

# Industrial For Lease

Berkshire Hathaway HomeServices Carolina Premier Properties

1612 Military Cutoff Rd Ste200 Wilmington, NC 28403 | 910-256-0021

BERKSHIRE HATHAWAY  
HOME SERVICES  
Carolina Premier Properties  
COMMERCIAL DIVISION

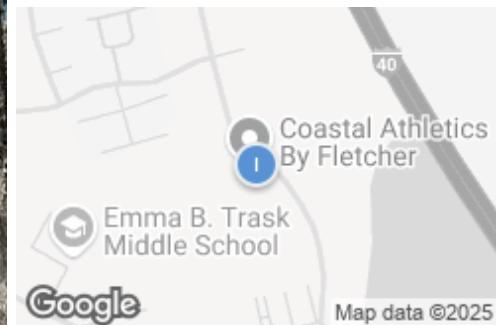
## Industrial for Lease

2045 Corporate Dr, Wilmington, NC, 28405

Industrial: Warehouse/Office For Lease

Prepared on April 22, 2025

1 of 1 Listings



### Listing Details | Industrial For Lease

Suite	-	Vacant Date	6/15/2025
Sublease	-	Available Date	Now
Total Available Space	<b>15,312 SF</b>	Days On Market	<b>26 days</b>
Min Div/Max Contig	<b>15,312 SF</b>	Date Listed	<b>3/27/2025</b>
Asking Rate	<b>\$10.50 Annual/SF</b>	Last Modified	<b>4/22/2025</b>
Monthly Rate	<b>\$13,398</b>	Listing ID	<b>42254083</b>
Industrial/Office Rent	<b>\$10.50 Annual/SF</b>	Yard	<b>Yes</b>
Lease Type	<b>NNN</b>	Ceiling Height	<b>14 - 19 ft</b>
Expenses	-	Dock High Doors	<b>1; recessed dock</b>
Lease Terms	<b>5 years +</b>	Grade Level Doors	<b>5</b>
Rent Esc. Type	<b>Annual Percentage</b>	Industr. Office Space	<b>1,732 SF</b>
Rent Esc. Desc.	<b>3%</b>	Owner Occupied	<b>Yes</b>
Vacant	<b>No</b>	Parking Spaces	-

### Description

Free-standing industrial building for Lease located in NorthChase Industrial Park. Building is situated on a 1.74 acre parcel, so plenty of laydown yard available.

Newly refurbished office space of 1732 sf and 13,580 sf warehouse.

Doors range in size from 12' - 14' high, and 12' - 15' width.

## Property Features

### Location Details

Address	2045 Corporate Dr, Wilmington, NC, 2...
Zoning	PD
County	New Hanover

Parcels	3240-12-3857.000
Name	2045 Corporate Dr

### Building Details

Sub Type	<b>Warehouse/Office</b>
Building Status	<b>Existing</b>
Building Size	<b>14,898 SF</b>
Land Size	<b>1.75 Acres / 76,227 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>1</b>
Year Built	<b>2005</b>
Primary Constr. Type	<b>Framed</b>

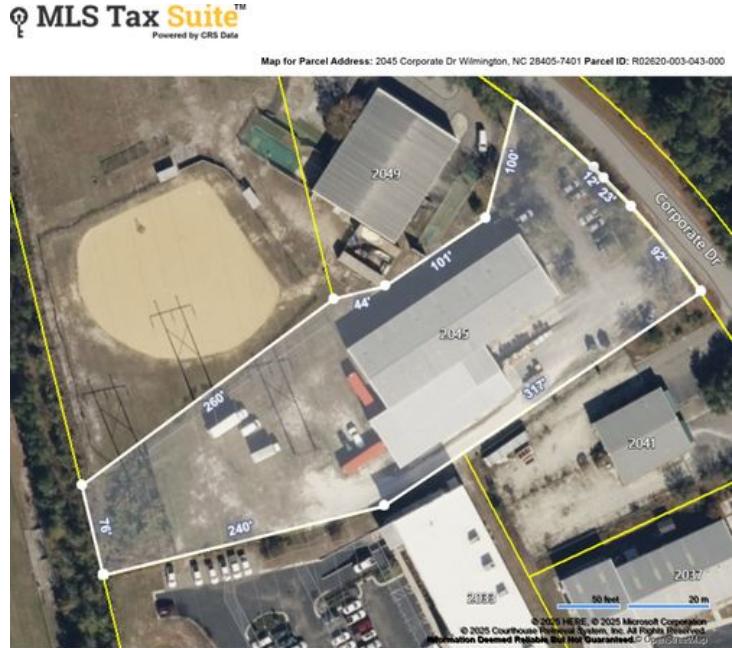
Occupancy Type	<b>Single Tenant</b>
Yard	-
Electricity	-
Ceiling Height	-
Dock High Doors	<b>5</b>
Grade Level Doors	<b>1</b>
Rail Doors	<b>Not present</b>
Sprinklers	-

