.50 Annual/RSF

Dock Door

Suite 140

Industrial Space

Floor 1, Suite 140

4,783 RSF (Max Contig.: 6,354 RSF)

\$8.50 Annual/RSF

Dock Door

Suite 160

Industrial Co-Warehouse Space

Suite 160

C - 1,320 RSF - \$1,925.00/month

D - 1,065 RSF - \$1,553.13/month

E - 1,065 RSF - \$1,553.13/month

F - 1,140 RSF - \$1,662.50/month

Amenities for chainlink fence divided space. 2 common loading docks. Ground level covered loading zone. Mail room. Bathrooms. High speed internet. Free off-site parking.



Ginny Dunn
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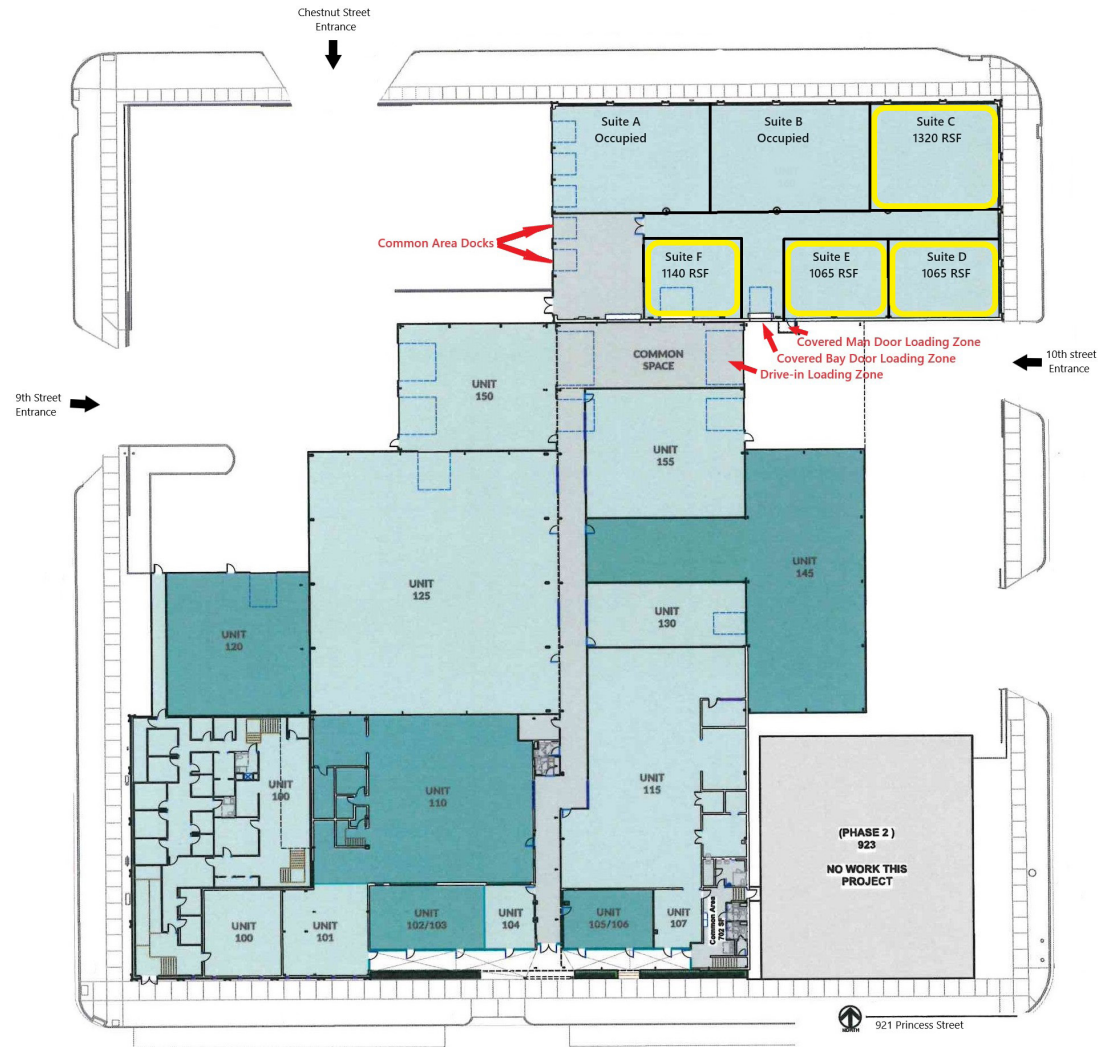
SUBMARKET OVERVIEW