### Property Listings

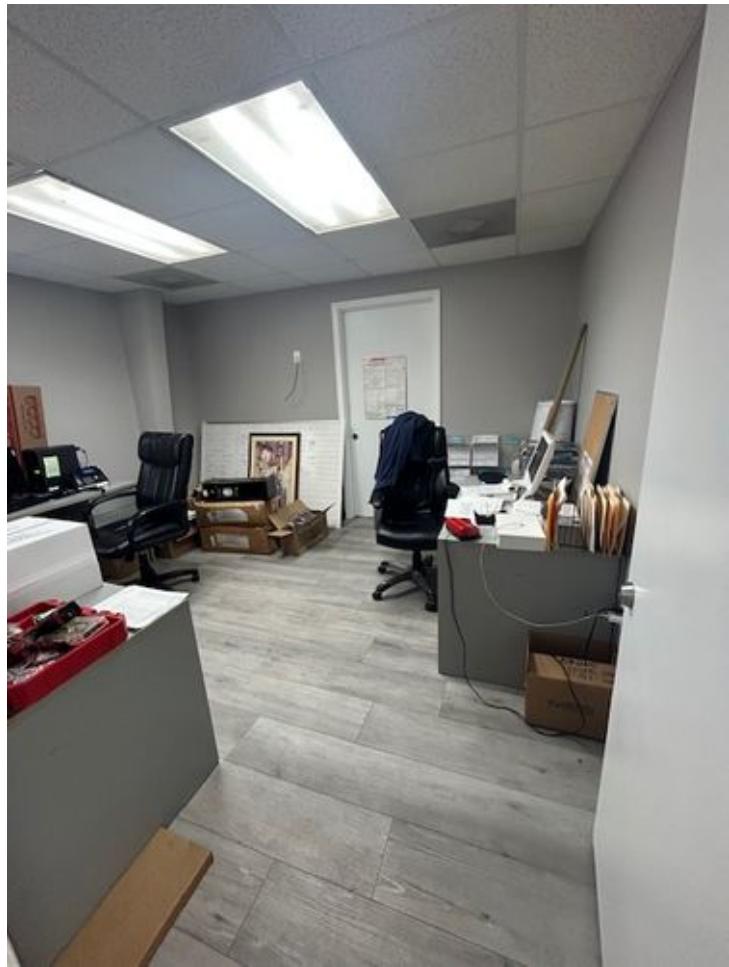
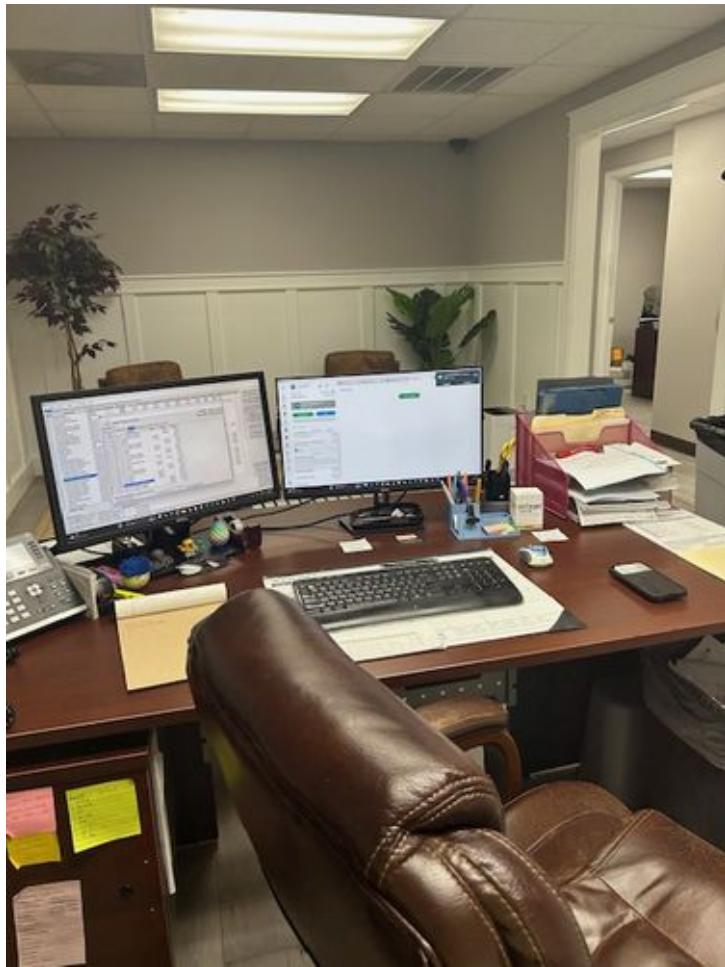
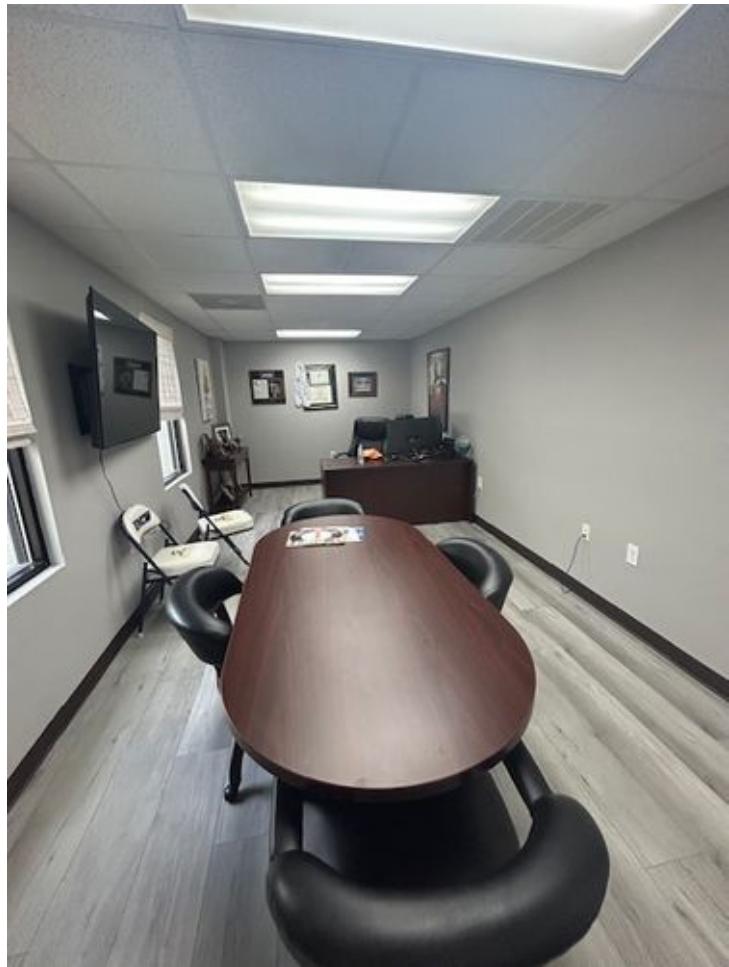
1 Listing | 15,312 SF | \$10.50 Annual/SF

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Industrial	-	15,312 SF	\$10.50 Annual/SF NNN	Now	14-19 ft	5 GD, 1 DH	1,732 SF	Yes	-

### Additional Photos









## Building Sketch



## Contact



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