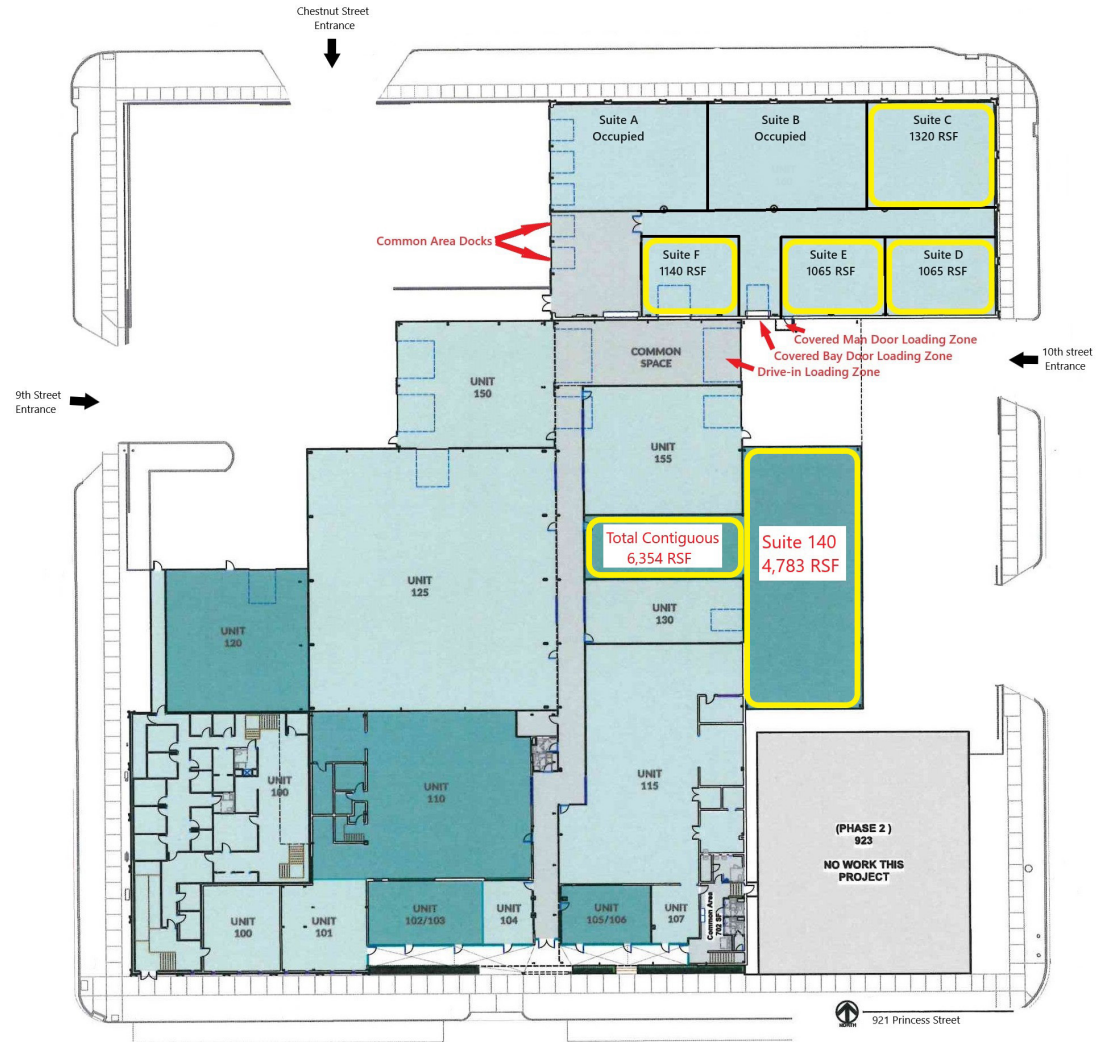
AERIAL VIEW

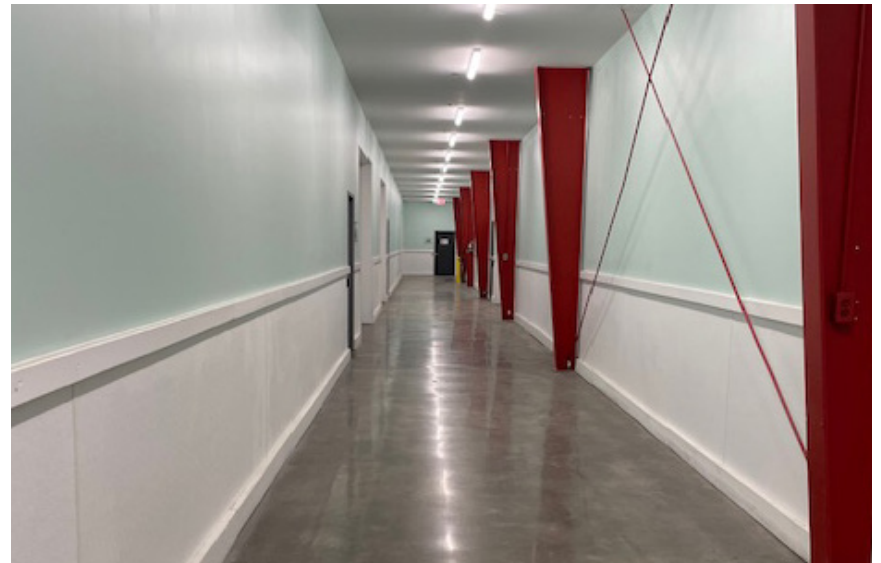


FLOOR PLANS- SUITE 160



FLOOR PLANS- SUITE 140









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